

## Consent

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**From:** Consent  
**Sent:** 30 December 2025 16:14  
**To:** 'srokalyan2@mpcb.gov.in'  
**Subject:** Submission of Post Monitoring Report for the period of April, 2025 – September, 2025 for proposed Residential Cum Commercial project 'Sai World Legend' by M/s. Paradise Lifespaces Pvt. Ltd.  
**Attachments:** PMR\_Sai World Legend\_APR,25 - SEPT, 25.pdf

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

Subject: Submission of Post Monitoring Report for the period of April, 2025 – September, 2025 for proposed Residential Cum Commercial project 'Sai World Legend' on Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625 & 1626A, Ulhasnagar -1. by M/s. Paradise Lifespaces Pvt. Ltd.

Reference: Clearance File. No. SIA/MH/MIS/83064/2022 dtd 03.03.2023  
Transfer of Environment Clearance letter No. SIA/MH/MIS/284473/2022 dated 27.08.2022.  
Clearance letter No. SEIAA-EC-0000002273 dated 24.06.2020.

Dear Sir,

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

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

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

Thanking you,

Yours faithfully,

**M/s. Paradise Lifespaces Pvt. Ltd. (transferred from M/S. Chariot Properties LLP.)**

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

Thanks & Regards,  
**DWIRUKTI PODDAR**

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

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



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

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

**Branch Offices:** Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane  
<https://www.eaepl.com>

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**Attachments:** PMR\_Sai World Legend\_APR,25 - SEPT, 25.pdf

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

**Subject: Submission of Post Monitoring Report for the period of April, 2025 – September, 2025 for proposed Residential Cum Commercial project 'Sai World Legend' on Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625 & 1626A, Ulhasnagar -1. by M/s. Paradise Lifespaces Pvt. Ltd.**

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**M/s. Paradise Lifespaces Pvt. Ltd. (transferred from M/S. Chariot Properties LLP.)**

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

Thanks & Regards,  
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**PARADISE<sup>®</sup>  
GROUP**

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ISO - 9001: 2015 Certified Organization

Date:

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

Subject: Submission of Post Monitoring Report for the period of April, 2025 - September, 2025 for proposed Residential Cum Commercial project 'Sai World Legend' on Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625 & 1626A, Ulhasnagar -1. by M/s, Paradise Lifestyles Pvt, Ltd,

Reference: Transfer of Environment Clearance letter No. SIA/MH/MIS/284473/2022 dated 27.08.2022. Clearance letter No. SEIAA-EC-0000002273 dated 24.06.2020.

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

Thanking you,

Yours faithfully,

For M/s. Paradise Lifestyles Pvt. Ltd. (transferred from M/S. Chariot Properties LLP.)

  
Authorized Signatory



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

**Paradise Lifestyles Private Limited**

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

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

Website: www. paradisegroup.co.in

Date:10-10-2025

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

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

Reference:

Transfer of Environment Clearance letter No. SIA/MH/MIS/284473 dated 27.08.2022.  
Clearance letter No. SEIAA- SIA/MH/MIS/83064/2022 dated 03.03.2023.

Dear Sir,

This is with reference to the above subject, our proposed Residential Cum Commercial project 'Sai World Legend' on Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625 & 1626A, Ulhasnagar -1.

The present project status at site is as follows:

Wings	Floors	Status
Commercial Building	Ground + 2 Floors	Occupation Certificate Received
Building No 1- Arista	Ground + 2 Podium + 34 Habitable Floors	Occupation Certificate Received
Building No 2- Belista	Ground + 2 Podium + 34 Habitable Floors	Occupation Certificate Received
Building No 3- Elista	2 Basement + Ground + 2 Podium + 40 Habitable Floors	13 <sup>th</sup> Habitable Floor Completed
Building No 4- Majestica	2 Basement + Ground + 2 Podium + 40 Habitable Floors	13 <sup>th</sup> Habitable Floor Completed

Thanking you,

Yours truly,

M/s. Paradise Lifestyles Pvt. Ltd. (transferred from M/S. Chariot Properties LLP.)



Authorized Signatory

**Paradise Lifestyles Private Limited**

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

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

Website: www.paradisegroup.co.in

**DATA  
SHEET**

**M/s. Paradise Lifestyle Pvt. Ltd.**

Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625  
& 1626A, Ulhasnagar -1, Thane.

## MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

### Monitoring Report

#### PART – I

#### DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Residential cum Commercial Project.
2.	Name of the project	Sai World Legend
3.	Clearance letter (s) / OM/ no and date:	Clearance File. No. SIA/MH/MIS/83064/2022 dtd 03.03.2023 Transfer of EC File No. SIA/MH/MIS/284473/2022 dated 27.08.2022. Clearance File. No. SEIAA-EC-0000002273 dated 24.06.2020.
4.	Location	Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625 & 1626A, Ulhasnagar -1.
a.	District (s)	Thane
b.	State (s)	Maharashtra
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Patankar Flat No 302, Bldg M-9, Valley Shilp, Sec 36, Kharghar Navi Mumbai Contact – 9833344821
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	<ul style="list-style-type: none"> <li>• Total Plot Area: 31535.65 Sq.m.</li> <li>• FSI Area: 88962.19 Sq.m.</li> <li>• Non FSI: 43825.38 Sq.m.</li> <li>• Total Construction Area: 132787.57 Sq.m.</li> </ul>

b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity of 700 KLD will be provided for treating the wastewater with MBBR Technology.</p> <p>2. <u>Water Management:</u> Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> <li>• Dry waste: Will be hand over to Local Recyclers for recycling.</li> <li>• Wet waste: Will be processed in the OWC. Manure obtained shall be used for landscaping.</li> <li>• STP Sludge (Dry sludge): To be used as a manure.</li> </ul>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<ul style="list-style-type: none"> <li>• Total Plot Area: 31535.65 Sq.m.</li> <li>• FSI Area: 88962.19 Sq.m.</li> <li>• Non FSI: 43825.38 Sq.m.</li> <li>• Total Construction Area: 132787.57 Sq.m.</li> </ul>
8.	Breakup of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.400 Crores.

b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Construction Cost: Rs.1123.52 Lakhs O&M cost: Rs. 78.84 Lakhs														
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---														
d.	Whether (c) includes the cost of environmental management as shown in the above	---														
e.	Actual expenditure incurred on the project so far	Rs. 3740089485/-														
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Till Mar,25(in lacs)</th> </tr> </thead> <tbody> <tr> <td>STP</td> <td>39</td> </tr> <tr> <td>Rainwater Harvesting</td> <td>NIL</td> </tr> <tr> <td>Solar Panel</td> <td>45.7</td> </tr> <tr> <td>OWC</td> <td>9.5</td> </tr> <tr> <td>Landscaping</td> <td>5.25</td> </tr> <tr> <td>Energy conservation system</td> <td>10.4</td> </tr> </tbody> </table>	Particulars	Till Mar,25(in lacs)	STP	39	Rainwater Harvesting	NIL	Solar Panel	45.7	OWC	9.5	Landscaping	5.25	Energy conservation system	10.4
Particulars	Till Mar,25(in lacs)															
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OWC	9.5															
Landscaping	5.25															
Energy conservation system	10.4															
10.	Forest land required															
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.														
b.	The status of clearing and felling	R.G. Area Provided: 4307.87 Sq. m.  A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.														
c.	The status of compensatory afforestation, if any	---														
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.														
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.														

12.	Status of construction (Actual and/or planned)	
a.	Date of commencement	18.03.2020
b.	Date of completion	01.05.2026 30.12.2029
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	06.08.2025
15.	Details of correspondence with project authorities for obtaining action plans/information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<p>Clearance File. No. SIA/MH/MIS/83064/2022 dtd 03.03.2023</p> <p>Transfer of EC File No. SIA/MH/MIS/284473/2022 dated 27.08.2022.</p> <p>Clearance File. No. SEIAA-EC-0000002273 dated 24.06.2020.</p> <p>M/s. Chariot Properties LLP, Add.: Corp. Off: 1701, Satra Plaza, Plot No. 19 &amp; 20, Sector-19D, Vashi, Navi Mumbai. Email: <a href="mailto:admin@paradisegroup.co.in">admin@paradisegroup.co.in</a> Website: <a href="http://www.paradisegroup.co.in">www.paradisegroup.co.in</a> Tel.: 022 2783 9000 / 2784 9000 Fax: 022 2783 6800</p>

# **COMPLIANCE REPORT**

**M/s. Paradise Lifestyle Pvt. Ltd.**

Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625  
& 1626A, Ulhasnagar -1, Thane.

# COMPLIANCE REPORT

## TERMS & CONDITIONS

### SEAC Specific Conditions -

1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	CC has been granted 30.12.2021 by Ulhasnagar Municipal Corporation. For FSI Area 88962.19 sqm
2.	PP to obtain following revised NOCs: A) Water Supply, B) SWD NOC C) SWM/ C&D NOC	<ul style="list-style-type: none"> <li>➤ We have received Water NOC dated 10.10.2022</li> <li>➤ We have received SWD NOC dated 10.10.2022</li> <li>➤ C &amp; D : The whole construction waste will be used on site, nothing will be transported.</li> </ul>
3.	PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur	We are regularly submitting Six-monthly compliance report of earlier EC to Regional Office, MOEF&CC, Nagpur, MPCB & Mantralaya. & we have received certified compliance report.
4.	PP to reduce discharge of treated water upto 35%. PP to submit the undertaking from concerned authority/agency/third party regarding use of excess treated water.	We have reduced the discharge of treated water upto 35% & undertaking for use of excess treated water is submitted.
5.	PP to increase the capacity of STP 10% greater than actual sewage generation, PP to submit revised STP layout & section with dimensions & capacity; PP to submit revised water balance chart accordingly	We have increased the capacity of STP to 750 KLD which is 10% greater generation of 670 KLD. water balance chart, Revised STP layout & section.
6.	PP to submit cross section of STP along with compound wall showing adequate for STP maintenance.	We have maintained 2.5 m space from compound wall for STP maintenance.
7.	PP to include the cost of basement ventilation & mechanical ventilation in EMP & accordingly revise the EMP of Construction & Operation phase.	Revised EMP cost of Construction & Operation phase is provided.

### SEIAA Specific 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.	Condition is noted.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
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.	Condition is noted.
4.	SEIAA after deliberation decided to grant EC for-FSI-88962.19 m <sup>2</sup> , Non FSI- 43825.38 m <sup>2</sup> , total BUA-132787.57 m <sup>2</sup> . (Plan approval No- UMC/TPD/BP/40/16/558, dated 30.12.2021) (FSI restricted as per approval and non FSI as per appraisal)	Yes, we received the EC for-FSI-88962.19 m <sup>2</sup> , Non FSI- 43825.38 m <sup>2</sup> , total BUA-132787.57 m <sup>2</sup> .

#### General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil will be disposed through Authorized vendor of MPCB.

4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labor camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing any water from ground. We are using only Tanker water for construction from UMC.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and	Soil testing was done and according to the reports all the parameters are within the prescribed norms.

	other toxic contaminants.	
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> <li>1. Use of well-maintained equipment fitted with silencers.</li> <li>2. Noise shields near the heavy construction operations are provided.</li> <li>3. Construction activities are limited to daytime hours only.</li> </ol> <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment	<p>D.G. sets will be provided as back up for Residential buildings.</p> <p>1 X 125 kVA, 1X600 kVA, 1 X 500 kVA &amp; 1X 400 kVA capacities shall be provided for Residential buildings. DG will be provided with silencer &amp;</p>

	(Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
<b>General Conditions operation phase:-</b>		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	Sewage Treatment Plants each with total capacity 700 KLD will be provided for treating the wastewater with MBBR technology. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.

	line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> <li>• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”.</li> <li>• Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.</li> <li>• Width of all internal roads (m): Minimum 9.00 m. wide road.</li> <li>• Parking Details: <ol style="list-style-type: none"> <li>1. 4-Wheelers -699 Nos.,</li> <li>2. 2-Wheeler - 258 nos.,</li> </ol> </li> </ul>
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<p>R.G. Area Provided: 4307.87 Sq. m.</p> <p>A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species selected as per CPCB green belt guidelines and common</p>

		species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: 1. Capital Cost – Rs. 1123.52 lakhs 2. O & M Cost – Rs. 78.84 lakhs/Annum
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	The advertisement is published in two local newspapers. One of which is 'The Free Press Journal', Mumbai dated 14.03.2023 & the other one is given in 'Navshakti' Dated 14.03.2023 respectively.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we noted the condition & agreeable to the same.
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

	Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
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**General EC Conditions: -**

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.	<ul style="list-style-type: none"> <li>Consent to Establish is received from MPCB.</li> </ul> Consent No:- Format1.0/CC/UAN No.0000150438/CE/2303001625 dtd. 23.03.2023
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 <sup>st</sup> March in Form - V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the 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.	Yes, we noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle	Condition is noted & agreeable to the same.

	including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing,	Yes, we noted the condition & agreeable to the same.

	Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	
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**ENERGY  
CONSERVATION  
MEASURES**

**M/s. Paradise Lifestyle Pvt. Ltd.**

Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625 &  
1626A, Ulhasnagar -1, Thane.

## ENERGY CONSERVATION MEASURES

Area	Per day unit consumption	Saving percentage	Per day unit consumption with savings	Savings in units per day
Savings due to lamp				
Common Area Ltg.	141.89	22.00	110.67	31.22
Apartment internal lighting load - app 0.5 KW for apartment @8 hours per day	900.00	22.00	702.00	198.00
Commercial				
Commercial internal lighting load - @8hours per day	286.55	22.00	223.51	63.04
Savings due to electronic ballast				
Common Area Ltg.	141.89	18.00	116.35	25.54
Apartment internal lighting load - app 0.5 KW for apartment @8hours per day	900.00	18.00	738.00	162.00
Commercial				
Commercial internal lighting load - app 0.5 KW @8hours per day	286.55	18.00	234.97	51.58
Savings due to timer / sensor				
Savings in common lighting and external lighting due to timers	Refer 1.2a/b/c and 1.4 a/b/c above where by for total 12 hours operation of common area - where by time slots for 100% - 50% and 25% load is done and			221.79

	savings of 50% and 75% is achieved for 4 hours slots each respectively.		
Savings within apartment with use of Star rated geysers and AC			
Motor load for lifts + all pumps plumbing and STP -1648 KW	at 0.8 P.F. - load is 2060 KVA, whereas at 0.98 p.f. load is 1681.6 KVA - where by saving in consumption shall be 15%	Total units consumed by this equipments item no 1.1a +1.1b+1.1c+1.5+1.6 above per day = 1648 units	247.20
Star Rated Acs in FLAT	Total AC load is 1382.4 x 8 hrs KW= 11059 - where by saving in consumption shall be 15%		1,658.85
Inverter Acs in Shops & Offices	Total AC load is 661.47 KW x 8 hrs =5291.8 kwh where by saving in consumption shall be 30%	Total units consumed by this equipments above per day = 497.59 units	1,587.54
Therefore, Average KWH/Day Saving:			4,246.75
Therefore, Average KWH/Annum Saving:			1,550,064
THEREFORE, AVERAGE ANNUAL ENERGY SAVINGS IN %:			30.9%

<b>Saving due to Solar Lights</b>				
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<b>% OF DEMAND LOAD 2339 = 70 KWS for street lighting, garden lighting, &amp; common area lighting etc.Say Solar PV panels for 70 kws</b>	Item No 1 =70 kws @ 5 Hrs/day.		Total units consumed by Solar panel x 5 Hrs.per day =350 kwp units	350.0
<b>SOLAR POWER SYSTEM for 60kw</b>				
<b>TOTAL DEMAND LOAD = 2339 KWS</b>				
<b>3.0% OF DEMAND LOAD = 70 KWS</b>	<b>SAY</b>	<b>70.00</b>	<b>KWS</b>	
<b>NOS. OF SOLAR PANELS REQUIRED NOS.</b>				<b>215.4</b>
<b>SELECTED SOLAR PV PANELS FOR 70 KWS LOAD</b>				<b>216</b>
<b>PROPOSED SOLAR PV PANELS FOR 70 KWS LOAD</b>				
<b>NOS. OF SOLAR PV PANELS PROPOSED</b>				<b>216</b>
<b>The 50% solar power will be connected to the grid.</b>				
<b>TOTAL AREA REQUIRED AT TERRACE FOR SOLAR PANEL SQ.FT</b>				<b>562</b>
<b>SIZE OF HIGH EFFICIENT SOLAR POWER PANEL</b>				<b>2MX1.0MT</b>
<b>TOTAL AREA COVERED BY THE SOLAR POWER PANELS SQ.FT</b>				<b>432</b>
<b>MAINTAINANCE AND INVERTER ETC. SPACE SFT</b>				<b>130</b>
<b>TOTAL AREA FOR SOLAR SYSTEM SFT</b>				<b>562</b>
<b>TYPE OF SOLAR PANEL 325 WP</b>				<b>325</b>

<b>NOS. OF SOLAR PANELS PROPOSED NOS.</b>				<b>216</b>
<b>TOTAL SOLAR POWER KWP</b>				<b>70.20</b>
<b>TOTAL POWER UNITS GENERATED IN 5 HRS AVERAGE (KWH)</b>				<b>351.00</b>
<b>LOAD CONNECTED TO SOLAR SYSTEM KWS</b>				<b>70.20</b>
<b>OPERATING HRS FOR 70 KW LOAD</b>				<b>5.00</b>
<b>TOTAL DEMAND LOAD KWS</b>				<b>2,339</b>
<b>TOTAL LOAD ON SOLAR PANEL KWS</b>				<b>70.20</b>
<b>% SAVINGS ON ONLY SOLAR PANELS</b>				<b>3.00%</b>
<b>SOLAR HOT WATER PANELS</b>				
0% Hot water requirement @ 25 liters per bathroom/per kitchen				52500
Hot water designed @ 18 liter per flat				10800
Solar Water Heating System-TOTAL % hot water				0.206
RES BUILDING				86.40
TOTAL SOLAR HOT WATER PANEL ON TERRACE				87.00
SIZE OF SOLAR HOT WATER PANEL				<b>2 MX1.0 MT</b>
<b>TOTAL AREA COVERED BY THE SOLAR POWER PANELS SQ.FT</b>				<b>2,247</b>
TAL SOLAR HOT WATER FOR BATHING	10,800	RS		

TAL KCAL @ 60deg Cent.=189000X(60-25)	8000	al.		
ctrical power required per day	3	/s		
TAL SAVING OF UNITS PER DAY	3	VH - UNITS		
ANUAL SAVINGS THROUGH SOLAR HOT WATER PANELS FOR 240 DAYS	6354	VH - UNITS		
<b>THEREFORE, ADDITIONAL AVERAGE ANNUAL ENERGY SAVINGS WITH SOLAR WATER HEATING IN %:</b>				<b>2.12%</b>
<b>TAL SOLAR PV POWER AND SOLAR HOT WATER SAVINGS</b>				<b>5.12%</b>

# **HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT**

OF

## **“Sai World Legend”**

Residential cum Commercial Project.

For

**April, 2025 – September, 2025**

**M/s. Paradise Lifestyle Pvt. Ltd.**

Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625 & 1626A, Ulhasnagar -1, Thane.

Prepared by

**ENVIRO ANALYSTS & ENGINEERSP. LTD.,**

## TEST REPORT

<b>Report No. - EAEPL/W/08/25/01706</b>		<b>Report Date – 13.08.2025</b>	
<b>ULR Number: TC1118925000001706F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>	<b>Reference –</b>	
<b>Site Address</b>	“Sai World Legend” at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1	EAEPL/Q/EIA/063/2022 dtd 01.02.2022	
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/08/25/01706 (Near Back Side of Site)	<b>Sample quantity and packing</b>	2 L X 1 No. PVC Can.
		<b>Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C)
<b>Date of Sampling</b>	06.08.2025	<b>Date of Receipt</b>	06.08.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	06.08.2025 to 13.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

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

Parameters	Unit	Results	Method
pH	-	7.79	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	84.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	34.69	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	10.28	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	56.45	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	12.83	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	6.25	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.57	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ 0.25	APHA 4500 F-D (24th Edition)
<b>Heavy Metals:</b>			
Iron (Fe)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023

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


(QM/DM)

(Shweta Sonawane)

**Approved by**


 Authorized Signatory  
(Shilpa Dhamankar)

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

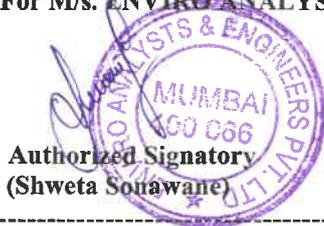
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## TEST REPORT

<b>Report No. - EAEPL/W/08/25/01706</b>		<b>Report Date – 13.08.2025</b>	
<b>ULR Number: TC1118925000001706F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>	<b>Reference –</b>	
<b>Site Address</b>	“Sai World Legend” at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1	EAEPL/Q/EIA/063/2022 dtd 01.02.2022	
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/08/25/01706 (Near Back Side of Site)	<b>Sample quantity and packing</b>	250ml X 1 No. St. PP. Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C).
<b>Date of Sampling</b>	06.08.2025	<b>Date of Receipt</b>	06.08.2025
<b>Sampling Procedure</b>	EAEPL/LAB/MB/SOP/17		
<b>Period of Analysis</b>	07.08.2025 to 13.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

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

Parameters	Unit	Results	Method
<b>Microbiological Analysis:</b>			
Coliforms	MPN/100ml	1600	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

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


**Authorized Signatory**  
(Shweta Sonawane)

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

## TEST REPORT

<b>Report No. - EAEPL/A/08/25/01700</b>		<b>Report Date - 13.08.2025</b>	
<b>ULR Number: TC1118925000001700F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>	<b>Reference –</b>	
<b>Site Address</b>	“Sai World Legend” at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1	EAEPL/Q/EIA/063/2022 dtd 01.02.2022	
<b>Nature and Description of Sample</b>	Ambient Air	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/A/08/25/01700 (Near Main Gate of Site)	<b>Sample quantity and packing</b>	PM <sub>10</sub> = 1 * 1 No. Filter paper. PM <sub>2.5</sub> = 1 * 1 No. Filter paper. SO <sub>2</sub> = 30ml * 2 No. PVC bottle. NO <sub>2</sub> = 30ml * 2 No. PVC bottle.
		<b>Sample Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C).
<b>Date of Sampling</b>	05.08.2025	<b>Date of Receipt</b>	06.08.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/01		
<b>Period of Analysis</b>	06.08.2025 to 08.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

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

Environmental Conditions				
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring		
30°C	71%	8 Hours		
RESULTS				
Tests Parameter	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM <sub>10</sub> )	µg/m <sup>3</sup>	75.05	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM <sub>2.5</sub> )	µg/m <sup>3</sup>	33.70	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	7.94	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO <sub>2</sub> )	µg/m <sup>3</sup>	11.06	80	IS 5182 Part 6 (2006) Reaffirmed 2022

**Remark:** All the measured values are within limits for above the tested parameters only.

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**
**Reviewed by**
  
**(QM/DM)**  
**(Shweta Sonawane)**
**Approved by**
  
**Authorized Signatory**  
**(Shilpa Dhamankar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
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## TEST REPORT

<b>Report No. - EAEPL/N/08/25/01705</b>		<b>Report Date - 13.08.2025</b>	
<b>ULR Number: TC1118925000001705F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>	<b>Reference –</b>	
<b>Site Address</b>	“Sai World Legend” at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1	EAEPL/Q/EIA/063/2022 dtd 01.02.2022	
<b>Nature and Description of Sample</b>	Ambient Noise	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/N/08/25/01705	<b>Sample quantity and packing</b>	Not Applicable
<b>Date of Sampling</b>	05.08.2025	<b>Date of Receipt</b>	Not Applicable
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/04		
<b>Period of Analysis</b>	Not Applicable		
<b>Report for the month</b>	AUGUST, 2025		

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

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	53.4	42.4	55	45
Near Back Side of Site	dB(A) Leq.	54.1	44.1	55	45
Near Site Office of Site	dB(A) Leq.	53.7	43.5	55	45
Near Centre Side of Site	dB(A) Leq.	54.2	42.3	55	45

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

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

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

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

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

## TEST REPORT

<b>Report No. - EAEPL/S/08/25/01707</b>		<b>Report Date - 13.08.2025</b>	
<b>ULR Number: TC1118925000001707F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>	<b>Reference –</b>	
<b>Site Address</b>	“Sai World Legend” at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1	EAEPL/Q/EIA/063/2022 dtd 01.02.2022	
<b>Nature and Description of Sample</b>	Soil	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/S/08/25/01707 (Near Back Side of Garden)	<b>Sample quantity and packing</b>	1000 gm X 1 zip lock bag
		<b>Preservation</b>	Transported and stored in dry area
<b>Date of Sampling</b>	06.08.2025	<b>Date of Receipt</b>	06.08.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/03		
<b>Period of Analysis</b>	06.08.2025 to 13.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

**Discipline: Chemical**
**Group: Soil & Rock**

Parameters	Unit	Results	Method
pH	--	8.41	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	915.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	24.54	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	31.51	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.51	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	116.68	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	606.64	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2345.00	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	200.33	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	37.93	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.71	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	511.68	EPA 3050B
Potassium (K)	mg/kg	837.29	EPA 3050B
Copper (Cu)	mg/kg	98.61	EPA 3050B
Iron (Fe)	mg/kg	71122.90	EPA 3050B
Lead (Pb)	mg/kg	4.65	EPA 3050B
Zinc (Zn)	mg/kg	75.36	EPA 3050B

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


(QM/DM)

(Shweta Sonawane)

**Approved by**


 Authorized Signatory  
(Shilpa Dhamankar)

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

## TEST REPORT

<b>Report No. - EAEPL/SE/08/25/01701</b>		<b>Report Date - 13.08.2025</b>	
<b>ULR Number: TC1118925000001701F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>		<b>Reference –</b> EAEPL/Q/EIA/063/2022 dtd 01.02.2022
<b>Site Address</b>	“Sai World Legend” at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1		
<b>Nature and Description of Sample</b>	Stack	<b>Sample Collected by</b>	EAEPL Laboratory.
<b>Sampling locations and Sample Code</b>	DG SET (630 KVA DG) EAEPL/SE/08/25/01701	<b>Sample quantity and packing</b>	PM = 1 * 1 No. Thimble SO <sub>2</sub> = 45 ml * 1 No. PVC Bottle NO <sub>x</sub> = 25 ml * 1 No. PVC Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C)
<b>Date of Sampling</b>	05.08.2025	<b>Date of Receipt</b>	06.08.2025
<b>Sampling Procedure</b>	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
<b>Period of Analysis</b>	06.08.2025 to 08.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

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

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	17.91 mg/Nm <sup>3</sup>	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO <sub>2</sub> )	4.19 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO <sub>x</sub> )	14.22 mg/Nm <sup>3</sup>	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	4**
Type of Fuel used	DG**
Temperature of Flue Gas (°C)	137
Flue Gas Velocity (m/sec)	9.44

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

Reviewed by

Approved by




 (QM/DM)  
(Shweta Sonawane)

 Authorized Signatory  
(Shilpa Dhamankar)

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## TEST REPORT

<b>Report No. - EAEPL/SE/08/25/01702</b>		<b>Report Date - 13.08.2025</b>	
<b>ULR Number: TC1118925000001702F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>		<b>Reference –</b> EAEPL/Q/EIA/063/2022 dtd 01.02.2022
<b>Site Address</b>	"Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1		
<b>Nature and Description of Sample</b>	Stack	<b>Sample Collected by</b>	EAEPL Laboratory.
<b>Sampling locations and Sample Code</b>	DG SET (120 KVA DG) EAEPL/SE/08/25/01702	<b>Sample quantity and packing</b>	PM = 1 * 1 No. Thimble SO <sub>2</sub> = 45 ml * 1 No. PVC Bottle NO <sub>x</sub> = 25 ml * 1 No. PVC Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C)
<b>Date of Sampling</b>	05.08.2025	<b>Date of Receipt</b>	06.08.2025
<b>Sampling Procedure</b>	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
<b>Period of Analysis</b>	05.08.2025 to 08.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

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

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	11.10 mg/Nm <sup>3</sup>	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO <sub>2</sub> )	3.75 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO <sub>x</sub> )	9.11 mg/Nm <sup>3</sup>	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	3.5**
Type of Fuel used	DG**
Temperature of Flue Gas (°C)	102
Flue Gas Velocity (m/sec)	7.81

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


(QM/DM)

**(Shweta Sonawane)**
**Approved by**

**Authorized Signatory  
(Shilpa Dhamankar)**

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## TEST REPORT

<b>Report No. - EAEPL/SE/08/25/01703</b>		<b>Report Date - 13.08.2025</b>	
<b>ULR Number: TC1118925000001703F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>		<b>Reference –</b> EAEPL/Q/EIA/063/2022 dtd 01.02.2022
<b>Site Address</b>	“Sai World Legend” at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1		
<b>Nature and Description of Sample</b>	Stack	<b>Sample Collected by</b>	EAEPL Laboratory.
<b>Sampling locations and Sample Code</b>	DG SET (120 KVA DG) EAEPL/SE/08/25/01703	<b>Sample quantity and packing</b>	PM = 1 * 1 No. Thimble SO <sub>2</sub> = 45 ml * 1 No. PVC Bottle NO <sub>x</sub> = 25 ml * 1 No. PVC Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C)
<b>Date of Sampling</b>	05.08.2025	<b>Date of Receipt</b>	06.08.2025
<b>Sampling Procedure</b>	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
<b>Period of Analysis</b>	06.08.2025 to 08.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

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

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	11.73 mg/Nm <sup>3</sup>	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO <sub>2</sub> )	3.69 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO <sub>x</sub> )	9.07 mg/Nm <sup>3</sup>	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	3**
Type of Fuel used	DG**
Temperature of Flue Gas (°C)	97
Flue Gas Velocity (m/sec)	8.41

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

Reviewed by



(Shweta Sonawane)

Approved by



 Authorized Signatory  
(Shilpa Dhamankar)

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## TEST REPORT

<b>Report No. - EAEPL/SE/08/25/01704</b>		<b>Report Date - 13.08.2025</b>	
<b>ULR Number: TC111892500001704F</b>			
<b>Name of Customer</b>	<b>M/s. Paradise Lifestyles Pvt. Ltd.</b>		<b>Reference -</b> EAEPL/Q/EIA/063/2022 dtd 01.02.2022
<b>Site Address</b>	"Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1		
<b>Nature and Description of Sample</b>	Stack	<b>Sample Collected by</b>	EAEPL Laboratory.
<b>Sampling locations and Sample Code</b>	DG SET (120 KVA DG) EAEPL/SE/08/25/01704	<b>Sample quantity and packing</b>	PM = 1 * 1 No. Thimble SO <sub>2</sub> = 45 ml * 1 No. PVC Bottle NO <sub>x</sub> = 25 ml * 1 No. PVC Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C)
<b>Date of Sampling</b>	05.08.2025	<b>Date of Receipt</b>	06.08.2025
<b>Sampling Procedure</b>	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
<b>Period of Analysis</b>	06.08.2025 to 08.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

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

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	11.36 mg/Nm <sup>3</sup>	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO <sub>2</sub> )	3.78 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO <sub>x</sub> )	8.53 mg/Nm <sup>3</sup>	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	3.5**
Type of Fuel used	DG**
Temperature of Flue Gas (°C)	107
Flue Gas Velocity (m/sec)	8.20

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


(QM/DM)

(Shweta Sonawane)

**Approved by**


Authorized Signatory

(Shilpa Dhamankar)

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**ENVIRONMENT  
CLEARANCE**

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 Legal & Liasoning Head  
PARADISE LIFESTYLES PRIVATE LIMITED  
1701, Satra Plaza, Plot No.19& 20, Sector-19D, Vashi, Navi Mumbai. -  
421002

**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/83064/2022 dated 31 Aug 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B000MH186231                       |
| 2. File No.                                   | SIA/MH/MIS/83064/2022                  |
| 3. Project Type                               | Expansion                              |
| 4. Category                                   | B1                                     |
| 5. Project/Activity including<br>Schedule No. | N/A                                    |
| 6. Name of Project                            |  |
| 7. Name of Company/Organization               | PARADISE LIFESTYLES PRIVATE<br>LIMITED |
| 8. Location of Project                        | Maharashtra                            |
| 9. TOR Date                                   | 15 Jul 2022                            |

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

Date: 03/03/2023

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

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

*This is a computer generated cover page.*

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/83064/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Paradise Lifestyle Pvt. Ltd.,  
Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94,  
CTS No. 1618, 1619A, 1625 & 1626 A,  
Ulhasnagar, Thane.

Subject : Environmental Clearance for Proposed Residential-cum-Commercial project "Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar, Thane by M/s. Paradise Lifestyle Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/83064/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 187<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 255<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details								
1.	Proposal Number	<b>(SIA/MH/MIS/83064/2022)</b>								
2.	Name of project	Application for Environmental Clearance for Proposed residential cum commercial project "Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar, Thane by M/s. Paradise Lifestyle Pvt Ltd.								
3.	Project category	8b b1								
4.	Type of Institution	Private								
5.	Project Proponent	<table border="1"><tr><td>Name</td><td>M/s. Paradise Lifestyle Pvt. Ltd.</td></tr><tr><td>Regd. Office address</td><td>1701, Satra Plaza, Plot No.19&amp; 20, Sector-19D, Vashi, Navi Mumbai.</td></tr><tr><td>Contact number</td><td>9167216345</td></tr><tr><td>Email ID</td><td>engineers@paradisegroup.co.in</td></tr></table>	Name	M/s. Paradise Lifestyle Pvt. Ltd.	Regd. Office address	1701, Satra Plaza, Plot No.19& 20, Sector-19D, Vashi, Navi Mumbai.	Contact number	9167216345	Email ID	engineers@paradisegroup.co.in
Name	M/s. Paradise Lifestyle Pvt. Ltd.									
Regd. Office address	1701, Satra Plaza, Plot No.19& 20, Sector-19D, Vashi, Navi Mumbai.									
Contact number	9167216345									
Email ID	engineers@paradisegroup.co.in									
6.	Consultant	Enviro Analysts & Engineers Pvt. Ltd								
7.	Applied for	Greenfield								

8.	Location of the project	Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1					
9.	Latitude and Longitude	Latitude: 19°14'33.59"N; Longitude: 73° 9'34.23"E					
10.	Plot area (m <sup>2</sup> )	31,535.65 m <sup>2</sup>					
11.	Deductions (m <sup>2</sup> )	5376.96 m <sup>2</sup>					
12.	Net plot area (m <sup>2</sup> )	26,158.69 m <sup>2</sup>					
13.	Ground coverage (m <sup>2</sup> ) & %	11,925.63 m <sup>2</sup>					
14.	FSI area (m <sup>2</sup> )	1,13,643.12 m <sup>2</sup>					
15.	Non-FSI (m <sup>2</sup> )	43,825.38 m <sup>2</sup>					
16.	Proposed Built up area (FSI + Non FSI)	1,57,468.50 m <sup>2</sup>					
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	FSI Area: 88,962.19 Sq. m. NON-FSI Area: 49075.84 sqm. Total construction Area: 138038.03					
18.	Earlier EC details with Total Construction area, if any.	<b>Proposed in EC:</b> FSI area 63997.87 sq. m. Non FSI area: 46,350.15 Total Construction area :110348.02 Sq. m. <b>As approved in EC:</b> FSI area 29,949.20 sq. m. Non FSI area: 46,350.15 Total Construction area:76,254.35 Sq. m.					
19.	Construction completed as per earlier EC (FSI + Non FSI) (m <sup>2</sup> )	FSI area 42,865.47 sq. m. Non FSI area: 11,264.63 sq. m. Total Construction area: 54,130.10 Sq. m.					
20.	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	Building No. 1	Gr +1ST Stilt Parking + 2P + 3rd to 27th Floor	68.80	Building No. 1	Ground (parking)+ 1st (Parking) + 2nd Podium/ Parking + 34 Floors Note: Ground will be used as stilt for parking	123.20	
Building No. 2	Gr +1ST Stilt Parking + 2P + 3rd to 27th Floor	68.80	Building No. 2	Ground (parking) + 1st (Parking) + 2nd Podium/ Parking + 34	123.20	The Ground will be used for parking. Vertical Expansion. Increase in 9 upper Floors only	

				Floors		upper Floors only
Building No. 3	Gr +1ST Stilt Parking + 2P + 3rd to 27th Floor	68.80	Building No. 3	2B + Gr + P1 + P2 (Podium/ Parking) + 35 Floors	123.20	Revision in configuration Addition of 2B, Increase in 10 upper floors
Building No. 4	Gr +1ST Stilt Parking + 2P + 3rd to 27th Floor	68.80	Building No. 4	2B + Gr + P1 + P2 (Podium/ Parking) + 35 Floors	123.20	Revision in configuration Addition of 2B, increase in 10 upper floors
Commercial	G + 2 floors	11.50		G + 2 floors	11.50	No change
Clubhouse	Ground + 1st Floor+2nd floor only			Basement 1+ Ground + 1st Floor + 2nd floor only		Addition of clubhouse in basement of building 3 & 4
21.	No. of Tenement & Shop	Residential: 898, Shops-18, Office- 74				
22.	Total Population	Residential – 4904 No's Shops- 71 No's Office- 222 No's Clubhouse: 668 No's Total: 5865 No's				
23.	Total Water requirement	783 KLD				
24.	Under Ground Tank (UGT) location	Below Ground				
25.	Source of water	Ulhasnagar Municipal Corporation				
26.	STP Capacity & Technology	700 KLD				
27.	STP Location	Below Ground				
28.	Sewage Generation CMD & % of sewage discharge in sewer line	670 KLD				
29.	Solid Waste Management during Construction Phase	<b>Sr.</b>	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	
		1.	Dry waste	12	Will be handed over to a recycler	
		2.	Wet waste	18	Handed over to municipal waste collector	
		3	Construction waste	Will be studied during EIA		

		Sr.	Type	Quantity (Kg/d)	Treatment / disposal
30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	1	Dry waste	1587	Recycler
		2	Wet waste	1058	OWC
		3	E-Waste	9.4	Authorised Recycler
		4	STP Sludge (dry)	33.5	Landscaping
31.	R.G. Area in m <sup>2</sup>	RG required – 2615.87 sq.m.			
		RG provided on mother earth/ground – 2700 sq.m			
		RG provided on podium – 1607.87 sq.m			
		Total – 4,307.87 sq.m			
		Existing trees on plot: 04 Nos.			
		Number of trees to be planted: a) In RG area: 367 Nos. b) In Miyawaki plantation (with area): 300 trees +100 (subtree & shrubs) Area for Miyawaki = 200 sqm.			
		Number of trees to be cut: 04 Nos.			
Number of trees to be transplanted: 00					
32.	Power requirement	During Operation Phase:			
		Details			
		Connected load (kW)	9022 KW		
Demand load (kW)				4085 KW	
33.	Energy Efficiency	a) Total Energy saving (%): 21% b) Solar energy (%): 5%			
34.	DG Set Capacity	1 x 125 kVA, 1 X 600 kVA, 1 x 500kVA, 1X 400 kVA			
35.	No. of 4 W & 2W Parking with 25% EV	<ul style="list-style-type: none"> <li>• 4-W – 699No's,</li> <li>• 2-W – 2581No's,</li> </ul> (25% vehicle provided EV charging facility)			
36.	No. & capacity of Rain water harvesting tanks /Pits	2 RWH tank is proposed which has a total capacity of 488 cu.m./day.			
37.	Project cost in (Cr.)	400			
38.	EMP Cost	Capital cost: Rs. 1123.52 Lakhs O& M cost: 78.84 Lakhs			
39.	CER Details with Justification if any as per MoEF&CC circular dated 01/05/2018	CER shall be implemented as part of EMP as prescribed by SEAC as mentioned in OM F.No.22-65/2017-IA.III dated September 30,2020.			
40.	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide EC vide letter no- SEIAA-EC-0000002273, dated: 24.06.2020 for total plot area of 31,535.65 Sq. Mtrs., Total construction area of 76,254.35 Sq. Mtrs. and FSI area of 29,949.20 Sq. Mtrs. proposal has been considered by SEIAA in its 255<sup>th</sup> (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:  
a) Water supply; b) SWD NOC; c) SWM/ C & D NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to reduce discharge of treated water up to 35%. PP to submit NOC from Municipal Corporation regarding use of 38 KLD excess treated water.
5. PP to increase capacity of STP 10% greater than actual sewer generation; PP to submit revised STP layout and section with dimensions and capacity; PP to submit revised water balance chart accordingly.
6. PP to submit cross section of STP along with compound wall showing adequate space for maintenance.
7. PP to include cost of basement ventilation & mechanical ventilation in EMP & accordingly, revise EMP of Construction & Operation phase.

**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 –88962.19 m<sup>2</sup>, Non FSI- 43,825.38 m<sup>2</sup>, Total BUA-132787.57 m<sup>2</sup>. (Plan approval No.UMC/TPD/BP/40/16/558, dated-30.12.2021) (FSI restricted as per approval and non FSI as per appraisal)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and

conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

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

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

- 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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

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

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

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

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



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Shri Pravin C.  
Darade , I.A.S.

Member Secretary

Date: 3/3/2023 1:04:26 PM

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/284473/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.  
Date: 27-08-2022

To,  
M/s. Paradise Lifestyles Private Limited  
Plot No. 6(p), 7 & 8, sheet No. 92, 93 & 94,  
CTS No. 1618, 1619 A, 1625 & 1626 A,  
Ulhasnagar-1

Subject: Transfer of Environmental Clearance for Proposed project "Sai World Legend" at plot No. 6(p), 7 & 8, sheet No. 92, 93 & 94, CTS No. 1618, 1619 A, 1625 & 1626 A, Ulhasnagar-1

Ref: 1) Your application no. SIA/MH/MIS/284473/2022  
2) EC Letter no. SEIAA-EC-0000002273 dated 24.06.2020

1. This has reference to your online application vide proposal No. SIA/MH/MIS/284473/2022 in prescribed Form - 7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.

2. M/s. Chariot Properties LLP was granted EC Letter no. SEIAA-EC-0000002273 dated 24.06.2020 for Proposed project "Sai World Legend" at plot No. 6(p), 7 & 8, sheet No. 92, 93 & 94, CTS No. 1618, 1619 A, 1625 & 1626 A, Ulhasnagar-1. Now, you have applied for transfer of EC dated 24.06.2020 from M/s. Chariot Properties LLP to M/s. Paradise Lifestyles Private Limited as you have taken over the project under reference.

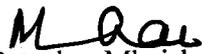
3. You have submitted following documents in support of your application for transfer of EC-

- i. No Objection from the transferor.
- ii. Undertaking by transferee stating regarding acceptance of the terms and conditions was granted.
- iii. Transfer of the firm from competent authority.

4. SEIAA in its 249<sup>th</sup> (Day-2) meeting held on 26.08.2022 noted the above facts and decided to transfer EC dated 24.06.2020 from M/s. Chariot Properties LLP to M/s. Paradise Lifestyles Private Limited.

5. This letter shall be read with the EC letter dated 24.06.2020.

6. All the other terms and conditions mentioned in the EC letter dated 24.06.2020 shall remain the same.

  
Manisha Patankar Mhaiskar  
(Member Secretary)  
27/8/2022



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: June 24, 2020

To,  
**M/s. Chariot Properties LLP**  
at Plot no. 6(P), 7 & 8, CTS No. 1618, 1619, 1625 & 1626 A, Ulhasnagar -1

**Subject:** Environment Clearance for Proposed project "Sai World Legend" at Plot no. 6(P), 7 & 8, CTS No. 1618, 1619A, 1625 & 1626A, Ulhasnagar -1. by M/s. Chariot Properties LLP

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 130th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 195th meetings.

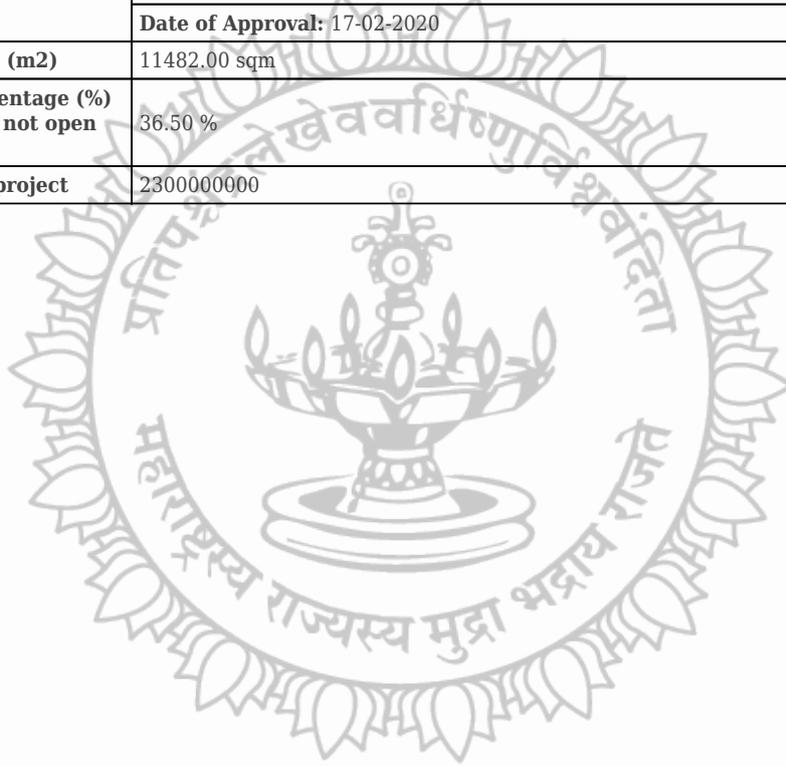
2. It is noted that the proposal is considered by SEAC-II under screening category 8 (a) as per EIA Notification 2006.

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

1.Name of Project	Sai World Legend
2.Type of institution	Private
3.Name of Project Proponent	M/s. Chariot Properties LLP
4.Name of Consultant	M/s. Enviro Analysts & Engineers Pvt Ltd
5.Type of project	Residential and commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Plot no. 6(P), 7 & 8, CTS No. 1618, 1619, 1625 & 1626 A, Ulhasnagar -1
9.Taluka	Ulhasnagar
10.Village	Ulhasnagar
Correspondence Name:	M/s. Chariot Properties LLP
Room Number:	1701
Floor:	17th
Building Name:	Satra plaza
Road/Street Name:	Palm beach road
Locality:	Sector 19 D Vashi
City:	Navi Mumbai
11.Whether in Corporation / Municipal / other area	Ulhasnagar Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	Approval is in process IOD/IOA/Concession/Plan Approval Number: Approval is in process Approved Built-up Area: 00

**SEIAA Meeting No: 195 Meeting Date: March 14, 2020 ( SEIAA-STATEMENT-0000003696 )**  
**SEIAA-MINUTES-0000003184**  
**SEIAA-EC-0000002273**

13.Note on the initiated work (If applicable)	Not Applicable
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	-
15.Total Plot Area (sq. m.)	31535.65 sqm
16.Deductions	4869.87 sqm
17.Net Plot area	26665.78 sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	<b>FSI area (sq. m.):</b> Basic 1 FSI = 26665.78 TDR (Basic X 1.4)= 37332.09 Total = 63997.87
	<b>Non FSI area (sq. m.):</b> 46350.15
	<b>Total BUA area (sq. m.):</b> 110348.02
18 (b).Approved Built up area as per DCR	<b>Approved FSI area (sq. m.):</b> Proposal submitted in UMC on 17.02.2020 for Approval
	<b>Approved Non FSI area (sq. m.):</b> -
	<b>Date of Approval:</b> 17-02-2020
19.Total ground coverage (m2)	11482.00 sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	36.50 %
21.Estimated cost of the project	2300000000



# Government of Maharashtra

## 22. Production Details

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

## 23. Total Water Requirement

<b>Dry season:</b>	Source of water	UMC/Recycle water from STP
	Fresh water (CMD):	306
	Recycled water - Flushing (CMD):	157
	Recycled water - Gardening (CMD):	29
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	492
	Fire fighting - Underground water tank(CMD):	200
	Fire fighting - Overhead water tank(CMD):	Residential : 10 Cum on each building Commercial: 5 cum
	Excess treated water	225
<b>Wet season:</b>	Source of water	UMC/Recycle water from STP /RWH
	Fresh water (CMD):	306
	Recycled water - Flushing (CMD):	157
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	463
	Fire fighting - Underground water tank(CMD):	200
	Fire fighting - Overhead water tank(CMD):	Residential : 10 Cum on each building Commercial - 5 cum
	Excess treated water	254
<b>Details of Swimming pool (If any)</b>	-	

## 24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

<b>25.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	2.1 to 3.1 Mtrs
	<b>Size and no of RWH tank(s) and Quantity:</b>	306 cum
	<b>Location of the RWH tank(s):</b>	Below ground level
	<b>Quantity of recharge pits:</b>	Nil
	<b>Size of recharge pits :</b>	Nil
	<b>Budgetary allocation (Capital cost) :</b>	12 Lakhs
	<b>Budgetary allocation (O &amp; M cost) :</b>	1 Lakh/Annum
<b>Details of UGT tanks if any :</b>	Domestic tank: Residential 450 cum + Commercial : 15 cum Flushing tank: Residential 270 cum + Commercial : 15 cum Fire tank: 200 cum RWH tank Capacity: 306 cum	

<b>26.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	S to N-W
	<b>Quantity of storm water:</b>	0.58 cum/sec
	<b>Size of SWD:</b>	750 mm x 900 mm

<b>27.Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	432 KLD
	<b>STP technology:</b>	MBBR
	<b>Capacity of STP (CMD):</b>	1 nos. of STP with total capacity of 450 KLD and Area of STP: 570 sqm
	<b>Location &amp; area of the STP:</b>	Ground level
	<b>Budgetary allocation (Capital cost):</b>	40 lakhs
	<b>Budgetary allocation (O &amp; M cost):</b>	6 lakhs/yr

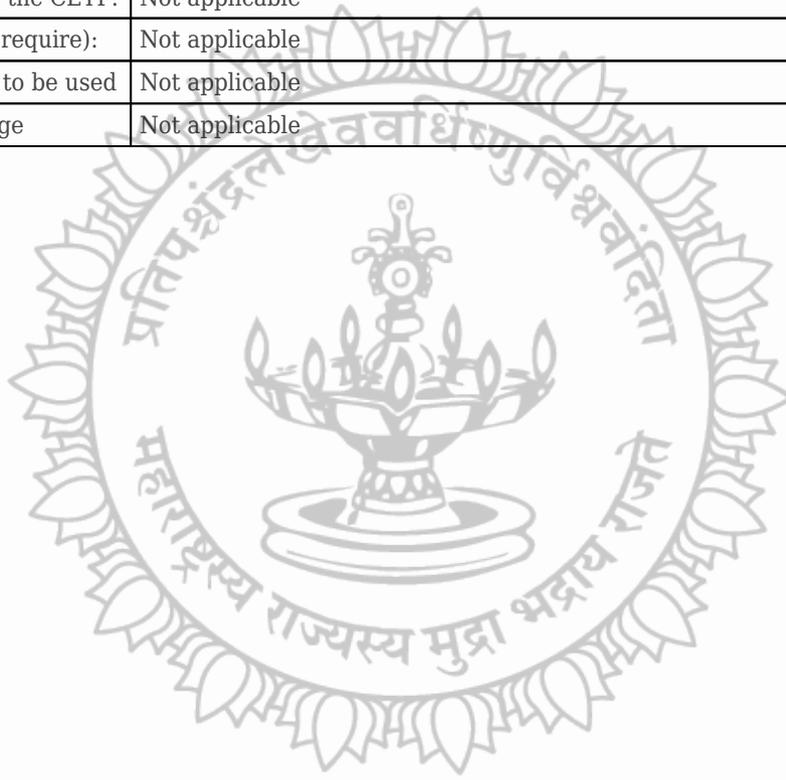
## 28.Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Recyclable waste will be generated like empty cement bags & cans, scrap metal etc. Debris & construction waste shall be generated.
	<b>Disposal of the construction waste debris:</b>	Recyclable waste like empty cement bags & empty paint cans shall be handed over to local vendors. Broken tiles shall be used for china mosaic of terrace. Scrap metals shall be sold to recyclers.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	760 kg/day
	<b>Wet waste:</b>	1033 kg/day
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	18 kg/day
	<b>Others if any:</b>	NA
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Will be handed over to Local Recyclers.
	<b>Wet waste:</b>	Will be processed in the OWC. manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users.
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	To be used as manure & replacement of saw dust for OWC.
	<b>Others if any:</b>	NA
<b>Area requirement:</b>	<b>Location(s):</b>	Located at Ground Level
	<b>Area for the storage of waste &amp; other material:</b>	222 sq.m
	<b>Area for machinery:</b>	24 sq.m
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	15 Lakh
	<b>O &amp; M cost:</b>	3 Lakh/yr

# Government of Maharashtra

## 29.Effluent Charecterestics

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



# Government of Maharashtra

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
33.Source of Fuel		Not applicable					
34.Mode of Transportation of fuel to site		Not applicable					
35.Energy							
<b>Power requirement:</b>	Source of power supply :	MSEB					
	During Construction Phase: (Demand Load)	100 kW					
	DG set as Power back-up during construction phase	75 kW					
	During Operation phase (Connected load):	11343 kW					
	During Operation phase (Demand load):	2339 kW					
	Transformer:	1 no's X 1250 kVA and 2 no's X 1000 kVA					
	DG set as Power back-up during operation phase:	1 no's X 400 kVA and 1 no's X 125 kVA					
	Fuel used:	HSD					
	Details of high tension line passing through the plot if any:	NA					
<b>Energy saving by non-conventional method:</b>							

- 1) Hot water provision made using Solar Hot water :- 25 liters solar hot water per flat is considered . The total hot water capacity is 5100 liters(26.7%).The total nos. of Solar hot water panels are 41 nos.
- 2) system LED lights used for Staircase & Lobby:- Energy efficient LED lamps which gives app. 30% more light/lumen output for the same wattage consumed ,and therefore required less nos. of fixtures corresponding lower point wiring at lower cost.
- 3) LED Lights put on Solar PV Panels:- The 1.5% of the demand load ,which is 44 kw ,is taken on the solar PV panels.The total nos. of Solar PV panels are 147 nos. Out of 44 kws solar power , the 50% (22 kw) will be connected to Common area LED lights, with a net metering ,on grid , connection.
- 4) LED lights used for Ext. Road Lighting

### 36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total Energy savings	30.9 %

### 37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	60 Lakhs
	O & M cost:	6 Lakhs/yr

### 38.Environmental Management plan Budgetary Allocation

#### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage area	2
2	Noise Environment	Noise Baricades and Green Belt Developments	2
3	Water Environment	Modular STP , Drainage with sedimentation tanks	1.5
4	Good Health Practices	Site Sanitation & Health Care	1.5
5	Environment Monitoring	Environment Monitoring	3

#### b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Environment	RWH	12	1
2	Water Environment	STP	40	6
3	Solid waste management	OWC	15	3
4	Energy Savings	Solar	60	6
5	Land environment	Landscaping	78.10	15.63

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

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
<b>40.Any Other Information</b>							
No Information Available							



# Government of Maharashtra

	<b>CRZ/ RRZ clearance obtain, if any:</b>	NA
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	NA
	<b>Category as per schedule of EIA Notification sheet</b>	8 (a)
	<b>Court cases pending if any</b>	NA
	<b>Other Relevant Informations</b>	-
	<b>Have you previously submitted Application online on MOEF Website.</b>	No
	<b>Date of online submission</b>	-

**3. The proposal has been considered by SEIAA in its 195th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:**

**Specific Conditions:**

<b>I</b>	PP to abide the suggestions listed in the hydrology study report. PP to incorporate the same in designing & construction.
<b>II</b>	PP to submit the tree NoC.
<b>III</b>	PP to submit the CFO NoC.
<b>IV</b>	The planning authority to ensure that no occupation certificate is given to the Project till surplus discharge from STP of the Project is connected to duly developed and commissioned sewage disposal system of local planning authority.
<b>V</b>	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
<b>VI</b>	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
<b>VII</b>	PP to ensure that CER plan gets approved from Municipal Commissioner
<b>VIII</b>	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.
<b>IX</b>	SEIAA decided to grant EC for - FSI: 29949.20 m2, Non-FSI:46305.15 m2 and Total BUA:76254 m2 (Plan Approval no-JK/UMP/NRV/BP/4016/234, date-17.12.2019)

**General Conditions:**

<b>I</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	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.
<b>III</b>	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.
<b>IV</b>	PP has to abide by the conditions stipulated by SEAC& SEIAA.

V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line.Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .

<b>L</b>	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.
<b>LI</b>	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.
<b>LII</b>	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
<b>LIII</b>	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.
<b>LIV</b>	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.



# Government of Maharashtra

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

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

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

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

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

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

  
Shri. Anil Diggikar (Member Secretary SEIAA)

**Copy to:**

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

# Maharashtra Pollution Control Board

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 Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण बोर्ड	<b>Consent to Establish</b>	Doc. No.: QMS.P06_F01
		Revision No.: 00
		Date:

## MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 0251-2310167/2310212

Fax : 0251-2310192

Email : [srokalyan2@mpcb.gov.in](mailto:srokalyan2@mpcb.gov.in)



YOUR SERVICE IS OUR DUTY

Sub-Regional Office, Kalyan-II,  
Siddhivinayak Sankul,  
3<sup>rd</sup> floor, Near Oak Baug,  
Station Road, Kalyan- 421301.

Green/ SSI

Consent No: SRO-KALYAN II /CONSENT/ 409000152/60 Date:- 3 / 09 /2021

To,  
M/s. PARADISE LIFESTYLES PVT. LTD  
"Sai World Legend"  
CTS no. 1618, 1619A, 1625 & 1626A,  
Ulhasnagar -1 Dist.- Thane

**Sub:- Consent to Establish.**

Reference: 1. Application vide UAN No: MPCB-CONSENT- 0000118823 dated- 29/07/2021.

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

1. The Consent to Establish is granted up to Commissioning of the unit or 5 years which ever is earlier.
2. Capital investment (As per CA Certificate) –Rs. 330 Lakh *Drunk*
3. The Consent is valid for the manufacture of –

Sr. No.	Product Name	Maximum Quantity	UOM
1	Ready Mix Concrete	100	m3/day

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal Path
1.	Trade effluent	3.0	As per Schedule-I	Recycled/Reused in process
2.	Domestic effluent	2.0	As per Schedule-I	Septic tank with Soak pit



 Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण बोर्ड	<h2>Consent to Establish</h2>	Doc. No.: QMS.P06_F01
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5. Conditions under Air (P& CP) Act, 1981 for air emissions:

Sr No.	Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1		--- N. A. ---		

6. Non-Hazardous Wastes:

Sr No	Type of Waste	Quantity	UoM	Treatment	Disposal
--- N. A. ---					

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

Sr No	Category No./ Type	Quantity	UoM	Treatment	Disposal
--- N. A. ---					

8. Conditions under Batteries (Management & Handling) Rules, 2001:

Sr No	Type of Waste	Quantity	UoM	Disposal Path
--- N. A. ---				

Specific Conditions for used Batteries:

- The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the authorized dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection center.
- The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.
- Bulk consumers to their user units may auction used batteries to registered recyclers only.

9. Conditions under E-Waste Management:

Sr No	Type of Waste	Quantity	UoM	Disposal Path
--- N. A. ---				

10. Treatment and Disposal of Biomedical Waste generated to CBMWTSDF:

Sr.No	Category	Type of Waste	Quantity not to exceed (Kg/M)	Segregation Color coding	Treatment & Disposal
--- N. A. ---					

# Maharashtra Pollution Control Board

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 Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण बोर्ड	<b>Consent to Establish</b>	Doc. No.: QMS.P06_F01
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11. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
12. This consent should not be construed as exemption from obtaining necessary NOC / permission from any other Government authorities.
13. The Industry shall obtain permission of CGWA for use of Ground Water.
14. Industry shall comply with E-Waste (Management and Handling) Rule, 2016
15. Industry shall comply with Maharashtra Plastic Waste Management & Handling Rules 2018 and Plastic and Thermocol Products (MUSTH&S) Notification, 2018 and amendments issued from time to time.
16. The industry shall obtain necessary permission from the Directorate of Industrial Safety and Health (DISH).
17. Industry shall obtain Consent to Operate before commencement of actual production activity.

Maharashtra Pollution Control Board

  
(B. M. Kukade)  
Sub-Regional Officer,  
Kalyan-II

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1.	15,000/-	MPCB-DR-7222	29-07-2021	Axis Bank

Copy to:

1. The Regional Officer Kalyan, MPCB.

 Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण बोर्ड	<h2>Consent to Establish</h2>	Doc. No.: QMS.P06_F01
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**SCHEDULE-I**

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

1. A) Industrial effluent :- 3 CMD.  
B) Industrial effluent shall be recycled back in process.
2. A) As per your consent application, you have provided Septic tank & Soak Pit for the treatment of 0.4 CMD Sewage.  
B) The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.
 

(1) Suspended Solids.	Not to exceed	100	mg/l.
(2) BOD 3 days 27°C.	Not to exceed	100	mg/l.
- C) The treated sewage shall be used on land for gardening/plantation only in the factory premises.
3. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification 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 and or extension or addition thereto.
4. The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
5. The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.
- 6.

Sr. no.	Purpose for water consumed	Water consumption quant (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	Nil
2.	Domestic purpose	3.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable ( For Mixing)	80.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	-
5.	Others: i) Gardening	-

7. 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.

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 Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण बोर्ड	<b>Consent to Establish</b>	Doc. No.: QMS.P06_F01
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**SCHEDULE-II**

**Terms & conditions for compliance of Air Pollution Control:**

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	SO <sub>2</sub> Kg/Day
1			--NA--			

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:

**(A) Control Equipment:**

- a) **Air Pollution Control;**  
(i) In-house measures;

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

(ii) Raw material storage & handling;

1. Storage silos of cement & fly-ash shall be equipped with adequate capacity of dust Collection system such as multi- cyclone followed by bag house assembly.
2. Handling of Cement, sand, fly ash and aggregates shall be carried out with mechanical closed system only.
3. Manual operations shall be permitted only in a closed shed, equipped with dust control system at the loading point as well as roof top secondary dust control system.
4. All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at transfer points dust collection system to be installed to avoid secondary fugitive emissions.

*Handwritten signature*



# Maharashtra Pollution Control Board

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 Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण बोर्ड	<b>Consent to Establish</b>	Doc. No.: QMS.P06_F01
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5. Mixing section of cement, aggregate & sand shall be equipped with adequate capacity dust collection system, such as multi-cyclone followed by bag house, so as to limit dust emissions.
  6. Storage area of sand & aggregate shall be equipped with roof top water sprinkler system.
  7. The air pollution control devices shall be operated regularly.
  8. Alternative power supply system should cover both the production and Air pollution control system.
- (iii) a) Commercial plants shall install continuous ambient air quality monitoring station (CAAQMS) within the premises.  
b) Captive plant shall carry out ambient air quality monitoring twice in a week for 24 hours.

### (B) Standards for Air Emission

Ambient air quality at a distance of 10 mtr from source OR the plant Boundary, whichever is nearer, shall meet the following standards

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

3. The applicant shall provide specific Air Pollution control equipment's as per the conditions of EP Act, 1986 and rule made there under from time to time/Environmental Clearance/CREP guidelines.
4. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
5. 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).

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 Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण मंडळ	<b>Consent to Establish</b>	Doc. No.: QMS.P06_F01
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**SCHEDULE- III is not applicable**

**SCHEDULE-IV**

**General Conditions:**

1. The Energy source for lighting purpose shall preferably be LED based
2. The PP shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
3. Conditions for D.G. Set
  - a. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b. Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c. Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e. A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f. D.G. Set shall be operated only in case of power failure.
  - g. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h. The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
4. The applicant shall maintain good housekeeping.
5. The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
6. The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
7. The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
8. The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can downloaded from MPCB official site).
9. The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification No. B-29016/20/90/PCI-L dated. 18.11.2009 as amended.



 <p>Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण बोर्ड</p>	<b>Consent to Establish</b>	Doc. No.: QMS.P06_F01
		Revision No.: 00
		Date:

11. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
12. The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
13. The PP shall provide personal protection equipment as per norms of Factory Act
14. Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
15. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
16. The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
17. The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the Hazardous and Other Wastes (M & TM) Rules 2016, which can be recycled /processed /reused /recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc. should go for that purpose, in order to reduce load on incineration and landfill site/environment.
18. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
19. Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website ([www.mpcb.gov.in](http://www.mpcb.gov.in)).
20. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
21. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
22. The industry should not cause any nuisance in surrounding area.
23. The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
24. The industry shall create the Environmental Cell by appointing an Environmental Engineer, Chemist and Agriculture expert for looking after day to day activities related to Environment and irrigation field where treated effluent is used for irrigation.
25. The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.

*Handwritten signature*



# Maharashtra Pollution Control Board

## 613f2a599b97a1462bf97af1

 Maharashtra Pollution Control Board महाराष्ट्र प्रदूषण नियंत्रण बोर्ड	<h3>Consent to Establish</h3>	Doc. No.: QMS.P06_F01
		Revision No.: 00
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26. The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
27. The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
28. The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.
29. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions.
30. The firm shall submit to this office, the 30th day of September every year, the Environment Statement Report for the financial year ending 31st March in the prescribed FORM-V as per the provisions of Rule 14 of the Environment (Protection) (second Amendment) Rules, 1992.
31. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
32. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
33. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
34. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
35. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
36. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.

*Pratik*

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 0251 - 2310212/ 2310122  
Fax: -  
Website: <http://mpcb.gov.in>  
Email: [srokalyan2@mpcb.gov.in](mailto:srokalyan2@mpcb.gov.in)



Maharashtra Pollution  
Control Board,  
Sidhivinayak Sankul, 3rd  
and 4th Floor, Station  
Road, Kalyan (West)

GREEN/S.S.I (G37)  
No:- Format1.0/SRO/UAN  
No.0000123216/CO/2301001040

Date: 11/01/2023

To,  
M/s. Paradise Lifestyles Pvt. Ltd.  
"Sai World Legend"  
CTS No. 1618, 1619A, 1625 &1626A,  
" Ulhasnagar -1, Dist.- Thane



Your Service is Our Duty

**Sub: Fist Consent to Operate.**

**Ref:** Application vide UAN No: MPCB-CONSENT-0000123216 , dated 28/12/2022.

Your application No.MPCB-CONSENT-0000123216 Dated 07.10.2021

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

- The Consent to Operate is granted for a period up to: 31.12.2028.**
- The capital investment of the project is Rs.3.30 Crs. (As per C.A Certificate submitted by industry )**
- Consent is valid for the manufacture of:**

Sr No	Product	Maximum Quantity	UOM
Products			
1	Ready Mix Concrete	100	m3/day

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal Path
1.	Trade effluent	3	As per Schedule-I	100% Recycle/ Reuse in next Batch
2.	Domestic effluent	2	As per Schedule-I	Soaked in soak pit

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

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

6. **Non-Hazardous Wastes:**

Sr No	Type of Waste	Quantity	UoM	Treatment	Disposal
NA					

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

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

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

8. The consent is issued subject to direction issued by CPCB under section 18(1) (b) of Water (Prevention and Control of Pollution) Act, 1974, regarding classification of Industries dated 07th March 2016.
9. Operation of RMC plant shall be in daytime only. The Day time is reckoned in between 6 a.m. and 6 p.m. i.e. from sun rise to sunset.
10. The Board may make the standards stringent for the RMC/batching plants located within Corporation areas.
11. Commercial plants shall install continuous ambient air quality monitoring station (CAAQMS) within the premises.
12. Captive plants shall carryout ambient air quality monitoring twice in a week for 24 hours.
13. The industry shall comply with the siting criteria as per RMC Notification dtd 16.10.2016.
14. The entire RMC Plant should be enclosed.
15. Industry shall provide covering at all the emission generating points.
16. Industry shall carry out monitoring of ambient air quality twice in a week for 24 hours at windward & lean ward direction and submit the data to Board office on monthly basis.
17. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
18. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
19. The applicant shall make an application for renewal of consent to operate 60 days prior to the date of expiry of the consent.
20. This consent is issued with the approval of competent authority of the Board.
21. The Board reserves the right to review, amend, suspend, revoke this consent and the same shall be binding on the industry.
22. This consent should not be construed as exemption from obtaining necessary NOC/ permission from any other Government authorities.
23. The applicant shall make an application for renewal of consent 60 days prior to date of expiry of the consent. (Operate/Renewal)

24. This consent is issued as per deligation of powers issued vide office order no. 12/2020 dtd 23/12/2020
25. The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year
26. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
27. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per notification dated 7/11/2016.
28. This consent should not be construed as any exemption from obtaining necessary NOC from other Govt. agencies / local bodies as may deemed fit necessary.
29. The applicant shall make an application for renewal of consent 60 days prior to date of expiry of the consent. (Operate/Renewal)



**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	30000.00	MPCB-DR-16300	28/12/2022	NEFT

**Copy to:**

1. Regional Officer, MPCB, Kalyan
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 segregated trade effluent into weak stream & strong stream and provided Effluent Treatment Plant (ETP) comprising of:
  - i) **Strong COD/TDS stream of CMD** - Treatment system comprising of Primary (Primary after stmt).
  - ii) **Weak COD/TDS stream of CMD** - Treatment system comprising of .
- B] The Applicant shall operate the effluent treatment plant (ETP) to treat the trade effluent so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
(1)	pH	6.0 -8.5
(2)	BOD (3 days 27°C)	30
(3)	COD	250
(4)	TSS	100
(5)	Oil & Grease	10

- C] The Industry shall ensure connectivity online monitoring system to the MPCB server including separate energy meter for pollution control system.
  - D] The treated effluent shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, effluent shall find its way for gardening / outside factory premises.
2. A] As per your application, you have provided Septic Tank followed by Soak pit for the treatment of 2 CMD of sewage.
  - B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards.

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

- C] The treated sewage shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, sewage shall find its way for gardening / outside factory premises.
3. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification there of & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
  4. The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

5. The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act:

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	80.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Gardening	0.00

6. The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance/ CREP guidelines.



## **SCHEDULE-II**

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

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

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
0	RMC Plant		0.00	0 0 -- NA--	-	PM10	100 Mg/Nm <sup>3</sup>
						PM2.5	60 Mg/Nm <sup>3</sup>

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



6. Control Equipment:

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

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

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

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

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

Particulate Matter PM 10	Not to Exceed	100 ug/m3
Particulate Matter PM 2.5	Not to Exceed	60 ug/m3

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

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

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

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to O	Rs. 25,000/-	Within 15 days	Compliance of Consent condition	31.12.2028	31.12.2028

#### BG Forfeiture History

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

#### BG Return details

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



## **SCHEDULE-IV**

### **General Conditions:**

1. The Energy source for lighting purpose shall preferably be LED based
2. The PP shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
3. Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
4. The applicant shall maintain good housekeeping.
5. The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
6. The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
7. The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
8. The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).
9. The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification No. B-29016/20/90/PCI-L dated. 18.11.2009 as amended.

11. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
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13. The PP shall provide personal protection equipment as per norms of Factory Act
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15. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
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17. The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the Hazardous and Other Wastes (M & TM) Rules 2016, which can be recycled /processed /reused /recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc. should go for that purpose, in order to reduce load on incineration and landfill site/environment.
18. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
19. Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website ([www.mpcb.gov.in](http://www.mpcb.gov.in)).
20. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
21. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
22. The industry should not cause any nuisance in surrounding area.
23. The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

24. The industry shall create the Environmental Cell by appointing an Environmental Engineer, Chemist and Agriculture expert for looking after day to day activities related to Environment and irrigation field where treated effluent is used for irrigation.
25. The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
26. The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
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29. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions.
30. The firm shall submit to this office, the 30th day of September every year, the Environment Statement Report for the financial year ending 31st March in the prescribed FORM-V as per the provisions of Rule 14 of the Environment (Protection) (second Amendment) Rules, 1992.
31. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
32. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
33. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000150438/CE/2303001625

Date: 23/03/2023

To,  
M/s. Paradise Lifestyles Pvt. Ltd  
Sai World Legend" at Plot no. 6(P), 7 & 8,  
Sheet No 92,93 & 94, CTS No. 1618,  
1619A, 1625 & 1626 A, Ulhasnagar -1 Tal  
& Dist: Thane



Your Service is Our Duty

**Sub: Consent to Establish for Residential & Commercial Construction project granted under red category**

- Ref:**
1. Environment Clearance granted vide No. SEIAA-EC-0000002273 dtd. 24.06.2020
  2. Minutes of 33rd Consent Committee Meeting held on 01.03.2023.

Your application NO. MPCB-CONSENT-0000150438

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.200 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential & Commercial Construction project named as M/s. Paradise Lifestyle Pvt. Ltd. Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -1, Tal & Dist: Thane on Total Plot Area of 31535.65 SqMtrs for Total construction BUA of 157468.50 SqMtrs including utilities and services. PP has obtained Environmental Clearance having Total Plot Area 31535.65 SqMtrs and Total Construction BUA from 76254.00 sq.mtrs ( PP shall obtain Expansion in Environmental Clearance from Competent authority and PP shall not to take effective steps till obtaining of Expansion in Environmental Clearance from Competent authority for Total Construction BUA from 76254.00 sq.mtrs to 157468.50 sq.mtrs )**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance granted dtd. 24.06.2020	31535.65	76254.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	670	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
1	DG Set ( 600 KVA )	1	As per Schedule -II
2	D.G Set ( 125 KVA )	1	As per Schedule -II
3	D.G Set (400 KVA )	1	As per Schedule -II
4	D.G Set (500 KVA)	1	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	E-waste	2745 Kg/Annum	Segregate	will handover to local authorised vendor
2	Bio degradable waste	1058 Kg/Day	OWC	Used as Manure
3	Non-Biodegradable Waste	1587 Kg/Day	Segregate	Segregate & handover to the local authorised vendor
4	STP Sludge	25 Kg/Day	Drying	Used as Manure

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

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

8. PP shall obtain Expansion in Environmental Clearance from Competent authority and PP shall not to take effective steps till obtaining of Expansion in Environmental Clearance from Competent authority for Total Construction BUA from 76254.00 sq.mtrs to 157468.50 sq.mtrs and PP shall comply with the conditions stipulated in consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same
9. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS.
10. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remianing shall be utilized on land for gardening and connected to the sewerage system provided by local body
11. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility

12. Project Proponent shall make provision of charging port for Electric vehicles in at least 30% total available parking area
  13. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016.
  14. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	400000.00	MPCB-DR-12289	03/11/2022	NEFT

**Copy to:**

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan II  
- 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 **700 CMD for treatment of domestic effluent of 670 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	743.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## **SCHEDULE-II**

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

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

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
1	DG SET 600 KVA	Acoustic Enclosure	5.00	HSD 150 Ltr/Hr	-	SO <sub>2</sub>	72 Kg/Day
2	D.G Set 125 KVA	Acoustic Enclosure	5.00	HSD 31.25 Ltr/Hr	-	SO <sub>2</sub>	15 Kg/Day
3	D.G Set 400 KVA	Acoustic Enclosure	5.00	HSD 100 Ltr/Hr	-	SO <sub>2</sub>	48 Kg/Day
4	D.G Set 500 KVA	Acoustic Enclosure	5.00	HSD 125 Ltr/Hr	-	SO <sub>2</sub>	60 Kg/Day

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

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

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakh	15 days	Towards Compliance of Consent conditions & of Pollution Control Systems	Up to Commissioning of the project	Up to Commissioning of the project

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

#### BG Forfeiture History

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

#### BG Return details

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

### SCHEDULE-IV

#### Conditions during construction phase

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

#### General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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

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# **SITE PHOTOGRAPHS**



LABOUR HUTMENTS





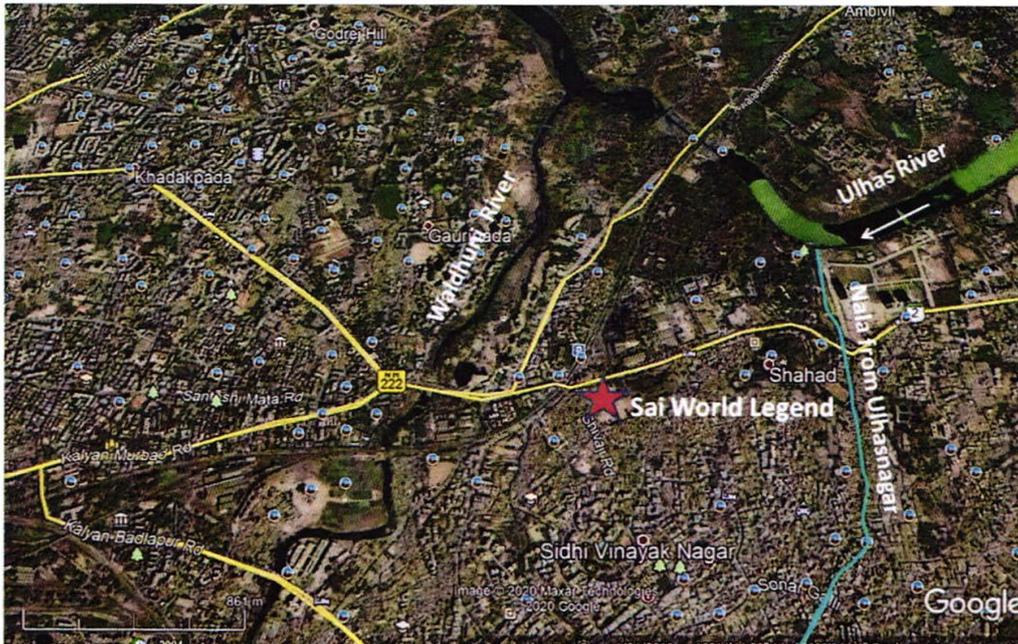




# **ANNEXURES**

**HYDROLOGY REPORT  
FOR  
NALA ON SITE OF PROPOSED PROJECT  
“SAI WORLD LEGEND”  
OF M/S. CHARIOT PROPERTIES LLP**

**AT  
PLOT No.6(P), 7 & 8  
CTS No.1618, 1619, 1625 & 1626A  
ULHASNAGAR**



**BY**

**SHRI D. N. DESHMUKH  
CHIEF RESEARCH OFFICER (RETD.)  
CW&PRS, PUNE**

**Hydrology Report for  
Nala on site of Proposed project "Sai World Legend" at Plot no.  
6(P), 7 & 8, CTS No. 1618, 1619, 1625 & 1626 A, Ulhasnagar -1. by  
M/s. Chariot Properties LLP**

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**INDEX**

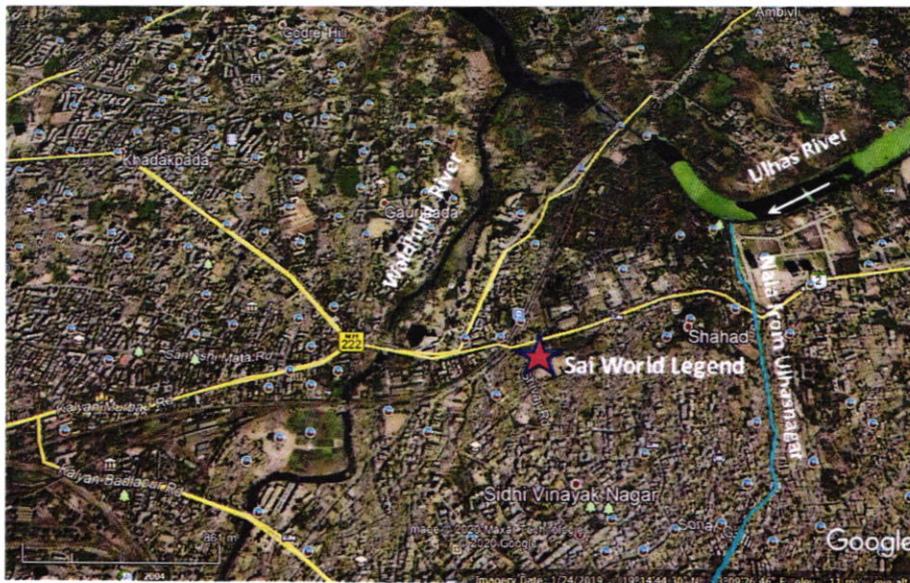
<b>Sr. No.</b>	<b>Title</b>
1.	Preamble
2.	Brief description of Ulhas river catchment
3.	Hydrology of Ulhas river catchment and Nala catchment
4.	Assessment of carrying capacity of proposed diversion nala
5.	Conclusions

**Hydrology Report for**  
**Nala on site of Proposed project "Sai World Legend" at Plot no.**  
**6(P), 7 & 8, CTS No. 1618, 1619, 1625 & 1626 A, Ulhasnagar -1. by**  
**M/s. Chariot Properties LLP**

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**1.0 PREAMBLE**

The proposed "**Sai World Legend**" project is a residential cum commercial building located on south of Kalyan Murbad road on Plot no. 6(P), 7 & 8, CTS No1618, 1619, 1625 & 1626 A, Ulhasnagar. Fig.1 shows that the project location falls between two major Nalas namely Waldhuni nala on west and Ulhasnagar nala on east and after crossing Kalyan Murbad road both join Ulhas river flowing on north.



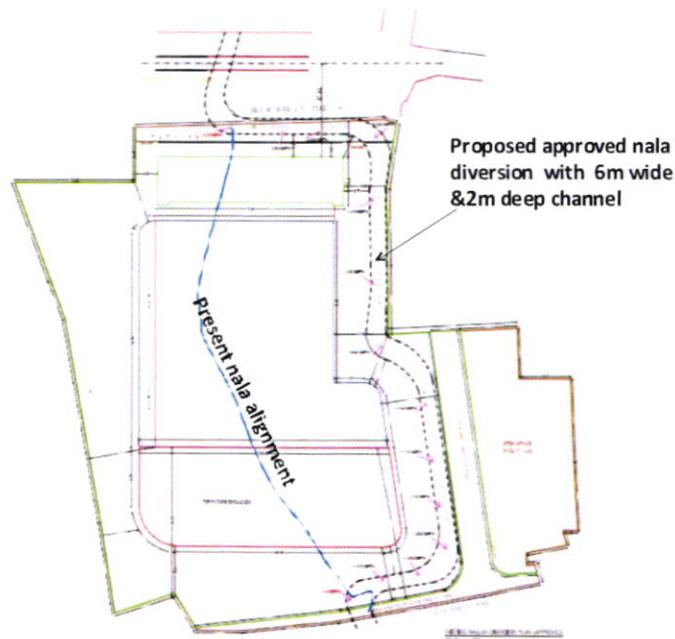
**Fig 1 Sai World Project location on Kalyan Murbad road**

The plot of Sai World Legend project is surrounded by slums / hutments / unauthorised constructions on south and west. The natural slope of the surrounding area of about 1 km<sup>2</sup> on east, south and west of the is towards the plot of proposed project. As a result the waste water from surrounding slums is directed through the drains to the project area and after flowing through plot water flow join drain on Kalyan Murbad road which ultimately joins Ulhas river. It is most likely that during monsoon rain water from surrounding slums might be flowing through plot area. The sewage and waste water coming from slums presently flows through middle portion of project area through 2 to 3m wide irregular shape drain. In order to facilitate development on plot permission for appropriate diversion of waste water drain was

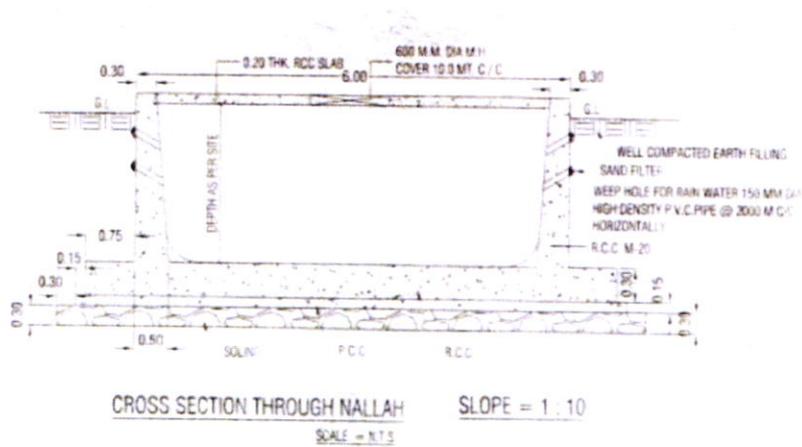
requested by project proponent to Ulhasnagar Municipal Corporation(UMC). Accordingly UMC approved nala diversion in May 2019 with following conditions.

- Entry and exit locations of nala in plot area to be kept unchanged.
- Appropriate arrangements for diverted nala cleaning be provided including manholes at regular interval.

Fig.2 shows alignment of existing drain and proposed diversion. A rectangular concrete channel 6m wide x average 2 m deep with average bed slope of 1/375 has been proposed as seen in fig 3.



**Fig 2 – Present nala alignment and proposed diversion**



**Fig 3 - Proposed section of diversion channel of Nala**



The main tributaries of the Ulhas river are Kalu, Bhatsa, Barvi, Murbadi, Shilar, Poshir and Ambarnath and Waldhuni nalas. The individual catchment areas of these river basins at different locations are as below.

Sr no	River basin	Catchment Area (km <sup>2</sup> )
1	Bhatsa river up to confluence with Kalu river	978
2	Kalu river up to confluence with Bhatsa	1100
3	Ulhas river up to confluence with Kalu river	1457
4	Free catchment downstream of Kalu confluence	1365
	<b>Total Catchment</b>	<b>4900</b>

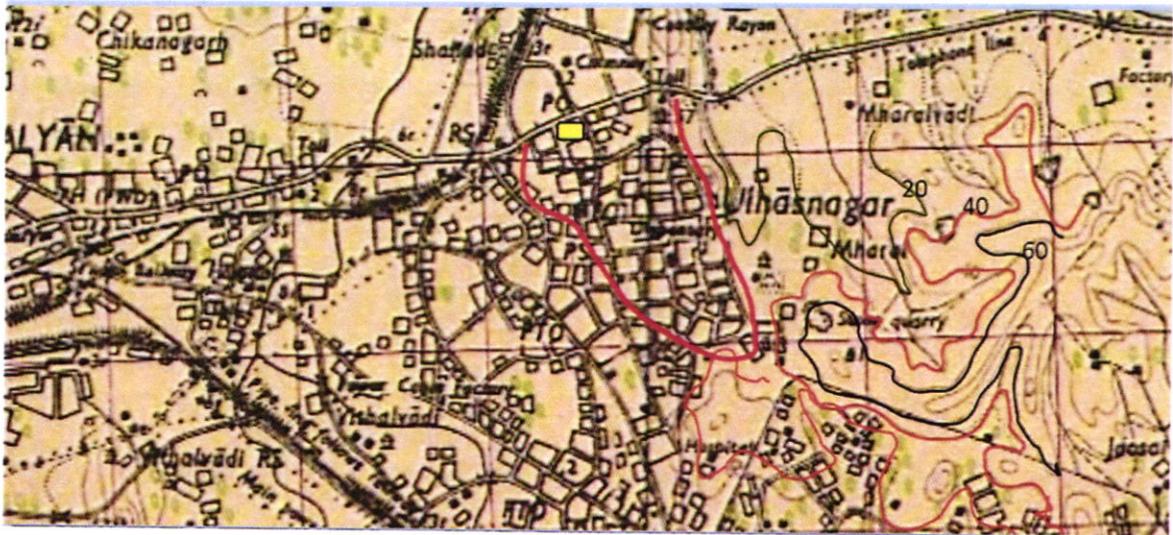
Along Ulhas river there is a weir at Jambul (downstream of Barvi confluence) and at Mohane about 1.5 km upstream of confluence with Kalu. There are two major storage reservoirs on tributaries, one on Bhatsa river and another on Barvi river. The catchment area comprises hilly region on west and south and lower foot hills in coastal terrain. Hill top and hill slopes are devoid of vegetation except some shrubs and scattered trees. Soil is mostly laterite on hills and clayey and black in low lying areas. The average annual rainfall in the catchment varies from about 5200 mm at Matheran, 3300 mm at Karjat in upper reach to about 2600 mm at Shahapur and Murbad in middle reach and about 2400 at Thane and Kalyan in lower reach. The 50 and 100 year return period 24 hour rainfall in the catchment is 400 mm and 480 mm respectively as per IMD/CWC reports. On 26 July 2005 very high rainfall close to or more than probable Maximum Precipitation (PMP) of 700 mm were reported in Ulhas river and Panvel creek catchments.

## 2.2 Sai World Project site and its catchment



Fig- 5 Sai World Legend project location and approximate Boundary of catchment of nala passing through site

Fig 1 and Fig 5 show location and boundary of plot of Sai World Legend project. The net area of plot is about 2.66 Ha and it is spread Plot no. 6(P), 7 & 8, CTS No. 1618, 1619, 1625 & 1626 A, Ulhasnagar -1. Project area is bound by Kalyan Murbad road on north, vacant plots on East and slum area on south and west. The minimum distance of Ulhas river left bank from the northern boundary of plot of Project is about 1200 m. The Waldhuni river flows at distance of 700 m on west of project site and Ulhasnagar nala flows at about 500 on east of the project. Study of ground levels from Google earth image indicate that plot levels are about 15m which are nearly at par with observed flood level of 15.54 m at Mohane weir (NRC weir) during unprecedented flood on 26 July 2005 and fairly above flood level 11.66 m for flood corresponding to 100 year rainfall of 480 mm. There appears to be existence of low level ridge separating small catchment of about 0.9 km<sup>2</sup> from catchments of Waldhuni river and Ulhasnagar nala as indicated in fig 5. Since actual survey of this area is not feasible due to surrounding slums, ground confirmation was not possible. However, as per topo-sheet number 47E 4/8 no stream is seen flowing through area as could be seen from fig 6 (probably due to very small catchment).



**Fig.6 - Sai World Legend project location on Toposheet**

Fig.6 shows contours of 20 m, 40 m and 60 m on southeast of project area. Taking clue from Google map attempt was made to draw possible ridge line of small catchment of nala on project site on topo-sheet as shown in fig 6. The area of catchment is 0,9 km<sup>2</sup>. In absence of any ground survey data this area of the catchment was adopted for hydrological studies. .

### 3.0 HYDROLOGY OF ULHAS RIVER CATCHMENT AND NALA CATCHMENT

#### 3.1 Historic heavy rainfall events in and around Ulhas river catchment

The average annual rainfall in Ulhas basin varies between 5000 mm near upstream edge of the catchment boundary in western ghat to about 2500 mm at Ulhas and Kalu confluence. Earlier to 26 July 2005, highest one day rainfall recorded in and around Ulhas basin are given in Table below.

Sr no	Station( district)	Heaviest 1 Day rainfall (mm)	Date
1	Matheran (Colaba)	657.3	24 - 07 -1921
2	Karjat ( Colaba )	605.0	18 -07 - 1958
3	Murbad (Thane )	386.6	23- 07 -1921
4	Kalyan ( Thane)	458.5	17 – 07 -1885
5	Bhiwandi ( Thane )	469.1	17 – 07 -1885
6	Vada (Thane)	459.2	19 – 06 -1953
7	Dahanu (Thane)	481.0	01 – 09 -1958
8	Panvel (Raigad)	458.5	17 – 07 -1885
9	Alibag ( Raigad )	407.7	23 - 09 -1949
10	Pen (Raigad )	500.0	01 09 -1973

Above table shows that most of these storms occurred in month of July. Except Matheran and Murbad rest of values are in the range 450 mm to 500 mm and these are close to 100 year return period rainfall of 480mm indicated in isopluvial maps in Flood Estimation Report by IMD/CWC( fig 7). The highest rainfall at Matheran is close to the Probable Maximum Precipitation ( PMP) as per the PMP Atlas published by Indian Institute of Tropical Meteorology ( IITM), Pune ( Fig 8). During 26 July 2005 rain storm very high rainfall close to or higher than PMP of 700 mm estimated by IITM were reported at Santacruz (944 mm), Matheran (843 mm), Karjat (688 mm), Kalyan (619mm ), Bhivandi (748 mm),Thane (736 mm), Panvel (760 mm), Kharghar (764 mm), Nerul (732 mm), Vashi (618 mm) and Belapur (998 mm). Large urban areas in and around Thane, Kalyan, Ulhasnagar, were inundated.

#### 3.2 Unprecedented rain storm of 26 July 2005

On 26 July 2005 heavy rainstorm spread on large area from Thane-Santacruz- to Vashi, Kharghar and Panvel lashed this area. During this storm very high rainfall close to or higher than PMP of 700 mm estimated by IITM were reported at

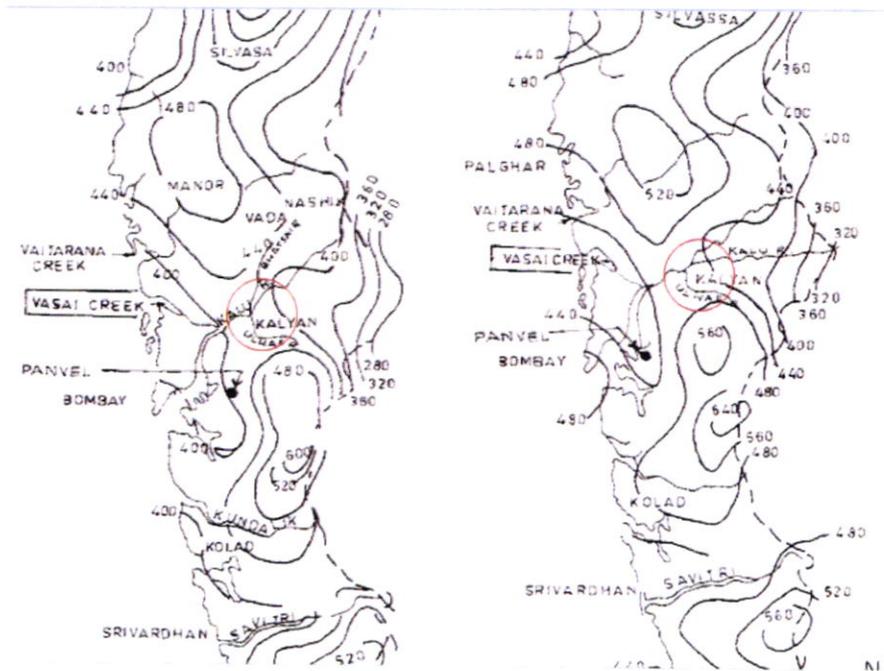
Santacruz (944 mm), Matheran (843 mm), Karjat (688 mm), Kalyan (619mm ), Bhivandi (748 mm),and Thane (736 mm). Large urban areas in and around Thane, Kalyan, Ulhasnagar, were inundated due to high floods in Ulhas and Kalu rivers. On the same day rivers in north Mumbai namely Dahisar,Poisar and Oshiwara also experienced high floods due to record rainfall at Santacruz and inundated suburbs of Noth Mumbai.

### 3.3 Hydrlogy of catchment of Nala in" Sai World Legend" project in Ulhasnagar

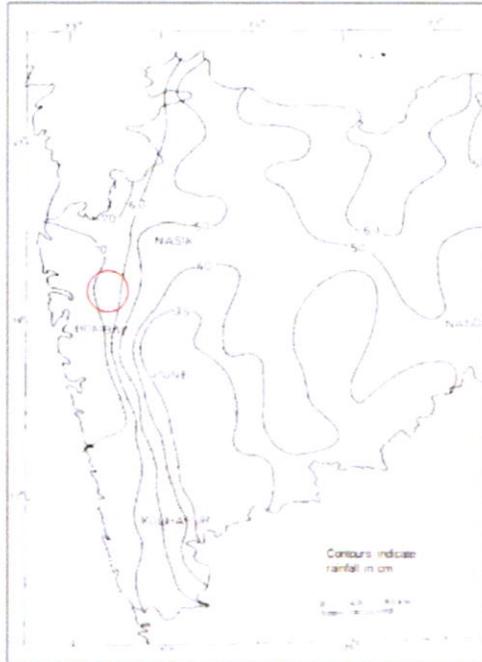
The small catchment of nala is a part of Ulhas river basin basin area around Ulhasnagar. No long term hourly records of rainfall in and around small catchment are available. Hence Isopluvial maps from flood estimation reports of CWC ( Fig 8 ) and PMP map of Maharastra published by IITM ( Fig 8 ) are of great help for estimating 24 hour rainfall for different return periods and PMP for 24 hour storm. Thus, taking help of above references following data was extracted for nala catchment.

- 25 year return period 24 hour rainfall – 360 mm
- 50 year return period 24 hour rainfall – 420 mm
- 25 year return period 24 hour rainfall – 460 mm
- 24 hour PMP -700 mm

These data were used for estimating peak flood discharges of Nala at entry of project area.



**Fig 7 - Isopluvial map of IMD showing 50 year and 100 year return period 24 hour rainfall (mm) for Konkan region** (Ref : Flood estimation report for west coast region CWC Publication of March 1992 (Konkan and Malabar Coast subzones 5a and 5b)



**Probable maximum precipitation in  
Konkan region around Mumbai**  
[Ref : Plate No.11 of PMP atlas of IITM Pune (198)]

### 3.4 Estimation of peak flood discharges of nala in project area

For estimation of flood hydrographs and peak flood discharge in a river at a given location following parameters are required to be studied.

- Catchment area of river basin up to given location
- Time of concentration
- 24 hour rainfall in catchment area for different return periods
- Storm duration and Hourly distribution of rainfall
- Runoff coefficient which depends on nature and land use pattern of catchment

As per Rational formula peak flood discharge ( $Q_p$ ) =  $0.278 \times C \times I \times A$

Where,

A – Catchment area in square km, I – peak rainfall intensity, C- Runoff coefficient

The 24 hour rainfall of different return periods were taken from Flood estimation report for Konkan and Malbar coast by CWC & IMD as mentioned in para 3.3. Estimated time of concentration for nala at site was about 1 hour or less. Storm durations of 3, 6, 12 and 24 hours were considered. The hourly distribution of rainfall was carried out as per guidelines of IMD in Flood estimation report. Following Table gives 24 hour rainfall for different storm durations and peak rainfall intensity around Ulhasnagar.

**TABLE- Rainfall for different storm durations and maximum intensities (mm/hour)  
in Ulhas river catchment around Ulhasnagar**

Return Period (Years)	24 hour rainfall (mm)	3 hour storm r		6 hour storm		12 hour storm		24 hour storm	
		rainfall	Max Intensity	rainfall	Max Intensity	Rainfall	Max Intensity	Rainfall	Max Intensity
25	360	174.6	118.7	220	99	280.8	67.2	360	36
50	420	203.7	138	256.2	115	327.6	78.6	420	42
100	460	223.1	151.6	280.6	126	358.8	86.1	460	46
SPF/PMP	700					546	131	700	70
26 July 2005	760							760	80 to 100 mm

It may be noted that in this region of the project area normally storms are of durations of 6 to 12 hours. Even during unprecedented storm of 26 July 2005 maximum intensities of 80 to 110 mm/hour were reported in Navi Mumbai area and about 134 mm/hour at OOT powai. Intensities for 6 hour storms being higher can be adopted for computing peak flood discharges in streams/nalas, Accordingly from above table intensities 115 mm/hour and 126 mm/hour have been adopted for estimating peak flood discharge in nala in project area under consideration.

### **3.5 Peak Flood discharge for Nala at Sai World Legend.**

Following data was assumed for estimating peak flood discharge of Nala by adopting Rational formula as mentioned above.

- Catchment Area - 0.9 km<sup>2</sup>
- Runoff coefficient - 0.90 considering that entire area is occupied by slums.
- Intensities for 50 and 100 year return period rainfall (6 hour storm) 115 mm/hour and 126 mm/hour

Adopting these data estimated peak flood discharges were 25.9 m<sup>3</sup>/s and 28.4 m<sup>3</sup>/s for 50 and 100 year return period rainfall respectively.

### **4.0 ASSESSMENT OF DISCHARGE CARRYING CAPACITY OF PROPOSED DIVERSION CHANNEL**

The details of proposed diversion channel are given in para 1. These are summarised below.

- Clear width of rectangular concrete drain – 5,40 m

- Average depth – 2.0 m
- Average bed slope - 1/375
- Mannings roughness coefficient - 0.022
- Wetted perimeter – 9.40 m
- Cross section area – 10.8 m<sup>2</sup>

Using these data and assuming uniform flow conditions, channel velocity estimated for flow depth of 2 m was 2.60 m/s. Considering sectional flow area of 10.8 m<sup>2</sup>, the discharge carrying capacity works out to 28.1 m<sup>3</sup>/s. Thus, the proposed diversion channel capacity is well in excess of estimated 50 year peak flood discharge and at par with 100 year peak flood discharge. This analysis concludes that proposed diversion channel has adequate capacity to cater for 50 and 100 flood discharge without causing any flooding in project area as well as surrounding upstream area.

## 5.0 CONCLUSIONS

- i) 25, 50 and 100 year return period rainfall in the project area of Sai World Legend will be 360 mm, 420 mm and 460 mm respectively.
- ii) Highest intensities of rainfall for 6 hour storm will be 99 mm / hour, 115 mm / hour and 126 mm / hour for rainfall of 25, 50 and 100 year return period respectively.
- iii) Estimated peak flood discharges for 50 and 100 year return period will be 25.9 m<sup>3</sup>/s and 28.4 m<sup>3</sup>/s for respectively.
- iv) Estimated carrying capacity of proposed diversion concrete channel of clear width 5.4 m and average depth 2.0 m has carrying capacity of 28.1 m<sup>3</sup>/s which is in excess of 50 year flood and almost at par with 100 year flood. Hence proposed diversion channel dimensions are adequate.
- v) The storm water falling on developed land of the project area can also be disposed into the diversion channel by appropriate drains as the project area was considered in the total catchment for estimating the peak flood discharge.



## उल्हासनगर महानगरपालिका, उल्हासनगर

प्रभाग समिती क्र.३, महात्मक आयुक्त यांचे कार्यालय, गोल मैदान,  
उल्हासनगर-१, फुलवडी क्र. ०२०१-२०२११३

भा.क्र. उमगा/सडा/प्र.स.क्र-१/२३३/१९ दिनांक : १ / ०६ / २०१९

### झाडे तोडण्याची परवानगी

(व्हाटाण्ड नाची शेव जलन अधिनियम १९७५, १ मार्च २००१ पर्यंत सुधारित)

प्रति,

श्री. कुमार उतमचंद आचलानी,  
प्लॉट नं. ६, पी. ७ वी ओपन लँड,  
कल्याण मुरवाड रोड, उल्हासनगर-१

विषय:- पिंपळ, उंबर, जंगली व बटास झाड तोडनेबाबत आपण  
मागितलेल्या परवानगी बाबत.

संदर्भ:- १) आपला दि. २४/०५/२०१९ येजीचा अर्ज.

महोदय,

इतथेच संदर्भित विषयाबाबते आपण प्लॉट नं. ६, पी. ७ वी ओपन लँड, कल्याण मुरवाड रोड, उल्हासनगर-१ या ठिकाणी असलेले पिंपळ उंबर, जंगली व बटास जातीचे झाड पोतादायक असल्यामुळे सादर झाड तोडण्याची परवानगी मागितलेली होती.

त्या अनुषंगाने खालील अटी व शर्तीच्या अधिन राहून सादर झाड तोडलेस परवानगी देण्यात येत आहे.

- १) सादर झाड तोडल्यानंतर आपल्या जमिनी किंवा सभेकालच्या परिसरात आपण इष्ट त्या जातीचे नवीन एकूण ०४ झाडे ४० पिंपळाचे आत लावण्यात यावी, तसेच स्वयंसे विक्रय व खोटे याबाबतची माहिती विहित कालखणीत सादर करावी.
- २) नव्याने लावलेल्या झाडाची जोंपासना व त्याची वाढ करणे आपणावर बंधनकारक राहील.
- ३) सादर झाड आपण आपल्या सरळर व खर्चाने आपल्या जाबाबदारीवर तोडणे.
- ४) सादर झाड तोडल्यांना आयुष्याच्या पहिल्यातील इतर मालमत्ता, परे, नागरीक यांचा कोणत्याही प्रकारची इजा, अपघात होणार नाही, याची दखला घेणे.
- ५) मालमत्ता, परे आणि व अपघातामुळे इजा अजबा उपसाय झाल्यास आपण जबाबदार राहाल व त्याची नुकसान भरपाई देणे आपल्यावर बंधनकारक राहील, याची कर्षीमिती नोट घ्यावी.
- ६) उदाय क्र. १२ दि. ०८/०२/२०१८ अन्वये नवीन घुर्पाचे लेपक करून ३ वर्षांकरिता निघोस घाली, खात इत्यादी पुरवठा करून निगा देऊनचल करणाराकरिता मुरवा आगमल एकदा रूपये ३०००(तीन हजार मात्र) प्रति वृक्ष वृक्षप्रतिकरणाकडे जमा करावे.

(९७ म १)

- ७) उभारीक आदेशाचे बंधिनि पालन होणे आवश्यक आहे, त्यात कपूर झाल्यास अपघा त्याचे पालन व झाल्यास महाण्ड (नाची शेव) झाडाचे जलन अधिनियम १९७५, अन्वये अधिनियम क्र. ४ प्रकरण ५, मधील ८/१ नुसार आपण कारवाईस पात्र ठरण याची नोट घ्यावी.

  
श्री. आचलानी  
सहा. आयुक्त

प्रभाग समिती क्र.३  
उल्हासनगर महानगरपालिका

भा. आयुक्त सो., यांचे मान्यतेने

प्रति-

- १) भा. आयुक्त सो., उल्हासनगर महानगरपालिका यांचे माहितीसाठी बंधिनय सादर.
- २) मुख्य वृक्ष अधिकारी सहा सादर अधिनियम, उल्हासनगर महाणगरपालिका.
- ३) संदर्भित विट प्रकाशन यांनी करील अटीची पूर्ती करून नवीन झाडे लावण्यात आल्याचे ठिकाण, पंचनामा, फोटो याबाबतचा आहवाल सादर करून सादर नवीन झाडांच्या जलनाची पूर्ती करावी.

ANNEXURE III – FIRE NOC



**ULHASNAGAR MUNICIPAL CORPORATION**  
उल्हासनगर महानगरपालिका  
आमिशन विभाग

दुस्येची क्र. २७२०१३१/२७२०१३३/EXT.-२२६  
NO.U/MC/FIRE/69/2021  
DATE : 18/02/2021.

To,  
Prime Consultants,  
Netaji Chowk,  
Ulhasnagar- 5

Sub.-:Fire Dept. proposal NOC for the proposed Ground +1<sup>st</sup> (parking/Comm.) + 2<sup>nd</sup> (Podium/ Parking/Comm.)+36 floors, High Rise 02 Residential building having two wings. On land bearing plot no. 6 (P)and 7& 8, sheet no 92, 93, 94, CTS No 1618, 1619(A), 1623, 1626(A), at Tal – Ulhasnagar- 1 Thane (Dist).

Ref. : 1. three sets of Blue print drawing submitted M/s Prime consultant.  
2. Fire services fees, received, Rs. 18, 15,421.36 / - Book no. 203 vide receipt No.20246 Dated:18/2/2021  
3.As per UDCPR Notification dated 2/12/2020

Dear Sir,  
M/s. Prime Consultant, is the project consultant and had submitted the proposal to construct the two High Rise Residential Building consisting Ground + 1<sup>st</sup> (parking/Comm.) + 2<sup>nd</sup> (Podium/ parking/Comm.)+ 36 floors, High Rise 02 Residential building Proposed by M/s Paradise Lifestyle Pvt. Ltd. through Director Mr. Amit.M.Bathija project name as Sai world Legend to be constructed On land bearing Plot No. 6 (P) 7 & 8, Sheet No. 92,93, & 94 CTS No 1618,1619(A),1625, 1626 (A) at village Ulhasnagar, Tal. Ulhasnagar Thane (dist).

दोषांक : 41202100000719

**DETAILS OF STRUCTURE**

NAME	DETAILS
Staircase	02 Staircase For Commercial Building From Ground To Second Floor 02 Common & 02 Fire Staircase For Each Wing (Bldg-01 & 02) For Residential Building From Ground To 36 Floor
Lift	Total 08 Lift Provided For Bldg-01 & 02, in Which 04 Qualify As Fire Lift.
Ramps	01 Ramp From Ground And First To 2 <sup>nd</sup> Floor Podium Building 01 & 02
Wing	Ground+2 (Podium/Parking)+36 Floors (Bldg-01 & 02)
Floors	123.20 Meter From ground To Terrace Level
Height	

**FLOOR WISE DETAILS**

Floor	Details
Ground	One Detached Commercial Building Of G+2 Floor Having 19 Commercial Unit, Stilt Car & Scooter Parking For Residential Unit.
1 <sup>st</sup> Floor	37 Commercial Unit, Club House, Car & Scooter Parking For Residential Units.
2 <sup>nd</sup> Floor	37 Commercial Unit On 2 <sup>nd</sup> Floor, Podium/Parking, Art Room, Card Room , Tuition Room, Club House Amenity Space, For Residential Units.
3 <sup>rd</sup> To 36 <sup>th</sup> Floor	Residential Unit
Refuge Area	Proposed Refuge Area In 6.11,16,21,26,31 & 36 Floor Is Accepted Subject To The Access Of Aerial Ladders Case From Ground To Refuge Areas

As the proposed height of the building is more than 15 M, the proposed building come under the category of high rise building as per the NBC-2016, The Maharashtra Fire Prevention and Life Safety Act



**ULHASNAGAR MUNICIPAL CORPORATION**  
उल्हासनगर महानगरपालिका  
आमिशन विभाग

दुस्येची क्र. २७२०१३१/२७२०१३३/EXT.-२२६  
NO.U/MC/FIRE/ 21/ 2021  
DATE : 22/12/2021.

To,  
Shri. Amit M. Bhatija,  
M/s Paradise Life Styles Pvt. Ltd.,  
Plot no. 6(P), 7 & 8, Sheet No.92,93,94,  
CTS No 1618, 1619(A), 1625,1626(A),  
at Tal – Ulhasnagar- 1  
Thane (Dist).

Sub.-: Fire Dept. proposal NOC for the proposed B 1 + B 2 + Ground +P1 +P2 (Parking) 2<sup>nd</sup> (Podium/Parking) + 34 floors, High Rise 02 Residential building proposed to be constructed, On land bearing plot no. 6 (P),and 7& 8, sheet no 92, 93, 94, CTS No1618, 1619(A), 1625, 1626(A), at Tal – Ulhasnagar- 1 Thane (Dist).

Ref. : 1. three sets of Blue print drawing submitted M/s Prime consultant.  
2. Fire services fees, received, Rs. 22,31,493 / - Book no. 657 vide receipt No65626 Dated : 22/12/2021  
3.As per UDCPR Notification dated 2/12/2020

Dear Sir,  
M/s. Prime Consultant, is the project consultant and had submitted the proposal to construct the two High Rise Residential Building consisting B 1 + B 2 + Ground +P1 +P2 (Parking) 2<sup>nd</sup> (Podium/Parking) + 34 floors, High Rise 02 Residential Building Proposed to be constructed On land bearing Plot No. 6 (P) 7 & 8, Sheet No. 92,93, & 94 CTS No 1618,1619(A),1625, 1626 (A) at village Ulhasnagar, Tal. Ulhasnagar Thane (dist).

दोषांक : 41202100017751

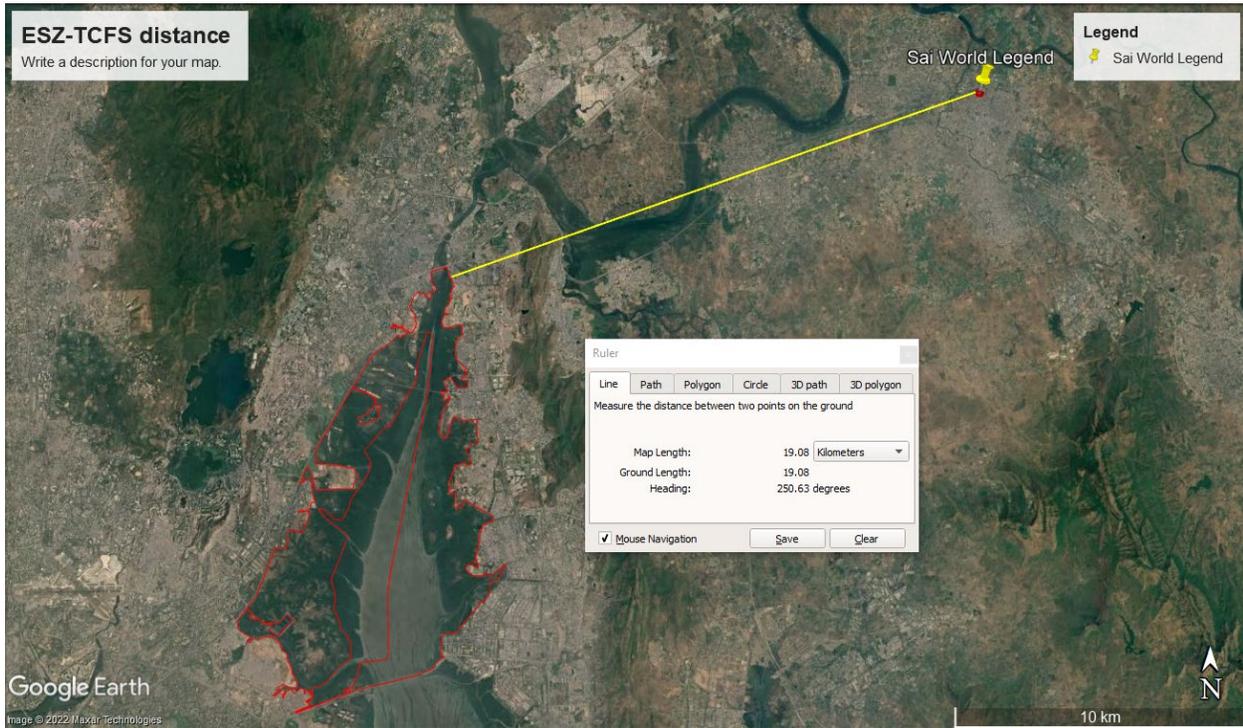
**DETAILS OF STRUCTURE**

NAME	DETAILS
Staircase	02 Common & 02 Fire Staircase For Each Wing (Bldg-03 & 04) Residential Building From B 1 + B 2 + Ground +P1 +P2 (Parking) 2 <sup>nd</sup> Podium/Parking ) + 34 floors.
Lift	Total 08 Lift Provided For Bldg-03 & 04, in Which 02 Qualify As Fire Lift.
Ramps	1. Internal Ramp Ramp From Ground to P1, P1 TO P2 AND P2 TO First (parking) floor (Bldg-01 & 02) 2. External Ramp From Ground to P1 and P1 To Second (Podium/Parking) Floor Building 03 & 04
Wing	B1 + B 2 + Ground +P1 + P2 (Parking) + 2 (Podium/Parking) + 34 Floors (Residential)
Floors	123.20 Meter From Ground To Terrace Level
Height	

**FLOOR WISE DETAILS**

Floor	Details
Basement 1	Stilt Car & Scooter Parking For Residential Unit.
Basement 2	Stilt Car & Scooter Parking For Residential Unit.
Ground to 2 <sup>nd</sup> Floor	Stilt Car & Scooter Parking For Residential Unit.
3 <sup>rd</sup> To 36 <sup>th</sup> Floor	Residential Unit
Refuge Area	Proposed Refuge Area In 6.11,16,21,26,31 & 36 Floor Is Accepted Subject To The Access Of Aerial Ladders Case From Ground To Refuge Areas

# ANNEXURE IV



# **ADVERTISEMENTS**





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(CIN - L65910MH1995PLC220793)

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**Record Date  
March 16, 2023#**

**NOTICE NO. 89**

Notice is hereby given that the Trustee of Nippon India Mutual Fund ( NIMF ) has approved the following Distribution under Income Distribution cum capital withdrawal (IDCW) option of undernoted schemes of NIMF, with March 16, 2023 as the record date:

Name of the Scheme(s)	Amount of Distribution (₹ per unit)*	NAV as on March 10, 2023 (₹ per unit)
Nippon India Short Term Fund - IDCW Plan - Quarterly IDCW Option	0.1075	14.6472
Nippon India Short Term Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	0.1361	14.9924
Nippon India Low Duration Fund - Retail Plan - IDCW Plan - Quarterly IDCW Option	12.5574	1023.2340
Nippon India Low Duration Fund - IDCW Plan - Quarterly IDCW Option	12.7523	1023.3192
Nippon India Low Duration Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	14.3648	1025.0393
Nippon India Income Fund - IDCW Plan - Quarterly IDCW Option	0.0578	12.8527
Nippon India Income Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	0.0937	13.5468
Nippon India Income Fund - IDCW Plan - Half Yearly IDCW Option	0.2937	12.5041
Nippon India Income Fund - Direct Plan - IDCW Plan - Half Yearly IDCW Option	0.3856	13.4934
Nippon India Income Fund - IDCW Plan - Annual IDCW Option	0.4948	13.1579
Nippon India Income Fund - Direct Plan - IDCW Plan - Annual IDCW Option	0.6983	14.5604
Nippon India Floating Rate Fund - IDCW Plan - Quarterly IDCW Option	0.0945	10.8257
Nippon India Floating Rate Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	0.0978	10.7176
Nippon India Liquid Fund - Retail Plan - IDCW Plan - Quarterly IDCW Option	16.7593	1229.9212 <sup>§</sup>
Nippon India Liquid Fund - IDCW Plan - Quarterly IDCW Option	15.2896	1017.0566 <sup>§</sup>
Nippon India Liquid Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	15.6571	1019.1207 <sup>§</sup>
Nippon India Ultra Short Duration Fund <sup>^</sup> - IDCW Plan - Quarterly IDCW Option	14.1731	1023.6279
Nippon India Ultra Short Duration Fund <sup>^</sup> - Direct Plan - IDCW Plan - Quarterly IDCW Option	16.2267	1031.8469
Nippon India Hybrid Bond Fund <sup>^^</sup> - IDCW Plan - Quarterly IDCW Option	0.0762	11.9537
Nippon India Hybrid Bond Fund <sup>^^</sup> - Direct Plan - IDCW Plan - Quarterly IDCW Option	0.0994	12.5625
Nippon India Credit Risk Fund <sup>^^</sup> - IDCW Plan - Quarterly IDCW Option	0.1200	12.7817
Nippon India Credit Risk Fund <sup>^^</sup> - Direct Plan - IDCW Plan - Quarterly IDCW Option	0.1429	13.3453
Nippon India Money Market Fund - IDCW Plan - Quarterly IDCW Option	15.8437	1024.2462
Nippon India Money Market Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	16.1587	1024.4843
Nippon India Corporate Bond Fund - IDCW Plan - Quarterly IDCW Plan	0.0984	11.7776
Nippon India Corporate Bond Fund - Direct Plan - IDCW Plan - Quarterly IDCW Plan	0.1085	11.9244
Nippon India Dynamic Bond Fund - IDCW Plan - Quarterly IDCW Option	0.0709	10.1870
Nippon India Dynamic Bond Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	0.0809	10.2861
Nippon India Banking & PSU Debt Fund - IDCW Plan - Quarterly IDCW Option	0.0888	10.6357
Nippon India Banking & PSU Debt Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	0.1008	10.6924
Nippon India Nivesh Lakshya Fund - IDCW Plan - Quarterly IDCW Option	0.0655	11.3070
Nippon India Nivesh Lakshya Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	0.0738	11.3571
Nippon India Nivesh Lakshya Fund - IDCW Plan - Half Yearly IDCW Option	0.2284	12.0355
Nippon India Nivesh Lakshya Fund - Direct Plan - IDCW Plan - Half Yearly IDCW Option	0.2491	12.0809
Nippon India Nivesh Lakshya Fund - IDCW Plan - Annual IDCW Option	0.4485	12.0194
Nippon India Nivesh Lakshya Fund - Direct Plan - IDCW Plan - Annual IDCW Option	0.4892	12.0645
Nippon India Overnight Fund - IDCW Plan - Quarterly IDCW Option	1.4798	101.6794 <sup>§</sup>
Nippon India Overnight Fund - Direct Plan - IDCW Plan - Quarterly IDCW Option	1.5017	101.7021 <sup>§</sup>

\*Income distribution will be done, net of tax deducted at source, as applicable.  
#or the immediately following Business Day if that day is a non-business day  
^Number of Segregated Portfolio 1, ^^Number of Segregated Portfolio 2  
§ NAV as on March 12, 2023

Face value of all the above mentioned Schemes is Rs. 10 per unit except for Nippon India Low Duration Fund, Nippon India Liquid Fund, Nippon India Ultra Short Duration Fund & Nippon India Money Market Fund which is Rs.1000 per unit and Nippon India Overnight Fund which is Rs.100 per unit

**Pursuant to payment of dividend/IDCW, the NAV of the Schemes will fall to the extent of payout, and statutory levy, if any.** The IDCW payout will be to the extent of above mentioned Distribution amount per unit or to the extent of available distributable surplus, as on the Record Date mentioned above, whichever is lower.

**For units in demat form :** IDCW will be paid to those Unitholders/Beneficial Owners whose names appear in the statement of beneficial owners maintained by the Depositories under the IDCW Plan/Option of the Schemes as on record date.

All unit holders under the IDCW Plan/Option of the above mentioned schemes, whose names appear on the register of unit holders on the aforesaid record date, will be entitled to receive the IDCW.

**For Nippon Life India Asset Management Limited**  
(Asset Management Company for Nippon India Mutual Fund)  
Sd/-  
**Authorised Signatory**

Mumbai  
March 13, 2023

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फाईल क्रमांक : एस आई ए / एम एच / एम आई एस / ८३०६४ / २०२२  
अंतर्गत: https://parivesh.nic.in मंजूरी पत्राची प्रत महाराष्ट्र राज्य प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहे आणि ती पर्यावरण आणि वन संचालनालयाच्या या वेबसाइटवरही पाहता येईल.  
**मेसर्स चॅरिटाबल लाइफटाइम प्रॉव्हिडंट लिमिटेड.**  
साइटचा पत्ता:- "सर्गु सॉल्व्हर्स", ६ (बी), ७ आणि ८, पत्रक क्रमांक १२, १३ आणि १४, सेंट्रोस क्रमांक २६२८, २६२९ए, २६२९, २६२९ए, उल्हासनगर- १.  
कॉर्पोरेट पत्ता: १००१, सत्रा प्लॉट, प्लॉट क्रमांक ११ आणि २०, सेक्टर ११ डी, वॉशी नवी मुंबई ४०००१५.

**CORRIGENDUM**  
This has reference to the Court Notice Ad published on 09/03/2023 in Free Press Journal on page no.2 and Navshakti on page no.16 by Asstt. Superintendent, Civil Court, J. D. Bhiwandi for the SPECIAL DARKHAST No.58/2022 in SPECIAL CIVIL SUIT No.285/2020 Exh. No.08 the name of 2nd Decree Holder was wrongly published as Mast. Atharv Abhijeet Joshi. The correct name shall read as Mast. Atharv Anagha Joshi. This is for information of all concerned.



**LOTUS CHOCOLATE COMPANY LIMITED**

Registered Office: 8-2-596, 1st Floor, 1B, Sumedha Estates, Avenue-4, Puzzolana Towers, Street No.1, Road No. 10, Banjara Hills, Hyderabad, Telangana - 500034; Tel No.: +91 40-2335 2607 / 08 / 09; Fax No.: +91 40 2335 2610; Website: www.lotuschocolate.com  
CIN: L15200TG1988PLC009111

Recommendations of the Committee of Independent Directors ("IDC") of Lotus Chocolate Company Limited ("Target Company" or "TC") under Regulation 26(7) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended ("SEBI (SAST) Regulations") in relation to the open offer to the public shareholders of the Target Company ("Open Offer") made by Reliance Consumer Products Limited ("Acquirer") together with Reliance Retail Ventures Limited ("PAC").

1. Date	March 13, 2023
2. Name of the Target Company	Lotus Chocolate Company Limited
3. Details of the Offer pertaining to Target Company	Open Offer is being made by the Acquirer together with the PAC for the acquisition of up to 33,38,673 Equity Shares of the TC representing 26.00% of the Emerging Voting Capital (as defined in the Letter of Offer dated March 6, 2023) of the Target Company at an Offer Price of INR 115.50/- per Equity Share.
4. Name(s) of the Acquirer and PAC with the Acquirer	<b>Acquirer:</b> Reliance Consumer Products Limited <b>PAC:</b> Reliance Retail Ventures Limited
5. Name of the Manager to the Offer	<b>DAM Capital Advisors Limited</b> One BKC, Tower C, 15th Floor, Unit No.1511, Bandra Kurla Complex, Mumbai 400 051, Maharashtra, India <b>Tel. No.:</b> +91 22 42022500; <b>Fax No.:</b> +91 22 42022504 <b>Email:</b> lotus@damcapital.in <b>Contact person:</b> Gunjan Jain/Nidhi Gupta <b>SEBI Registration Number:</b> MB/INM000011336
6. Members of the Committee of Independent Directors	1. Mr. Bharathan Rajgopalnathai, Chairperson 2. Mr. Gottemukkala Venkatapathi Raju, Member
7. IDC Member's relationship with the Target Company	1. All IDC members are Independent and Non-Executive Directors of the Target Company. 2. None of the members of the IDC hold any Equity Shares of the Target Company, except for Mr. Gottemukkala Venkatapathi Raju who holds 1,20,000 Equity Shares of the Target Company. 3. None of the members of the IDC have entered into any contracts or have any other relationship with the TC.
8. Trading in the Equity shares/other securities of the TC by IDC Members	1. No member of the IDC has traded in any of the Equity Shares / other securities of the Target Company during the period of 12 calendar months preceding the date of the PA. 2. No member of the IDC has traded in any of the Equity Shares / other securities of the Target Company during the period from the date of the PA till the date of this recommendation.
9. IDC Member's relationship with the Acquirer	1. None of the members of the IDC are directors of the Acquirer or of the PAC. 2. No member of the IDC holds any equity shares / securities in the Acquirer or in the PAC. 3. No member of the IDC has any contracts or arrangements or any other relationship with the Acquirer or with the PAC.
10. Trading in the equity shares/other securities of the Acquirer by IDC Members	1. No member of the IDC has traded in any of the equity shares / other securities of the Acquirer or the PAC during the period of 12 calendar months preceding the date of the PA. 2. Also, no member of the IDC has traded in any of the equity shares / other securities of the Acquirer or the PAC during the period from the date of PA till the date of this recommendation.
11. Recommendation on the Open Offer, as to whether the offer is fair and reasonable	1. The IDC is of the opinion that the Offer Price of INR 115.50/- per Equity Share offered by the Acquirer and the PAC vide Letter of Offer dated March 6, 2023, is in accordance with the SEBI (SAST) Regulations and is fair and reasonable. However, the IDC would like to draw attention of the shareholders that since the announcement of the Open Offer, the Equity Shares of the Target Company have been consistently trading on the stock exchange at prices that are higher than the Offer Price. 2. The shareholders should independently evaluate the Open Offer, the market performance of the Equity Shares of the Target Company and take an informed decision. Further the shareholders should independently review the Letter of Offer dated March 6, 2023, including the risk factors described therein before taking any decision in relation to the Open Offer.
12. Summary of reasons for recommendation	1. The IDC has perused the Letter of Offer dated March 6, 2023, the Detailed Public Statement published on January 05, 2023, and the Public Announcement dated December 29, 2022, issued by DAM Capital Advisors Limited (as the Manager to the Open Offer) on behalf of the Acquirer and the PAC. 2. The IDC has also engaged BDO India LLP to independently evaluate if the Offer Price is in accordance with the SEBI (SAST) Regulations. The IDC has perused the report of BDO India LLP dated March 11, 2023, wherein BDO India LLP have commented that the Offer Price is in compliance with Regulation 8(1) and Regulation 8(2) of the SEBI (SAST) Regulations and is fair and reasonable. 3. The IDC has also noted that: (a) The Equity Shares of the Target Company are frequently traded in terms of Regulation 2(1)(j) of the SEBI (SAST) Regulations. (b) The Offer Price is in accordance with Regulation 8(1) and 8(2) of the SEBI (SAST) Regulations. (c) The Offer Price is higher than the (i) negotiated price under the Underlying Transaction i.e. INR 113.00 per Equity Share; and (ii) the volume-weighted average market price of the Equity Shares for a period of sixty trading days immediately preceding the date of the PA, as traded on BSE, being the only stock exchange where the Equity Shares of the Target Company are listed i.e., INR 115.27/- per Equity Share. 4. Based on the above, the IDC is of the opinion that the Offer Price of INR 115.50/- per Equity Share is in accordance with the SEBI SAST Regulations and is fair and reasonable.
13. Disclosure of voting pattern	These recommendations were unanimously approved by the members of IDC.
14. Details of Independent Advisors, if any	BDO India LLP The Ruby, Level 9, North West Wing, Senapati Bapat Marg, Dadar (W), Mumbai - 400 028
15. Any other matter(s) to be highlighted	None

Terms not defined herein carry the meaning ascribed to them in the Letter of Offer dated March 6, 2023.  
To the best of our knowledge and belief, after making proper enquiry, the information contained in or accompanying this statement is, in all material respect, true and correct and not misleading, whether by omission of any information or otherwise, and includes all the information required to be disclosed by the Target Company under the SEBI (SAST) Regulations.

**For and on behalf of the Committee of Independent Directors of Lotus Chocolate Company Limited**  
Sd/-  
**Authorized Signatory  
Chairperson - IDC**

Date : March 13, 2023  
Place : Hyderabad