

Consent

From: Consent
Sent: Friday, April 21, 2023 11:21 AM
To: eccompliance
Subject: Submission of Post Monitoring Report for the period of April, 2022 - September, 2022 for Development of Residential Building on CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C of village Bhandup West, Mumbai by M/s. Luceat Realtors Pvt. Ltd
Attachments: PMR-LUCEAT REALTORS_APR,22-SEPT,22.pdf

To,
The Director,
Ministry of Environment, Forest & 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, 2022 - September, 2022 for proposed Development of Residential Building on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C of village Bhandup West, Mumbai, Maharashtra.

Reference: Clearance letter No. SIA/MH/MIS/180614/2020 Dated 05.08.2021.

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. Energy Conservation measures.
5. EC letter.
6. Copy of consent to Establish.
7. Copy of Newspaper Advertisement (English & Marathi).

Kindly acknowledge the receipt.

Thanking you,

Yours faithfully,

M/S. Luceat Realtors Pvt. Ltd;

- C.C. to:
1. The Secretary, Environment Department, Mantralaya, Mumbai.
 2. The M.S., MPCB, Sion, Mumbai.



Thanks & Regards

Chandni Rupani

M/s. Enviro Analysts and Engineers Private Limited.

B-1003, Enviro House, 10th floor.

Western Edge-II, W.E Highway.

Borivali(E),Mumbai-400066

Tel No:91-22 2854 1647/48/49/67/68

Email: c.rupani@caepl.com

Contact No.: +91 9022334577

“File this email in an email folder and save a tree.”

Consent

From: Consent
Sent: Friday, April 21, 2023 11:21 AM
To: 'SRO Mumbai 3'
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Attachments: PMR-LUCEAT REALTORS_APR,22-SEPT,22.pdf

To,
The Member Secretary,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: Submission of Post Monitoring Report for the period of April, 2022 - September, 2022 for proposed Development of Residential Building on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C of village Bhandup West, Mumbai, Maharashtra.

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2. The Secretary, Environment Department, Mantralaya, Mumbai



Thanks & Regards

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LUCEAT REALTORS PRIVATE LIMITED



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Authorized Signatory

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1. The Secretary, Environment Department, Mantralaya, Mumbai.
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LUCEAT REALTORS PRIVATE LIMITED



To,

The Director,
Ministry of Environment, Forest & 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 April, 2022 - September, 2022.

Reference: Clearance letter No. SIA/MH/MIS/180614/2020 Dated 05.08.2021.

Dear Sir,

This has reference to the submission of Post Monitoring Report for proposed Development of Residential Building on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C of village Bhandup West, Mumbai, Maharashtra.

The present project status at site is as follows:

Wings	Status
A	Work not yet Started
B	Work not yet Started
C	Work completed up to 5th slab
D	Work completed up to 5th slab

Thanking you,

Yours truly,

M/S. Luceat Realtors Pvt. Ltd;

Authorized Signatory

DATA SHEET

Developer

M/S. LUCEAT REALTORS PVT. LTD.,

**CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis.
Luceat Realtors Pvt. Ltd.**

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)	Construction Project
2.	Name of the project	Residential project by M/s. Luceat Realtors
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> SIA/MH/MIS/180614/2020 Dated 05.08.2021.
4.	Location	CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis. Luceat Realtors Pvt. Ltd.
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	-
5.	Address for correspondence	
	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Ganesh Bhagyawant 702, Natraj by Rustomjee, M.V. Road Junction, Off. Western Express Highway, Andheri - East, Mumbai - 400069
	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	<p>Total Plot Area: 8274.10 Sq.m.</p> <p>Total FSI area: 20303.00 Sq.m</p> <p>Non FSI area: 10402.00 Sq.m</p> <p>Total construction area: 30705.00 Sq.m</p> <p><u>Building Details:</u></p>

		<ul style="list-style-type: none"> Wing A, B, C & D: <p>Basement for services + stilt parking + 1st to 22nd</p> <ul style="list-style-type: none"> Parking Structure: <p>9 levels</p>
b.	of the environmental management plans	<p>The wastewater generated from the project will be treated by STP (1 No. – total capacity 220 KLD) and treated water will be recycled and used for gardening & flushing requirement in the project.</p> <p>Organic waste is sent to OWC for treatment and the manure obtained after treatment will be used for gardening/landscaping & Inorganic waste is Segregated/Sale/Recycled/Collected by MCGM</p> <p>Sewage sludge generated from the STP will be used as manure for gardening.</p> <p>Rain water harvesting will be done & Storm water drainage is properly maintained.</p> <p>Plant species selected based on adaptability to geographic conditions and keeping in view the local species and their benefits to site.</p> <p>Beautification of adjoining traffic circles</p> <p>Green line is used at periphery to control the vehicular pollution and noise pollution.</p> <ul style="list-style-type: none"> Use of DG [Stand by Backup] as per CPCB norms and LSD fuel shall be used Optimum Air to Fuel ratio for Reduced Nox Levels Acoustical Enclosures for DG sets Adequate Parking provision. Smooth traffic flow and regulation: PUC
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	<p>Total Plot Area: 8,274.10 Sq.m.</p> <p>Total FSI area: 20,303.00 Sq.m</p> <p>Non FSI area: 10,402.00 Sq.m</p> <p>Total construction area: 30,705.00 Sq.m</p>

b.	Others	---
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	---
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. 200 cr.
b.	Allocation made for environmental management plans with item wise and year wise break-up	Setting up cost – Rs. 523.40 Lakhs Operational Cost – Rs. 49.29 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. 16,09,53,862/-
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 1,467.44 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	
a.	Date of commencement (Actual and/or planned)	---
b.	Date of completion (Actual and/ of planned)	---
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	---
b.	Date of site visit for this monitoring report	16.06.2022; 18.08.2022
15.	<p>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> <p>(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently))</p>	<p>• SIA/MH/MIS/180614/2020 Dated 05.08.2021.</p> <p>M/s. Luceat Realtors Pvt. Ltd.</p> <p>702, Natraj by Rustomjee, M.V. Road Junction, Off. Western Express Highway, Andheri - East, Mumbai - 400069</p>

COMPLIANCE REPORT

Developer

M/S. LUCEAT REALTORS PVT. LTD.,

**CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis.
Luceat Realtors Pvt. Ltd.**

COMPLIANCE REPORT

TERMS & CONDITIONS:

SEAC Conditions -

1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have Received Approval from MCGM dated 22nd Jan 2021.																								
2.	PP to explore the possibility of shifting Plant Room of STP above ground level.	We have explored the possibility of shifting plant room of STP above ground level. However, it is to be Submitted here that there are hardships due to Space Constraints and negative suction of pumps will have a detrimental effect on STP operation. We have given sump to collect spillage & ventilation for STP for efficient working																								
3.	PP to provide two -wheeler parking and accordingly revise & submit parking layout and parking statement as per NBC norms.	Condition is noted. 17 nos. of 2-Wheeler parking have been proposed. <table><tr><th colspan="6">Parking Statement</th></tr><tr><th>Floor</th><th>Big Stack Parking Bays</th><th>Small Single Parking Bays</th><th>Tower System 1</th><th>Tower System 2</th><th>Total</th></tr><tr><td>GD</td><td>18 X 3 = 54</td><td>6</td><td>240</td><td>44</td><td>344</td></tr><tr><td>Total</td><td>18 X 3 = 54</td><td>6</td><td>240</td><td>44</td><td>344</td></tr></table>	Parking Statement						Floor	Big Stack Parking Bays	Small Single Parking Bays	Tower System 1	Tower System 2	Total	GD	18 X 3 = 54	6	240	44	344	Total	18 X 3 = 54	6	240	44	344
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4.	PP to provide proper distance between DG set & Transformer as per prevailing norms.	We have Proposed a DG set above the substation on the Superstructure. As per DCPR of MCGM The offset of 1.5 mtr is kept from boundary wall. Substation will be serviced by adjoining driveway of 7.0 mtr wide. we have received NOC from MSEDCL for the same. MSEDCL NOC has been attached as Annexure I.																								
5.	PP to obtain & submit NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.	The project is 2.00 km away from the proposed ESZ of Thane Creek Flamingo Sanctuary																								

SEIAA Conditions –

1.	PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 113 th of plot area as well as allow effective fire tender movement.	Condition is noted.
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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 dated 04.01.2019.	Condition is noted and agreeable to the same.
4.	SEIAA after deliberation decided to grant Environment Clearance for- FSI-18,681.89 m2, Non FSI-10,007.65 m2, Total BUA- 28,689.54 m2 (Plan Approval- CHE/ES/1674/S/337/(New), dated-22.01.2021).	Condition is noted and agreeable to the same. We have received EC for FSI-18,681.89 m2, Non FSI-10,007.65 m2, Total BUA- 28,689.54 m2.

General Conditions –

a) 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.	<p>The solid waste generated will be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase will be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste was managed through recyclers.</p>
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 will get 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 generated, 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	Adequate drinking water facility will be being provided for the workers at the site during

	for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<p>construction phase.</p> <p>Toilets were provided for construction workers.</p> <p>Bins were provided to dispose the municipal solid waste generated from labour camps.</p>
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 will be reused of the treated water. Excess treated water is disposed off into the sewer drain. Storm water drain will 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 will be 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 will be no extraction of ground water in this project. Only Tanker water from MCGM will be used in the Construction Phase.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	We will not be drawing any water from ground. We will be using only Tanker water for construction.
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 is 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 will be 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 will be minimum to the extent possible. The cut & fill will be in accordance with the natural contour and it is maintained in such a way that the natural drainage will

		not disturb. There will be no be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition is 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 will be 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 will be taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. <p>Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p>

		The ambient air and noise report are enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> D.G. sets will be provided as back up for Commercial buildings with silencer & acoustic enclosures. The stacks will be provided as per MPCB norms. 1 X 500 kVA will be provided.
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 will be done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation 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.	<p>The solid waste generated will be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase will be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste will be managed through recyclers.</p>
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	As this is a Residential Project, there will be no generation of E-waste but the domestic waste generated will be handed over to local 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	<p>1 No. of Sewage treatment plant (220 KLD) will be installed. Construction and installation of STP was carried out by expert consultant.</p> <p>Treated water will be used for the flushing and Gardening, Landscaping and Green belt area development.</p>

	STP shall be recycled / refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated 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.	After the satisfactory completion of the work, the installation will get 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 line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> • 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". • 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

		<p>and there will be a large area provided for the parking of vehicles.</p> <ul style="list-style-type: none"> • Width of all internal roads (m): Minimum 9.00 m. wide road. • 4-wheeler = 344 nos
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.	<ul style="list-style-type: none"> • The green area proposed is R.G. Area Provided: 1467.44 Sq. m. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms will be planned in the complex. • Plantation Details: Species are selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	<p>EMP cost has been worked out and allocated for all air pollution devices and other facilities.</p> <p>EMP Cost:</p> <p>Setting up cost – Rs. 523.40 Lakhs</p> <p>Operational Cost – Rs. 49.29 Lakhs</p>
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	Condition is noted and agreeable to the same.

	http://ec.maharashtra.gov.in	
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 herewith 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 Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is herewith carried out and the results of the same are submitted to concern authority along with the report.

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction	Obtained Consent to Establish from MPCB. <ul style="list-style-type: none"> Format No.1.0/CC/UAN No. 0000117401/CE-2202000210 dated 02.02.2022. Copy has been enclosed.

	work at the site.	
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. Copy enclosed.
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 herewith submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st 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 including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding	Yes, we noted the condition & agreeable to the same.

	on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	
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, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

**ENERGY
CONSERVATION
MEASURES**

Developer

M/s. LUCEAT REALTORS PVT. LTD.

CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis. Luceat
Realtors Pvt. Ltd.

ENERGY SAVING SUMMARY

SR NO.	Description	Power Consumed using Conventional method	Energy consumed by Conventional way kwh/Annum	Energy consumed by Energy saving devices kwh/Annum	Energy saving kwh/Annum	Saving %	Remarks
1	External						
A	External Lighting load	2.16	9460.8	3784.32	5676.48	60%	LED light with timer controlled Operation for reducing amount of light at different stages as per requirements.
B	Total Lift load	23.4	102492	81993.6	20498.4	20%	All Motors with VFD control use as per different stages & Time.
C	Total Pump load	33.41	146335.8	117068.6	29267.16	20%	All water pump motors will be used high efficiency motors with high low level sensors.
D	Common area Lighting + Power		0	0	0		
D1	Common area Lighting Load	11.33	49625.4	19850.16	29775.24	60%	LED light with timer control Operated to reduce
D2	Power for (Lobby, STP & Stack Park)	45.52	132918.4	119626.6	13291.84	10%	All water pump motors will be used high efficiency motors with high low level sensors.
D3	Balwadi, Welfare Centre & Community Hall	15.28	33463.2	33463.2	0	0%	
2	Internal		0	0	0		
A	Internal total flat lighting load	53.54	156336.8	62534.72	93802.08	60%	T5 & CFL light with Operated amount of light at different stages.
B	Total AC load	166.39	121464.7	115391.5	6073.235	5%	BEE Star rated AC unit considered
C	Other Appliances such as washing machine + microwave oven	521.35	761171	723112.5	38058.55	5%	BEE Star rated
D	Power Load such as fridge	118.32	518241.6	492329.5	25912.08	5%	BEE Star rated
E	Other electrical load	1153	631267.5	631267.5	0	0%	
	Total	2,144	2662675	2400240	262435		
	Solar connected to grid				45625		100% on solar PV Panel
Total Energy saving					14%		
Total Solar saving					2%		

POST MONITORING ENVIRONMENTAL STATUS REPORT

OF

RESIDENTIAL PROJECT

For

April, 2022 - September, 2022

Developer

M/S. LUCEAT REALTORS PVT. LTD.,

CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis. Luceat
Realtors Pvt. Ltd.

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

Water Sample Analysis Report

Report No. - EAEPL/W/06/22/00699			Report Date –24.06.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – Verbal
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	BMC Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/06/22/00699 (Near Backside of Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	16.06.2022	Date of Receipt	17.06.2022
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	17.06.2022 to 24.06.2022		
Report for the month	JUNE, 2022		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	IS 10500:2012 Limits		Method
			Acceptable limits	Permissible Limits	
pH	-	7.24	6.5-8.5	No relaxation	IS 3025 (Part 11) 1983 Reaffirmed 2017
Total Dissolved Solids	mg / l	96.00	500	2000	IS 3025 (Part 16) 1984 Reaffirmed 2017
Turbidity	NTU	< 1.00	1	5	IS 3025 (Part 10) 1984 Reaffirmed 2017
Alkalinity	mg / l	15.15	200	600	IS 3025 (Part 23) 1986 Reaffirmed 2019
Chlorides as Cl	mg / l	20.35	250	1000	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg / l	56.91	200	600	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg / l	13.63	75	200	IS 3025 (Part 40) 1991 Reaffirmed 2019
Residual chlorine	mg / l	< 0.10	0.20	1	IS 3025 (Part 26) 1986 Reaffirmed 2019
Sulphate	mg / l	12.11	200	400	IS 3025 (Part 24) 1986 Reaffirmed 2019
Nitrate	mg / l	0.20	45	No relaxation	APHA 4500 NO ₃ -B (23 rd Edition)
Fluoride	mg / l	0.16	1	1.5	APHA 4500 F-D (23 rd Edition)
Heavy Metals:					
Iron (Fe)	mg / l	0.101	0.3	No relaxation	IS 3025 (Part 53) 2003 Reaffirmed 2019
Copper (Cu)	mg / l	0.016	0.05	1.5	IS 3025 (Part 42) 1992 Reaffirmed 2019
Zinc (Zn)	mg / l	0.099	5	15	IS 3025 (Part 49) 1994 Reaffirmed 2019
Lead (Pb)	mg / l	0.001	0.01	No relaxation	IS 3025 (Part 47) 1994 Reaffirmed 2019
Chromium (Cr)	mg / l	0.013	0.05	No relaxation	IS 3025 (Part 52) 2003 Reaffirmed 2019

End-----

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

Authorized Signatory
(Netra Pawar)

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.

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

Water Sample Analysis Report

Report No. - EAEPL/W/06/22/00699			Report Date –24.06.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – Verbal
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	BMC Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/06/22/00699 (Near Backside of Site)	Sample quantity and packing	500ml X 1 No. St. PP Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	16.06.2022	Date of Receipt	17.06.2022
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	17.06.2022 to 24.06.2022		
Report for the month	JUNE, 2022		

Discipline: Biological

Group: Water

Parameters	Unit	Results	IS 10500:2012 Limits	Method
			Requirements	
Microbiological Analysis:				
Coliforms	/100ml	Absent	Absent	IS 15185:2016 (Reaffirmed 2021)
<i>E. coli</i>	/100ml	Absent	Absent	IS 15185:2016 (Reaffirmed 2021)

End

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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**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/06/22/00698			Report Date - 24.06.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		Reference – Verbal
Nature and Description of Sample	Ambient Air	Sample Collected by	
Sampling locations and Sample Code	EAEPL/A/06/22/00698 (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 No. PVC bottle. NO _x = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	16.06.2022	Date of Receipt	17.06.2022
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	17.06.2022 to 24.06.2022		
Report for the month	JUNE, 2022		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)		Relative Humidity (%)	Duration of Monitoring
33.00		49.00	8 hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m³)	71.38	100 µg/m³	IS 5182 Part 23
R.S.P.M (PM _{2.5}) (µg/m³)	32.49	60 µg/m³	EAEPL/LAB/SOP/AIR/05
SO ₂ (µg/m³)	20.54	80 µg/m³	IS 5182 Part-2 (2001) Reaffirmed 2017
NO _x (µg/m³)	23.82	80 µg/m³	IS 5182 Part-6 (2006) Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

End-----

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


Authorized Signatory
(Netra Pawan)

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

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**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/06/22/00701			Report Date - 24.06.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – Verbal
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/06/22/00701	Sample quantity and packing	Not Applicable
Date of Sampling	16.06.2022	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	JUNE, 2022		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	53.7	43.7	55	45
Near Backside of Site	dB(A) Leq.	52.5	39.7	55	45
Near Site Office	dB(A) Leq.	54.3	42.4	55	45
Near Centreside of Site	dB(A) Leq.	53.1	40.4	55	45

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

End

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


Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Soil Sample Analysis Report

Report No. - EAEPL/S/06/22/00700			Report Date - 24.06.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – Verbal
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/06/22/00700 (Centreside of Site)	Sample quantity and packing	500 gm X 1 zip lock bag
		Preservation	Stored & transported in dry area
Date of Sampling	16.06.2022	Date of Receipt	17.06.2022
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	17.06.2022 to 24.06.2022		
Report for the month	JUNE, 2022		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	7.43	IS 2720 (Part 26) (1987), Reaffirmed:2016
Electrical Conductivity	µS/cm	386.20	IS 14767:2000, Reaffirmed:2021
Total Kjeldhal Nitrogen	mg/kg	880.21	IS 14684:1999, Reaffirmed:2019
Soil Moisture	%	18.52	IS 2720 (Part 02) (1973), Reaffirmed:2020 Oven Drying Method
Water Holding Capacity	%	32.41	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	1.81	IS 2720 (Part 22) (1972), Reaffirmed:2020
Calcium	mg/kg	2248.38	EPA 9080
Magnesium	mg/kg	141.30	EPA 9080
Sulphate	mg/kg	35.09	IS 3025 (Part 24) (1986), (Water Extract 1:10) Reaffirmed 2019
Available Phosphorous	mg/kg	1.63	EAEPL/LAB/SOP/SOIL/11
Chlorides	mg/kg	106.19	APHA 4500 Cl-B and Soil Analysis Procedure, Page No. 13-6
Sodium (Na)	mg/kg	3416.57	SW-846 Method 3050B
Potassium (K)	mg/kg	3204.68	SW-846 Method 3050B
Heavy Metals:			
Copper	mg/kg	107.36	SW-846 Method 3050B
Iron	mg/kg	81428.22	SW-846 Method 3050B
Lead	mg/kg	105.37	SW-846 Method 3050B
Zinc	mg/kg	141.24	SW-846 Method 3050B

End

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

 Authorized Signatory
(Netra Pawar)

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

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**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

Water Sample Analysis Report

Report No. - EAEPL/PM/LRPL/19-12/08/2022			Report Date –26.08.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – Verbal
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	BMC Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/W/19-12/08/22 (Near Backside of Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	18.08.2022	Date of Receipt	19.08.2022
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	19.08.2022 to 26.08.2022		
Report for the month	AUGUST, 2022		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	IS 10500:2012 Limits		Method
			Acceptable limits	Permissible Limits	
pH	-	7.32	6.5-8.5	No relaxation	IS 3025 (Part 11) 1983 Reaffirmed 2017
Total Dissolved Solids	mg / l	102.00	500	2000	IS 3025 (Part 16) 1984 Reaffirmed 2017
Turbidity	NTU	< 1.00	1	5	IS 3025 (Part 10) 1984 Reaffirmed 2017
Alkalinity	mg / l	20.30	200	600	IS 3025 (Part 23) 1986 Reaffirmed 2019
Chlorides as Cl	mg / l	19.26	250	1000	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg / l	54.44	200	600	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg / l	10.42	75	200	IS 3025 (Part 40) 1991 Reaffirmed 2019
Residual chlorine	mg / l	< 0.10	0.20	1	IS 3025 (Part 26) 1986 Reaffirmed 2019
Sulphate	mg / l	16.24	200	400	IS 3025 (Part 24) 1986 Reaffirmed 2019
Nitrate	mg / l	0.22	45	No relaxation	APHA 4500 NO ₃ -B (23 rd Edition)
Fluoride	mg / l	0.18	1	1.5	APHA 4500 F-D (23 rd Edition)
Heavy Metals:					
Iron (Fe)	mg / l	0.104	0.3	No relaxation	IS 3025 (Part 53) 2003 Reaffirmed 2019
Copper (Cu)	mg / l	0.018	0.05	1.5	IS 3025 (Part 42) 1992 Reaffirmed 2019
Zinc (Zn)	mg / l	0.092	5	15	IS 3025 (Part 49) 1994 Reaffirmed 2019
Lead (Pb)	mg / l	0.001	0.01	No relaxation	IS 3025 (Part 47) 1994 Reaffirmed 2019
Chromium (Cr)	mg / l	0.014	0.05	No relaxation	IS 3025 (Part 52) 2003 Reaffirmed 2019

End

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

Authorized Signatory
(Shilpa Dhamankar)

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**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

Water Sample Analysis Report

Report No. - EAEPL/PM/LRPL/19-12/08/2022			Report Date –26.08.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – Verbal
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	BMC Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/W/19-12/08/22 (Near Backside of Site)	Sample quantity and packing	500ml X 1 No. St. PP Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	18.08.2022	Date of Receipt	19.08.2022
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	19.08.2022 to 26.08.2022		
Report for the month	AUGUST, 2022		

Discipline: Biological

Group: Water

Parameters	Unit	Results	IS 10500:2012 Limits	Method
			Requirements	
Microbiological Analysis:				
Coliforms	/100ml	Absent	Absent	IS 15185:2016 (Reaffirmed 2021)
E. coli	/100ml	Absent	Absent	IS 15185:2016 (Reaffirmed 2021)

End-----

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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Ambient Air Quality Monitoring Report

Report No. - EAEPL/PM/LRPL/19-11/08/2022			Report Date - 26.08.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		Reference – Verbal
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/A/19-11/a,b,c,d/08/22 (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 No. PVC bottle. NO _x = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	18.08.2022	Date of Receipt	19.08.2022
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	19.08.2022 to 26.08.2022		
Report for the month	AUGUST, 2022		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)		Relative Humidity (%)	Duration of Monitoring
30.00		52.00	8 hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m³)	68.87	100 µg/m³	IS 5182 Part 23
R.S.P.M (PM _{2.5}) (µg/m³)	21.28	60 µg/m³	EAEPL/LAB/SOP/AIR/05
SO ₂ (µg/m³)	19.34	80 µg/m³	IS 5182 Part-2 (2001) Reaffirmed 2017
NO _x (µg/m³)	22.11	80 µg/m³	IS 5182 Part-6 (2006) Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

End

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

 Authorized Signatory
(Netra Pawar)

 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.

Ambient Noise Level Monitoring Report

Report No. - EAEPL/PM/LRPL/19-14/08/2022			Report Date - 26.08.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – Verbal
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/N/19-14/08/22	Sample quantity and packing	Not Applicable
Date of Sampling	18.08.2022	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	AUGUST, 2022		

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.	54.8	44.3	55	45
Near Backside of Site	dB(A) Leq.	53.9	43.7	55	45
Near Site Office	dB(A) Leq.	54.1	43.9	55	45
Near Centreside of Site	dB(A) Leq.	53.9	44.7	55	45

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

-----End-----

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


 Authorized Signatory
 (Netra Pawar)

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.

Soil Sample Analysis Report

Report No. - EAEPL/PM/LRPL/19-13/08/2022			Report Date - 26.08.2022
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – Verbal
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/S/19-13/08/22 (Centreside of Site)	Sample quantity and packing	500 gm X 1 zip lock bag
		Preservation	Stored & transported in dry area
Date of Sampling	18.08.2022	Date of Receipt	19.08.2022
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	19.08.2022 to 26.08.2022		
Report for the month	AUGUST, 2022		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	7.38	IS 2720 (Part 26) (1987), Reaffirmed:2016
Electrical Conductivity	μS/cm	394.26	IS 14767:2000, Reaffirmed:2021
Total Kjeldhal Nitrogen	mg/kg	846.21	IS 14684:1999, Reaffirmed:2019
Soil Moisture	%	17.78	IS 2720 (Part 02) (1973), Reaffirmed:2020 Oven Drying Method
Water Holding Capacity	%	38.46	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	1.48	IS 2720 (Part 22) (1972), Reaffirmed:2020
Calcium	mg/kg	2156.84	EPA 9080
Magnesium	mg/kg	132.68	EPA 9080
Sulphate	mg/kg	34.80	IS 3025 (Part 24) (1986), (Water Extract 1:10) Reaffirmed 2019
Available Phosphorous	mg/kg	1.86	EAEPL/LAB/SOP/SOIL/11
Chlorides	mg/kg	104.28	APHA 4500 Cl-B and Soil Analysis Procedure, Page No. 13-6
Sodium (Na)	mg/kg	3396.45	SW-846 Method 3050B
Potassium (K)	mg/kg	3157.68	SW-846 Method 3050B
Heavy Metals:			
Copper	mg/kg	102.36	SW-846 Method 3050B
Iron	mg/kg	75412.96	SW-846 Method 3050B
Lead	mg/kg	100.25	SW-846 Method 3050B
Zinc	mg/kg	132.62	SW-846 Method 3050B

End

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

 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.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/180614/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 05/08/2021

To
M/s. Luceat Realtors Pvt. Ltd.,
CTS No. 279, 280, 280/1, 281A/1/1 (pt.),
282A & 282C of Village Bhandup west,
Mumbai.

Subject : Environment Clearance for Proposed Development of Residential Building on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by M/s. Luceat Realtors Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/180614/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 147th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 225th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Plot Area (Sq. m)	8274.10	
2.	FSI Area (Sq. m)	20303.00	
3.	Non FSI Area (Sq. m)	10402.00	
4.	Proposed Built up area (FSI + Non FSI) (Sq. m)	30705.00	
5.	Building configuration	Wing A&B	Basement for services + stilt for parking + 1st to 22nd
		Wing C&D	Basement for services + stilt for parking + 1st to 22nd
		Parking Structure	9 levels
		Height	69.95 m
6.	No.of Tenements and shops	Residential = 398 Nos. No. of shops: 6 nos. No. of offices: 12 nos.	
7.	Total population	1803 Nos.	
8.	Total Water requirement CMD	During Dry season – 256 KLD During Wet season – 232 KLD	

9.	Sewage generation CMD	209 KLD	
10.	STP Capacity & Technology	220 KLD Technology – MBBR	
11.	STP location	Ground	
12.	Total Solid waste quantities	Bio-degradable generation: 513 (Kg/day) Non-Bio-degradable generation: 357 (Kg/day) Total:870 Kg/day	
13.	RG Area in Sq.m	RG area required (20% of net plot area)	1263.11 sqm
		Non - Paved RG on ground (47%)	604.58 sqm
		Paved RG on Ground (20%)	245.19 sqm
		Total RG on ground 67% of 1263.11 sqm	849.77 sqm
		RG on Podium 48% of 1263.11 sqm	617.67 sqm
		Total RG (23%)	1467.44 sqm
14.	Power Requirement	During Operation phase-	
		Details	
		Connected Load(KW)	5580 KW
		Demand Load (KW)	2095 KW
15.	Energy Efficiency	Overall savings -21% Solar savings – 4%	
16.	DG sets capacities	1 x 500 KVA	
17.	Parking 4W & 2W	4W: 344nos	
18.	Rain water harvesting Scheme	1 tank of 52 cum 4 recharge pits	
19.	Project Cost in(Cr.)	Rs 200 .00 Cr	
20.	EMP Cost	Setting-up Cost- 523.40Lakhs Operational Cost-49.29 Lakhs/annum	
21.	CER Details with Justification if any	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER	

3. The proposal has been considered by SEIAA in its 225th meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to explore the possibility of shifting Plant Room of STP above ground level.
3. PP to provide two -wheeler parking and accordingly revise & submit parking layout and parking statement as per NBC norms.

4. PP to provide proper distance between DG set & Transformer as per prevailing norms.
5. PP to obtain & submit NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.

B. SEIAA Conditions-

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as 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 Environment Clearance for- FSI-18,681.89 m², Non FSI-10,007.65 m², Total BUA- 28,689.54 m² (Plan Approval- CHE/ES/1674/S/337/(New), dated-22.01.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and

improved.

- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done.

Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise 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.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

as per EIA Notification, 2006, amended time to time.

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

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


Manisha Patankar, Mhaiskar
(Member Secretary, 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, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.



Maharashtra Pollution Control Board

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MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000117401/CE 2202000210

Date 02/02/2022

To,
M/s. Luceat Realtors Pvt.Ltd.,
on plot bearing CTS No. 279, 280, 280/1,
281A/1/1 (pt.),
282A & 282C of Village Bhandup (W),
Mumbai.



Your Service is Our Duty

Sub: Consent to Establish in Red Category for Construction Project.

- Ref:**
1. Application submitted by SRO-Mumbai-III
 2. Minutes of 11th Consent Committee Meeting held on 05.10.2021.
 3. Show case for refusal of consent Issued dated-25.10.2021.
 4. Minutes of 15th Consent Committee meeting held on 30.12.2020.

Your application NO. MPCB-CONSENT-0000117401

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 Proposed residential construction project named as M/s. Luceat Realtors Pvt.Ltd., on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt.), 282A & 282C of Village Bhandup (W), Mumbai. on Total Plot Area of 8274.10 Sq.Mtrs for construction BUA of 28,689.54 Sq.Mtrs as per EC granted dated-05.08.2021 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-05.08.2021	8274.10	28689.54

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	209	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-500 KVA	1	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio Degradable Waste	513 Kg/Day	Collection	will be processed in OWC.
2	Non Bio Degradable Waste	357 Kg/Day	Segregate	will be segregated & disposed off to authorized vendors
3	STP Sludge	20 Kg/Day	Drying	will be used as manure for plantation

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
		NA			

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.



Maharashtra Pollution Control Board

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17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
18. The Project Proponent shall comply with the Environmental Clearance obtained dtd-05.08.2021 for construction project having total plot area of 8274.10 Sq.mtrs and total construction BUA of 28,689.54 Sq.mtrs as per specific condition of EC.
19. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
20. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Sningare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	400000.00	TXN2108002221	24/08/2021	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai III
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtained the B.G. of Rs.10.0 towards compliance of E.C. and consent conditions
2. Chief Accounts Officer, MPCB, Sion, Mumbai



Maharashtra Pollution Control Board

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **220 CMD for treatment of domestic effluent of 209 CMD.**

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

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	232.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set-500 KVA	Acoustic hood	5	HSD	125 Kg/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm3
-------------------------	---------------	------------

- 3) 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.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

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

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-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	10.0 Lakhs	Within 15 Days	Towards compliance of Environmental Clearance and Consent condition	Upto Commissioning of the project	COU or Five Years

** 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.



Maharashtra Pollution Control Board

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BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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



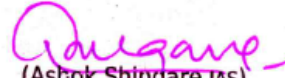
Maharashtra Pollution Control Board

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- 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.

For and on behalf of the
Maharashtra Pollution Control Board.




(Ashok Shingare IAS),
Member Secretary

ANNEXURE I



(A Govt. of Maharashtra Undertaking)
CIN:U40 109MH200580C153645

Office of The Additional Executive Engineer

O & M Bhandup Subdivision-III,
Pannalal Compound, L.B.S. marg,
Bhandup, Mumbai - 400078.
Email ID : sdo4734@gmail.com

AEE/Pannalal/S.Dn./Tech/ 754

Date:- 12/5/2021

To,
M/s LUCEAT Realtors Pvt Ltd
702, Natraj by Ruomji, M.V.Road, Andheri E,
Mumbai 400069

Sub:- Application for three phase 75 KW load for temporary connection for building construction work at CTS. No. 279,280,280/1,281A/1.1(PT),282A&282C, Vg. Bhandup, Near Kalptaru Crest, L.B.S. Road, Bhandup, Mumbai.


Ref:- Your application ID 31043229 dated 7.04.2021 received to this office on date 07.04.2021

With reference to the above subject, your application for three phase 75 KW load for temporary connection for building construction work is received.

As per your future load requirement of approx. 2317KW load & as per MSEDCL Circular No. CE(Dist.)/D-III/NSC/30011 dated 20.12.2018, 2nos. DTCs (1000Kva 1 No. & 630Kva 1 No) are required for which you will have to provide piece of land of 35 Square Meters for DTCs for which DTC land lease agreement is to be registered as per MSEDCL Circular No. CE(Dist.)/D-III/NSC/30011 dated 20.12.2018.

After the registration of land lease agreement & after observing all formalities as per MSEDCL rules the temporary connection proposal will be process further. Please note.

The draft of lease agreement as per Circular is enclosed herewith.


Additional Executive Engineer
MSEDCL, Pannalal Sub Division

Copy s.w.r. to
1) The Executive Engineer, MSEDCL, Bhandup Division.