

ROMELL REAL ESTATE PVT. LTD.



15.02.2025

To,
The Director
Regional Office (West Central Zone),
Ministry of Environment, Forest and Climate Change,
Ground Floor, East wing,
New Secretariat Building,
Civil lane, Nagpur-440001

Subject: Half-yearly Compliance Report:
July 2025 to December 2025

Project M/s Romell Real Estate Pvt Ltd.
Proposed IT Park 586/2, 586/4 586/6 586/7A/1, 586/7B,
Village Pahadi, Goregaon (East), Mumbai.

EC No. EC23B038MH164959, File No. SIA/MH/INFRA2/408049/2022 dated on
18.05.2023

Dear Sir,

We are submitting a half-yearly Compliance Report (hard & soft copy) in respect of the stipulated terms and conditions of 'Prior Environmental Clearance' as specified in 'Environment Clearance' Notification Clause No. 10(ii).

Thanking you,

Yours faithfully,

Romell Real Estate Pvt Ltd.

Project Proponent

Enclosure: A hard copy of the compliance and monitoring report

CC copy to:

1. Regional officer, Maharashtra Pollution Control Board, R.O. Mumbai, at Sion, Mumbai
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. Member Secretary, State Environmental Impact Assessment Authority, Govt. of Maharashtra, Mumbai

Romell Real Estate Pvt. Ltd

**Environmental
Clearance Compliance
Report**

July 2025 to December 2025

"R Tech Park"

C.T.S. No. 586/2, 586/4, 586/6 and 586/7 at village pahadi, Goregaon
(East), Mumbai, Maharashtra by Romell Real Estate Pvt.Ltd.

**(Environmental Clearance Letter no.
F. No. 21-7/2006-IA-III on dated 16.10.2006)
Expansion of EC F. No.
SIA/MH/INFRA2/408049/2023 dated
18/05/2023**

INDEX

Compliance Status of EC Conditions	1
Filed No. 21-7/2006-IA-III dated 16.10.2006	1
File No. SIA/MH/INFRA2/408049/2023 dated 18.05.2023	1
Annexure I	10
SITE PHOTOGRAPHS	10
Entry gate	10
Exit gate	10
RG area	10
Fire fighting equipment's	11
Sanitary facility in site	12
Sanitary facility on site for handicap	12
Sanitary facility on site for handicap	12
STP on site	12
Rain water harvesting system	12
Transformer on site	12
Sewer line	12
Canteen facility for staff	12
Dual plumbing line	12
DG set	13
Diesel storage tank for DG set	13
Annexure I	14
ENVIRONMENT CLEARANCE LETTER	
Annexure II	15
MPCB CTE & CTO	
Annexure II	16
Monitoring Report	

Compliance Status of EC Conditions
Filed No. 21-7/2006-IA-III dated 16.10.2006 & **Expansion of EC F.**
No. SIA/MH/INFRA2/408049/2023 dated 18/05/2023

No	Condition	Compliance	<input type="checkbox"/>	P
	<u>Specific Conditions:</u>			
A	<u>SEAC conditions:</u>			
(i)	PP to submit IOD/HOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	PP has submitted IOD during SEIAA meeting. Attached as Annx-I.		
(ii)	PP to obtain the following NOCs in the name of Romell Real Estate Pvt. Ltd: a) Water Supply; b) Sewer Connection c) Storm water drain remarks; d) CFO NOC; e) Tree NOC; f) Civil Aviation NOC.	PP already has submitted water supply, sewer connection, storm water drains remarks, CFO NOC, Tree NOC and Civil Aviation NOCs during the SEIAA meeting		
(iii)	PP obtain certified six-monthly compliance report of Earlier EC form Regional Office, MOEF & CC, Nagpur.	Noted		
(iv)	PP to submit Architect Certificate mentioning that they had not violated any provision of EIA Notification, 2006 amended thereafter time to time.	PP has already submitted architect certificated stating that they had not violated any provision of EIA Notification, 2006 amended thereafter time to time. Copy attached as Annx-II		
(v)	PP to reduced discharge of treated water up to 35%. PP to submit registered undertaking from the local tanker supplier regarding use of excess treated water.	Noted. Undertaking attached as Annx-III.		
(vi)	PP to submit audit report of existing STP & OWC.	PP had submitted to existing STP & OWC audit report.		
B.	<u>SEIAA condition:</u>			
(i)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	PP agrees with the condition.		

No	Condition	Compliance	<input type="checkbox"/>	P
(ii)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP will comply with the condition. Energy saving calculations already submitted during SEIAA meeting.		
(iii)	PP Shall comply with Standard EC condition mentioned in the office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP comply with the condition.		
(iv)	SEIAA after deliberation decide to grant EC for -FSI-45,062.48 m2, Non FSI-43,807.11 m2 and Total BUA-88,869.59 m2 (plan approval-CHE/9098/BP(WS)AP/337/5/Amend, dated. 17/10/2022	Noted		
	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.	The waste generated from the labour camp will be mostly household waste which is disposed into the municipal bins.		
(ii)	Disposal of muck, construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Re-utilization & recycling strategy for construction debris will be followed. Recycled aggregate will be sold to the recycler dealer. All safety precautions will take by the pp. the safety nets, safety equipment's to the workers, barricading to plot boundary, water spraying at source of dust (twice in a day) and noise pollution mitigation measures will take.		
(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.	No hazardous waste generated during construction & operation phase.		
(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.	PP will provide separate water supply connection & sanitary facilities to the workers. Toilets will provide for gents & for ladies. The waste generated from the labour camps will be mostly household waste. This waste will dispose off in municipal bins.		
(v)	Arrangement shall be made that waste water and strom water do not get mixed.	The strom water drains and sewer lines will be separately provided on site. This arrangement shall ensure that strom water and sewage will not get mixed.		
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	PP will comply by using pre-mixed concrete, curing agents and other best practices in NBC.		

No	Condition	Compliance	<input type="checkbox"/>	P
(vii)	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	Noted		
(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.	Ground water is not used for any purpose. PP will take permission from concerned Authority if required.		
(ix)	Fixtures for showers, toilet flushing and drinking should be of flow either by use of aerators or pressure reducing devices or sensor-based control.	Low flow Fixtures for showers, toilet flushing and drinking will be provided.		
(x)	The Energy Conservation Building code shall be strictly adhered to.	For energy conservation PP will use: <ul style="list-style-type: none"> • LED lamps. • BEE 3 star rated lamps and fittings. • Energy sufficient pumps and motors. Solar panel		
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	All the topsoil excavated during the construction activities will be used as Horticulture and landscape Development.		
(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.	The excavated soil will be used for backfilling and landscape development.		
(xiii)	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	The soil and ground water quality will be regularly monitored by MOEF&CC accredited lab The Monitored Report are attached as annexure		
(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.	PP will comply with the condition.		
(xv)	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	PP will comply with the condition.		
(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/leakage.	vehicles with PUC are hired or bringing construction material to the site and are checked for PUC at main gate		

No	Condition	Compliance	<input type="checkbox"/>	P
(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.	Available Noise Monitoring results for the month of April 2023 to September 2023 are attached.		
(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.	Noted		
(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.	Supervisors trained in Environmental Management measures and they will be responsible for onsite Environmental Management Plan.		
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.	Solid waste will be collected and segregated at source. Wet waste will be treated in OWC & dry waste will be sent to authorized party		
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be disposed through authorized vendor as per E-waste (Management and Handling) Rules,2016.		

No	Condition	Compliance	<input type="checkbox"/>	P
(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.	PP will be installed 2 no of STP's as below, Building No I: 80 KLD Building No. II: 150 KLD		
(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.	Occupation will only be allotted after completion and commissioning of STP, MSW disposal facility and green belt development.		
(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.	PP will comply with the condition.		
(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.	Entry & exit to the proposed project will be located in such a way that it won't affect traffic on the adjoining roads. Also, sufficient parking is provided.		
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	PP complies with the condition.		
(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.	PP will develop a green belt of 1732.00 Sq.m.		

No	Condition	Compliance	<input type="checkbox"/>	P
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PP will make the provision for environment management cell with qualified staff for the 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. this cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	PP will allot separate funds for environmental protection measures / EMP and provided as per planned requirement.		
(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 Error! Hyperlink reference not valid.parivesh.nic.in	Noted.	√	
(xii)	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.	The half yearly compliance report to MPCB will be regularly submitted.	√	
(xiii)	Ther project 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. I shall simultaneously be sent to the Regional office of MoEF, the Respective Zonal office of CPCB and the SPCB. The criteria pollutant level namely: SPM, RSPM, SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and the displayed at convenient location near gate of the company in the public domain.	PP will be submitted the six-monthly monitoring reports to the department of MPCB Regional office, MoEF, Nagpur and Env. Dept. Mumbai. Monitoring reports for the month of April 2023 to September 202 is attached.		
	General EC conditions: -			
(i)	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Agreed. PP will comply with the conditions stipulated by SEAC and SEIAA.		

No	Condition	Compliance	□	P
(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.	PP has obtained Consent from MPCB Vide letter No. Format1./JD (WPC)/UAN No. 0000174937/CO/23080001959 Dt. 29/08/2023.		
(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.	Prior Environmental Clearance was taken for this project.EC vide letter no. 21-7/2006-IA.III EC received on 16.10.2006		
(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.	PP will be submitting complete set of all documents to department		
(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.	Six monthly report regarding the status of compliance of EC conditions will regularly sent to all mandated authorities. PP will submit environmental statement for each financial year ending 31 st March in Form-V to the concerned State Pollution control Board.		
(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.	Noted		

No	Condition	Compliance	□	P
(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.	Noted		
4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any Court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted		
5	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted		
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act,1986.	Noted		
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification,2006, amended from time to time.	PP has received the environment clearance SIA/MH/INFRA2/408049/2022 on 18.05.2023 and as per MoEF notification dated 14.09.2006 and amended time to time, it is valid up to 18.05.2033.		
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 waste (management and Handling) Rules,1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted		

No	Condition	Compliance	<input type="checkbox"/>	P
9	Any appeal against this Environment clearance shall lie with the National Green Tribunal (western zone Bench, pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under section 16 of the National Green Tribunal Act,2010.	Noted		

Conditions of Consent to Establish & Consent to 1st Operate

**Consent Order NO. Format1.0/CC/UAN No.0000160177/CE/2303001913 dated:
25/03/2023**

No	Condition	Compliance	<input type="checkbox"/>	P															
1	The Consent to Establish is granted for a period upto 08.06.2024	Noted																	
2	The capital investment of the project is Rs.70.1 Cr. (As per undertaking submitted by pp).	C.A.Certified was submitted to the MPCB.																	
3	<p>The Consent to Establish & Consent to 1st Operate is valid for R Tech Park C.T.S. No. 586/2,586/4, 586/6 and 586/7 at village pahadi, Goregaon (East), Mumbai,. On Total Plot Area of 17326 Sq.Mtrs for construction BUA of 52534.58 Sq.Mtrs as per EC granted dated – 18.05.2023 including utilities and services.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. no</th> <th style="text-align: center;">Permission obtained</th> <th style="text-align: center;">Plot Area (m2)</th> <th style="text-align: center;">BUA (m²)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Environmental Clearance issued dtd- 18.05.2023</td> <td style="text-align: center;">17326.00</td> <td style="text-align: center;">88869.59</td> </tr> </tbody> </table>	Sr. no	Permission obtained	Plot Area (m2)	BUA (m ²)	1	Environmental Clearance issued dtd- 18.05.2023	17326.00	88869.59	Noted									
Sr. no	Permission obtained	Plot Area (m2)	BUA (m ²)																
1	Environmental Clearance issued dtd- 18.05.2023	17326.00	88869.59																
4	<p>Conditions under water (P&CP), 1974 Act for discharge of effluent:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. No</th> <th style="text-align: center;">Description</th> <th style="text-align: center;">Permitted</th> <th style="text-align: center;">Standard</th> <th style="text-align: center;">Disposal</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Trade effluent</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">NA</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Domestic effluent</td> <td style="text-align: center;">75</td> <td style="text-align: center;">As per Schedule-I</td> <td>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 sewage system provided by local body</td> </tr> </tbody> </table>	Sr. No	Description	Permitted	Standard	Disposal	1	Trade effluent	NA	NA	NA	2	Domestic effluent	75	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 sewage system provided by local body	PP will install STP of Total Capacity 80 m ³ /day capacity at the site. The MBBR technology will be used for the STP-treated effluent emanating from STP will be recycled to the maximum extent possible. The plant is designed as per standards prescribed by MPCB.		
Sr. No	Description	Permitted	Standard	Disposal															
1	Trade effluent	NA	NA	NA															
2	Domestic effluent	75	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 sewage system provided by local body															

No	Condition	Compliance	<input type="checkbox"/>	P																			
5	<p>Conditions under Air (P&CP), 1981 Act for air emissions.</p> <table border="1"> <thead> <tr> <th>Stack</th> <th>Description</th> <th>Nos.</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>S-1</td> <td>DG Set 750 KVA</td> <td>04</td> <td>As per Schedule II</td> </tr> </tbody> </table>	Stack	Description	Nos.	Standard	S-1	DG Set 750 KVA	04	As per Schedule II	DG sets of 4 x 750 kVA for the site for power backup. The location of is DG set installed as per the predominant wind direction.													
Stack	Description	Nos.	Standard																				
S-1	DG Set 750 KVA	04	As per Schedule II																				
6	<p>Conditions under Municipal Solid Waste (Management and Handling) Rules,2016</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Type of Waste</th> <th>Qty</th> <th>Treatment</th> <th>Disposal</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Non Biodegradable</td> <td>250 Kg/day</td> <td>By segregation</td> <td>Sent to authorized vender</td> </tr> <tr> <td>2</td> <td>Biodegradable</td> <td>150Kg/day</td> <td>OWC</td> <td rowspan="2">Use as Manure</td> </tr> <tr> <td>3</td> <td>STP Sludge</td> <td>1 m3/day</td> <td>Drying</td> </tr> </tbody> </table>	Sr. No	Type of Waste	Qty	Treatment	Disposal	1	Non Biodegradable	250 Kg/day	By segregation	Sent to authorized vender	2	Biodegradable	150Kg/day	OWC	Use as Manure	3	STP Sludge	1 m3/day	Drying	The biodegradable waste will be treated in OWC and be used as manure. The STP sludge will be used as Manure. The non-biodegradable waste will be segregated and be handed over to the local body or sold to recycle.		
Sr. No	Type of Waste	Qty	Treatment	Disposal																			
1	Non Biodegradable	250 Kg/day	By segregation	Sent to authorized vender																			
2	Biodegradable	150Kg/day	OWC	Use as Manure																			
3	STP Sludge	1 m3/day	Drying																				
7	Conditions under Hazardous & Other wastes (M&TM) Rules 2008 for treatment and disposal of hazardous waste:	No hazardous waste will be generated as it is a residential project.																					
8	<p>Conditions under E-waste management:</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Type of waste</th> <th>Qty</th> <th>UoM</th> <th>Disposal Path</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>E-Waste</td> <td>110.00</td> <td>Kg/Day</td> <td>Sent for recycling to authorized agency</td> </tr> </tbody> </table>	Sr. No	Type of waste	Qty	UoM	Disposal Path	1	E-Waste	110.00	Kg/Day	Sent for recycling to authorized agency	E-waste will be handed over to authorized recycler.											
Sr. No	Type of waste	Qty	UoM	Disposal Path																			
1	E-Waste	110.00	Kg/Day	Sent for recycling to authorized agency																			
9	This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.	Noted																					
10	This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.	PP agrees with the condition.																					
11	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.	PP will utilize 56 m3/day for flushing and 4m3/day for gardening from treated effluent.																					
12	PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.	PP agrees with the conditions.																					
15	Project Proponent shall install monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.	PP agrees with the condition.																					
16	Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.	PP agrees with the condition.																					
17	Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.	Noted																					

No	Condition	Compliance	<input type="checkbox"/>	P
18	The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.	PP will provide charging of electric vehicle more than 30% for total available parking's as EC vide letter no. EC22B038MH127674		
19	The project proponent shall take adequate measures to control dust emission and noise level during construction phase.	PP agrees with the condition.		
20	The Project Proponent shall comply with the Environmental Clearance for construction project having total Plot area 17326 Sq. mtrs and total construction BUA of BUA 88869.59 Sq.mtrs as per specific condition of EC.	PP agrees with the condition.		
21	PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.	PP agrees with the condition.		

Schedular I**Terms & Conditions for Compliance of Water Pollution Control**

No	Condition	Compliance	<input type="checkbox"/>	P																											
1	<p>A. As per your application, you have proposed to provide MBBR Technology-based Sewage Treatment Plants (STPs) of a combined capacity of 250 CMD for treatment of domestic effluent of 245 CMD.</p>	<p>PP will install STP of Total capacity of 250 m³/day capacity at the site. The MBBR technology will be used for the STP Treated effluent emanating from STP will be recycled to the maximum extent possible. The plant is designed as per standards prescribed by Maharashtra Pollution Control Board.</p>																													
	<p>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.</p> <table border="1" data-bbox="284 943 898 1473"> <thead> <tr> <th data-bbox="284 943 341 1037">Sr</th> <th data-bbox="341 943 528 1037">Parameters</th> <th data-bbox="528 943 898 1037">Standards prescribed by board</th> </tr> </thead> <tbody> <tr> <td data-bbox="284 1037 341 1144"></td> <td data-bbox="341 1037 528 1144"></td> <td data-bbox="528 1037 898 1144">Limited concentration</td> </tr> <tr> <td data-bbox="284 1144 341 1189">1</td> <td data-bbox="341 1144 528 1189">pH</td> <td data-bbox="528 1144 898 1189">5.5-9.0</td> </tr> <tr> <td data-bbox="284 1189 341 1234">2</td> <td data-bbox="341 1189 528 1234">BOC</td> <td data-bbox="528 1189 898 1234">10</td> </tr> <tr> <td data-bbox="284 1234 341 1279">3</td> <td data-bbox="341 1234 528 1279">COD</td> <td data-bbox="528 1234 898 1279">50</td> </tr> <tr> <td data-bbox="284 1279 341 1323">4</td> <td data-bbox="341 1279 528 1323">TSS</td> <td data-bbox="528 1279 898 1323">20</td> </tr> <tr> <td data-bbox="284 1323 341 1368">5</td> <td data-bbox="341 1323 528 1368">NH₄ N</td> <td data-bbox="528 1323 898 1368">5</td> </tr> <tr> <td data-bbox="284 1368 341 1413">6</td> <td data-bbox="341 1368 528 1413">N-Total</td> <td data-bbox="528 1368 898 1413">10</td> </tr> <tr> <td data-bbox="284 1413 341 1473">7</td> <td data-bbox="341 1413 528 1473">Fecal coliform</td> <td data-bbox="528 1413 898 1473">Less than 100</td> </tr> </tbody> </table>	Sr	Parameters	Standards prescribed by board			Limited concentration	1	pH	5.5-9.0	2	BOC	10	3	COD	50	4	TSS	20	5	NH ₄ N	5	6	N-Total	10	7	Fecal coliform	Less than 100	Noted		
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	<p>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</p>	<p>The treated water generated from STP is being recycled for Gardening and flushing.</p>																													

No	Condition	Compliance	<input type="checkbox"/>	P																														
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	PP agrees with the condition																																
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	PP agrees with the condition.																																
4	<p>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.</p> <table border="1" data-bbox="284 936 911 1787"> <thead> <tr> <th data-bbox="292 947 411 1099">Sr</th> <th data-bbox="419 947 738 1099">Purpose for water consumed</th> <th data-bbox="746 947 906 1099">Water consumption quantity (CMD)</th> </tr> </thead> <tbody> <tr> <td data-bbox="292 1104 411 1200">1</td> <td data-bbox="419 1104 738 1200">Industrial Cooling, spraying in mine pits or boiler feed</td> <td data-bbox="746 1104 906 1200">0</td> </tr> <tr> <td data-bbox="292 1205 411 1240">2</td> <td data-bbox="419 1205 738 1240">Domestic purpose</td> <td data-bbox="746 1205 906 1240">272</td> </tr> <tr> <td data-bbox="292 1245 411 1375">3</td> <td data-bbox="419 1245 738 1375">Processing whereby water gets polluted & pollutants are easily biodegradable</td> <td data-bbox="746 1245 906 1375">0</td> </tr> <tr> <td data-bbox="292 1379 411 1541">4</td> <td data-bbox="419 1379 738 1541">Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic</td> <td data-bbox="746 1379 906 1541">0</td> </tr> <tr> <td data-bbox="292 1545 411 1581">3</td> <td data-bbox="419 1545 738 1581">COD</td> <td data-bbox="746 1545 906 1581">50</td> </tr> <tr> <td data-bbox="292 1585 411 1621">4</td> <td data-bbox="419 1585 738 1621">TSS</td> <td data-bbox="746 1585 906 1621">20</td> </tr> <tr> <td data-bbox="292 1626 411 1662">5</td> <td data-bbox="419 1626 738 1662">NH4 N</td> <td data-bbox="746 1626 906 1662">5</td> </tr> <tr> <td data-bbox="292 1666 411 1702">6</td> <td data-bbox="419 1666 738 1702">N-Total</td> <td data-bbox="746 1666 906 1702">10</td> </tr> <tr> <td data-bbox="292 1706 411 1787">7</td> <td data-bbox="419 1706 738 1787">Fecal coliform</td> <td data-bbox="746 1706 906 1787">Less than 100</td> </tr> </tbody> </table>	Sr	Purpose for water consumed	Water consumption quantity (CMD)	1	Industrial Cooling, spraying in mine pits or boiler feed	0	2	Domestic purpose	272	3	Processing whereby water gets polluted & pollutants are easily biodegradable	0	4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0	3	COD	50	4	TSS	20	5	NH4 N	5	6	N-Total	10	7	Fecal coliform	Less than 100	PP agrees with the condition.		
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5	The Applicant shall provide Specific Water Pollution control systems as per the conditions of EP Act. 1986 and rule made there under from time to time	PP agrees with the condition.																																

Scheduler-II

Terms & conditions for compliance of Air Pollution Control

No	Condition	Compliance	<input type="checkbox"/>	P																
1	<p>As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect the following stack (s) and to observe the following fuel pattern</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Stack no.</th> <th style="text-align: center;">Stack attached to</th> <th style="text-align: center;">APC system</th> <th style="text-align: center;">Ht (m)</th> <th style="text-align: center;">Type of fuel</th> <th style="text-align: center;">Sulphur content (in %)</th> <th style="text-align: center;">Pollutants</th> <th style="text-align: center;">Std.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">S-1 to S-2</td> <td style="text-align: center;">DG Set (500 kVA)</td> <td style="text-align: center;">Acoustic Enclosure</td> <td style="text-align: center;">5</td> <td style="text-align: center;">HSD 50 kg/hr</td> <td style="text-align: center;">1</td> <td style="text-align: center;">SO₂</td> <td style="text-align: center;">24 kg/Day</td> </tr> </tbody> </table>	Stack no.	Stack attached to	APC system	Ht (m)	Type of fuel	Sulphur content (in %)	Pollutants	Std.	S-1 to S-2	DG Set (500 kVA)	Acoustic Enclosure	5	HSD 50 kg/hr	1	SO ₂	24 kg/Day	<p>DG sets of 1 x 500 kVA for residential buildings and 1 x 500 kVA for Amenity building in the construction site for power backup. The location of DG set installed as per the predominant Wind direction.</p>		
Stack no.	Stack attached to	APC system	Ht (m)	Type of fuel	Sulphur content (in %)	Pollutants	Std.													
S-1 to S-2	DG Set (500 kVA)	Acoustic Enclosure	5	HSD 50 kg/hr	1	SO ₂	24 kg/Day													
2	<p>The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Total TPM</td> <td style="text-align: center;">Not to exceed</td> <td style="text-align: center;">150 mg/Nm³</td> </tr> </table>	Total TPM	Not to exceed	150 mg/Nm ³	<p>PP agrees with the condition.</p>															
Total TPM	Not to exceed	150 mg/Nm ³																		
3	<p>The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacements well before its life come to an end or erection of new pollution control equipment</p>	<p>PP agrees with the condition.</p>																		
4	<p>The Board reserves its rights to vary all or any of the conditions 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).</p>	<p>PP agrees with the condition.</p>																		
5	<p>Conditions for utilities like Kitchen, Eating, Places, Canteens:</p> <ol style="list-style-type: none"> 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 m. higher than the nearest tallest building through ducting and shall discharge into open a in such a way that no nuisance is caused to neighbours. 	<p>PP agrees with the condition.</p>																		

Schedule III**Details of Bank Guarantee**

Sr No	Consent (C2E/C2O) /C2R)	Amt of BG imposed	Submission period	Purpose of BG	Compliance Period	Validity Date	
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of Consent Condition	Upto commissioning of unit or five years	Upto commissioning of unit or five years	PP has submitted the bank guarant to MPCB

BG Forfeiture History

Sr	Consent (C2E/C2O) /C2R)	Amt of BG imposed	Submission period	Purpose of BG	Amount of Forfeiture	Reason of Forfeiture
N/A						

BG Return details

Sr	Consent (C2E/C2O)/C2R)	BG imposed	Purpose of BG	Amount of Forfeiture
N/A				

Schedule IV**Conditions during Construction Phase**

No.	Conditions	Compliance	?	P
A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters	The waste generated from the labour camps is mostly household waste. This waste is disposed of in municipal bins.		
B	During the construction phase, the ambient air and noise quality shall be closely monitored through MoEF approved laboratory.	PP agrees with the condition.		
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	Available Noise Monitoring results for the month of October 2022 to March 2023 are attached.		

General Conditions

No.	Conditions	Compliance	☑	P
1	Consumers or bulk consumers of electrical and electronic equipment listed in Schedule- I shall ensure that e-waste generated by them is channelized 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	PP will comply with the condition.		
2	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	PP will comply with the condition.		
3	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;	PP will comply with the condition.		
4	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.	PP will comply with the condition.		
5	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.	PP will comply with the condition.		
6	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)	PP will comply with the condition		

	Rules, 2000 and E-Waste (Management & Handling Rule 2011.			
7	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.	PP will comply with the condition.		
8	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.	PP will comply with the condition		
9	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.	PP has provided acoustic enclosures to the DG sets.		
	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.	PP will comply with the condition		
	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.	The ambient noise levels will be monitored. Construction activities will not be carried out during night time Efforts will take to reduce noise levels during the construction phase.		
	d. Installation of DG set must be strictly in compliance with recommendations for DG set manufacturer.	PP agrees with the condition.		
	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.	Noted.		
	f. D.G. Set shall be operated only in case of power failure	PP operate the Temporary DG set only in case of power failure.		
	g. The applicant should not cause any nuisance in the surrounding area due to operation DG sets	PP will comply with the condition.		

	h. The applicant shall comply with the notification of MoEF dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel	Noted		
10	Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2016 & E-Waste (M & H) Rule 2011	PP complies with the conditions.		
11	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.	PP complies with the conditions.		
12	Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.	PP complies with the conditions.		
13	The treated sewage shall be disinfected using suitable disinfection method.	Noted		
14	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.	PP will submit Form V.		
15	The applicant shall obtain Consent to Operate from the Maharashtra Pollution Control Board before commissioning of the project.	PP agrees with the condition.		

Conditions of Consent to Establish & Expansion of Consent to Operate

**Consent Order NO. Format1.0/CC/UAN No.0000189033/C0/2402002390 dated:
29/02/2029**

No	Condition	Compliance	<input type="checkbox"/>	P																
1	The Consent to Establish is granted for a period upto 31.05.2025	Noted																		
2	The capital investment of the project is Rs.24.00 Cr. (As per undertaking submitted by pp).	C.A.Certified was submitted to the MPCB.																		
3	<p>The Consent to Establish & Consent to Operate Part II is valid for R Tech Park C.T.S. No. 586/2,586/4, 586/6 and 586/7 at village pahadi, Goregaon (East), Mumbai,. On Total Plot Area of 17326 Sq.Mtrs for construction BUA of 52534.58 Sq.Mtrs as per EC granted dated – 18.05.2023 including utilities and services.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. no</th> <th style="text-align: center;">Permission obtained</th> <th style="text-align: center;">Plot Area (m2)</th> <th style="text-align: center;">BUA (m²)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Environmental Clearance issued dtd- 18.05.2023</td> <td style="text-align: center;">17326.00</td> <td style="text-align: center;">88869.59</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Consent to Establish & Consent to 1st Operate obtained dtd. 29.08.2023</td> <td style="text-align: center;">17326.00</td> <td style="text-align: center;">52534.58</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Consent to Establish for Expansion dtd. 05.09.2023</td> <td style="text-align: center;">17326.00</td> <td style="text-align: center;">1776.59</td> </tr> </tbody> </table>	Sr. no	Permission obtained	Plot Area (m2)	BUA (m ²)	1	Environmental Clearance issued dtd- 18.05.2023	17326.00	88869.59	2	Consent to Establish & Consent to 1 st Operate obtained dtd. 29.08.2023	17326.00	52534.58	3	Consent to Establish for Expansion dtd. 05.09.2023	17326.00	1776.59	Noted		
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No	Condition	Compliance	<input type="checkbox"/>	P																			
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5	Conditions under Air (P&CP), 1981 Act for air emissions. <table border="1"> <thead> <tr> <th>Stack</th> <th>Description</th> <th>Nos.</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>S-1</td> <td>DG Set 750 KVA</td> <td>02</td> <td>As per Schedule II</td> </tr> </tbody> </table>	Stack	Description	Nos.	Standard	S-1	DG Set 750 KVA	02	As per Schedule II	DG sets of 2 x 750 kVA for the site for power backup. The location of is DG set installed as per the predominant wind direction.													
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7	Conditions under Hazardous & Other wastes (M&TM) Rules 2008 for treatment and disposal of hazardous waste:	No hazardous waste will be generated as it is a residential project.																					
8	Conditions under E-waste management: <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Type of waste</th> <th>Qty</th> <th>UoM</th> <th>Disposal Path</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>E-Waste</td> <td>110.00</td> <td>Kg/Day</td> <td>Sent for recycling to authorized agency</td> </tr> </tbody> </table>	Sr. No	Type of waste	Qty	UoM	Disposal Path	1	E-Waste	110.00	Kg/Day	Sent for recycling to authorized agency	E-waste will be handed over to authorized recycler.											
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9	This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.	Noted																					

No	Condition	Compliance	<input type="checkbox"/>	P
10	This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.	PP agrees with the condition.		
11	PP shall submit the undertaking in Board's prescribed format within 15 days regarding compliance of conditions stipulated in Environmental Clearance (EC) and Consent to Operate (Part-II).	Noted		
12	PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.	PP agrees with the conditions.		
13	PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.	PP agrees with the condition.		
14	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 will utilize 56 m3/day for flushing and 4m3/day for gardening from treated effluent.		
15	Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.	PP agrees with the condition.		
16	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.	Noted		
17	The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.	PP will provide charging of electric vehicle more than 30% for total available parking's as EC vide letter no. EC22B038MH127674		
18	The project proponent shall take adequate measures to control dust emission and noise level during construction phase.	PP agrees with the condition.		
19	The Project Proponent shall comply with the Environmental Clearance for construction project having total Plot area 17326 Sq. mtrs and total construction BUA of BUA 88869.59 Sq.mtrs as per specific condition of EC.	PP agrees with the condition.		
20	PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.	PP agrees with the condition.		
21	This consent is issued with overriding effect to earlier issued consent having Same UAN i.e. UAN No.189033, issued dtd-15.02.2024.	Noted		

Schedular I**Terms & Conditions for Compliance of Water Pollution Control**

No	Condition	Compliance	<input type="checkbox"/>	P																										
1	D. As per your application, you have proposed to provide MBBR Technology-based Sewage Treatment Plants (STPs) of a combined capacity of 150 CMD for treatment of domestic effluent of 60 CMD.	PP will install STP of Total capacity of 150 m ³ /day capacity at the site. The MBBR technology will be used for the STP Treated effluent emanating from STP will be recycled to the maximum extent possible. The plant is designed as per standards prescribed by Maharashtra Pollution Control Board.																												
	E. 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.	Noted																												
	<table border="1"> <thead> <tr> <th>Sr</th> <th>Parameters</th> <th>Standards prescribed by board</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>Limited concentration</td> </tr> <tr> <td>1</td> <td>pH</td> <td>5.5-9.0</td> </tr> <tr> <td>2</td> <td>BOC</td> <td>10</td> </tr> <tr> <td>3</td> <td>COD</td> <td>50</td> </tr> <tr> <td>4</td> <td>TSS</td> <td>20</td> </tr> <tr> <td>5</td> <td>NH₄ N</td> <td>5</td> </tr> <tr> <td>6</td> <td>N-Total</td> <td>10</td> </tr> <tr> <td>7</td> <td>Fecal coliform</td> <td>Less than 100</td> </tr> </tbody> </table>	Sr	Parameters	Standards prescribed by board			Limited concentration	1	pH	5.5-9.0	2	BOC	10	3	COD	50	4	TSS	20	5	NH ₄ N	5	6	N-Total	10	7	Fecal coliform	Less than 100		
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7	Fecal coliform	Less than 100																												
	F. 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	The treated water generated from STP is being recycled for Gardening and flushing.																												

No	Condition	Compliance	<input type="checkbox"/>	P															
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	PP agrees with the condition																	
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	PP agrees with the condition.																	
4	<p>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.</p> <table border="1" data-bbox="284 936 911 1541"> <thead> <tr> <th data-bbox="284 936 411 1099">Sr</th> <th data-bbox="419 936 738 1099">Purpose for water consumed</th> <th data-bbox="746 936 911 1099">Water consumption quantity (CMD)</th> </tr> </thead> <tbody> <tr> <td data-bbox="284 1104 411 1200">1</td> <td data-bbox="419 1104 738 1200">Industrial Cooling, spraying in mine pits or boiler feed</td> <td data-bbox="746 1104 911 1200">0</td> </tr> <tr> <td data-bbox="284 1205 411 1240">2</td> <td data-bbox="419 1205 738 1240">Domestic purpose</td> <td data-bbox="746 1205 911 1240">75</td> </tr> <tr> <td data-bbox="284 1245 411 1375">3</td> <td data-bbox="419 1245 738 1375">Processing whereby water gets polluted & pollutants are easily biodegradable</td> <td data-bbox="746 1245 911 1375">0</td> </tr> <tr> <td data-bbox="284 1379 411 1541">4</td> <td data-bbox="419 1379 738 1541">Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic</td> <td data-bbox="746 1379 911 1541">0</td> </tr> </tbody> </table>	Sr	Purpose for water consumed	Water consumption quantity (CMD)	1	Industrial Cooling, spraying in mine pits or boiler feed	0	2	Domestic purpose	75	3	Processing whereby water gets polluted & pollutants are easily biodegradable	0	4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0	PP agrees with the condition.		
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3	Processing whereby water gets polluted & pollutants are easily biodegradable	0																	
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0																	
5	The Applicant shall provide Specific Water Pollution control systems as per the conditions of EP Act. 1986 and rule made there under from time to time	PP agrees with the condition.																	

Scheduler-II

Terms & conditions for compliance of Air Pollution Control

No	Condition	Compliance	<input type="checkbox"/>	P																
1	<p>As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect the following stack (s) and to observe the following fuel pattern</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Stack no.</th> <th style="text-align: center;">Stack attached to</th> <th style="text-align: center;">APC system</th> <th style="text-align: center;">Ht (m)</th> <th style="text-align: center;">Type of fuel</th> <th style="text-align: center;">Sulphur content (in %)</th> <th style="text-align: center;">Pollutants</th> <th style="text-align: center;">Std.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">S-1 to S-2</td> <td style="text-align: center;">DG Set (750 kVA)</td> <td style="text-align: center;">Acoustic Enclosure</td> <td style="text-align: center;">5</td> <td style="text-align: center;">HSD 70 kg/hr</td> <td style="text-align: center;">1</td> <td style="text-align: center;">SO₂</td> <td style="text-align: center;">33.6 kg/Day</td> </tr> </tbody> </table>	Stack no.	Stack attached to	APC system	Ht (m)	Type of fuel	Sulphur content (in %)	Pollutants	Std.	S-1 to S-2	DG Set (750 kVA)	Acoustic Enclosure	5	HSD 70 kg/hr	1	SO ₂	33.6 kg/Day	DG sets of 2 x 750 kVA for residential buildings and 1 x 500 kVA for Amenity building in the construction site for power backup. The location of DG set installed as per the predominant Wind direction.	<input type="checkbox"/>	
Stack no.	Stack attached to	APC system	Ht (m)	Type of fuel	Sulphur content (in %)	Pollutants	Std.													
S-1 to S-2	DG Set (750 kVA)	Acoustic Enclosure	5	HSD 70 kg/hr	1	SO ₂	33.6 kg/Day													
2	<p>The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Total TPM</td> <td style="text-align: center;">Not to exceed</td> <td style="text-align: center;">150 mg/Nm³</td> </tr> </table>	Total TPM	Not to exceed	150 mg/Nm ³	PP agrees with the condition.	<input type="checkbox"/>														
Total TPM	Not to exceed	150 mg/Nm ³																		
3	The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacements well before its life come to an end or erection of new pollution control equipment	PP agrees with the condition.	<input type="checkbox"/>																	
4	The Board reserves its rights to vary all or any of the conditions 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).	PP agrees with the condition.	<input type="checkbox"/>																	
5	<p>Conditions for utilities like Kitchen, Eating, Places, Canteens:</p> <p>e) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.</p> <p>f) The toilet shall be provided with exhaust system connected to chimney through ducting.</p> <p>g) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).</p> <p>h) The exhaust hot air from A.C. shall be attached to Chimney at least 5 m. higher than the nearest tallest building through ducting and shall discharge into open a in such a way that no nuisance is caused to neighbours.</p>	PP agrees with the condition.	<input type="checkbox"/>																	

Schedule- III**Details of Bank Guarantee**

Sr No	Consent (C2E/C2O) /C2R)	Amt of BG imposed	Submission period	Purpose of BG	Compliance Period	Validity Date	
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of Consent Condition	Upto commissioning of unit or five years	Upto commissioning of unit or five years	PP has submitted the bank guarant to MPCB

BG Forfeiture History

Sr	Consent (C2E/C2O) /C2R)	Amt of BG imposed	Submission period	Purpose of BG	Amount of Forfeiture	Reason of Forfeiture
N/A						

BG Return details

Sr	Consent (C2E/C2O)/C2R)	BG imposed	Purpose of BG	Amount of Forfeiture
N/A				

Schedule IV**Conditions during Construction Phase**

No.	Conditions	Compliance	?	P
A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters	The waste generated from the labour camps is mostly household waste. This waste is disposed of in municipal bins.		
B	During the construction phase, the ambient air and noise quality shall be closely monitored through MoEF approved laboratory.	PP agrees with the condition.		
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	Available Noise Monitoring results for the month of October 2022 to March 2023 are attached.		

General Conditions

No.	Conditions	Compliance	P	P
1	Consumers or bulk consumers of electrical and electronic equipment listed in Schedule- I shall ensure that e-waste generated by them is channelized 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	PP will comply with the condition.		
2	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	PP will comply with the condition.		
3	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;	PP will comply with the condition.		
4	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.	PP will comply with the condition.		
5	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.	PP will comply with the condition.		
6	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.	PP will comply with the condition		

7	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.	PP will comply with the condition.		
8	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.	PP will comply with the condition		
9	Conditions for D.G. Set			
	i. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.	PP has provided acoustic enclosures to the DG sets.		
	j. 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.	PP will comply with the condition		
	k. 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.	The ambient noise levels will be monitored. Construction activities will not be carried out during night time Efforts will take to reduce noise levels during the construction phase.		
	l. Installation of DG set must be strictly in compliance with recommendations for DG set manufacturer.	PP agrees with the condition.		
	m. 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.	Noted.		
	n. D.G. Set shall be operated only in case of power failure	PP operate the Temporary DG set only in case of power failure.		
	o. The applicant should not cause any nuisance in the surrounding area due to operation DG sets	PP will comply with the condition.		
	p. The applicant shall comply with the notification of MoEF dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel	Noted		

10	Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2016 & E-Waste (M & H) Rule 2011	PP complies with the conditions.		
11	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.	PP complies with the conditions.		
12	Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.	PP complies with the conditions.		
13	The treated sewage shall be disinfected using suitable disinfection method.	Noted		
14	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.	PP will submit Form V.		
15	The applicant shall obtain Consent to Operate from the Maharashtra Pollution Control Board before commissioning of the project.	PP agrees with the condition.		

Annexure I
SITE PHOTOGRAPHS

Entry gate



Exit gate



RG area



Fire fighting equipment's



Sanitary facility insite



Sanitary facility onsite for handicap



Sanitary facility onsite for handicap



STP on site



Rain water harvesting system



Transformer on site



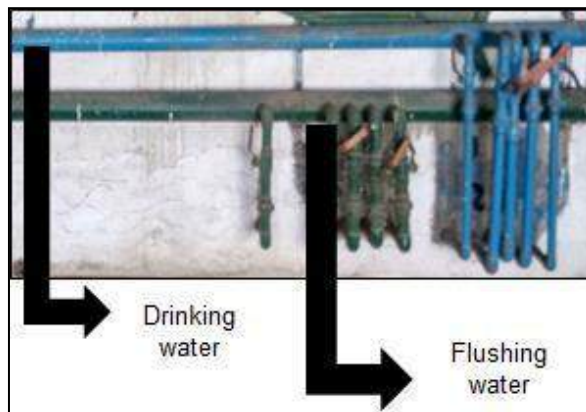
Sewer line



Canteen facility for staff



Dual plumbing line



DG set



Diesel storage tank for DG set



Annexure II

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 owner

ROMELL REAL ESTATE PRIVATE LIMITED

M/s. Romell real estate pvt. ltd., Gharkul Co-Op Housing Society, 'B' Wing,
Azad Road, Vile Parle (E), Mumbai- 400057 -400057

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/INFRA2/408049/2022 dated 12 Jan 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038MH164959 |
| 2. File No. | SIA/MH/INFRA2/408049/2022 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Expansion in EC for the
Information Technology Park "R Tech
Park" Project at Goregaon, Mumbai by
M/s. Romell Real Estate Pvt. Ltd. |
| 7. Name of Company/Organization | ROMELL REAL ESTATE PRIVATE
LIMITED |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 18/05/2023

(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/INFRA2/408049/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Romell Real Estate Pvt Ltd.,
CTS No. 586/2, 586/4, 586/6 ,
586/7A/1 and 586/7B at Village Pahadi,
Goregaon (East), Mumbai.

Subject : Environment Clearance for proposed Expansion in EC for the Information Technology Park "R Tech Park" project at CTS No. 586/2, 586/4, 586/6 , 586/7A/1 and 586/7B at Village Pahadi, Goregaon (East), Mumbai by M/s. Romell Real Estate Pvt Ltd.

Reference : Application no. SIA/MH/INFRA2/408049/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 196th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258th (Day-1) 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	SIA/MH/INFRA2/408049/2022	
2.	Name of project	Expansion in Environmental Clearance of Proposed Information Technology "R Tech park" project at CTS No. 586/2, 586/4, 586/6 586/7A/1 and 586/7B at Village Pahadi, Goregaon (East), Mumbai, Maharashtra by M/s. Romell Real Estate Pvt Ltd.	
3.	Project category	8 (a) B2 Category	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Romell Real Estate Pvt. Ltd. Mr. Dominic Romell
		Regd. Office address	101,1 st Floor, Gharkul Co. Op Soc., Azad Road, Vile Parle (East), Mumbai- 400057
		Contact number	9820297033
		Email ID	mahabal.thane171@gmail.com

Sr. No.	Description	Details			
6.	Consultant	Name	Mahabal Enviro Engineers Pvt. Ltd.		
		Address	F-7, Road No. 21, Wagle Estate, Thane (West)-400604		
		Telephone	022-25823154		
		Email ID	mahabal.thane@gmail.com		
		QCI Accreditation Status	QCI NABET Re-Assessment Dated on 04.01.2022		
7.	Applied for	Environmental Clearance for Expansion Project.			
8.	Location of the project	At CTS No. 586/2, 586/4, 586/6, 586/7A/1 and 586/7B at Village Pahadi, Goregaon (East), Mumbai, Maharashtra			
9.	Latitude and Longitude	Latitude	19° 9' 20.97"N		
		Longitude	72° 51' 21.25"E		
10.	Plot area (m ²)	17,326 m ²			
11.	Deductions (m ²)	90.00 m ²			
12.	Net plot area (m ²)	17,237 m ²			
13.	Ground coverage (m ²) & %	10,588.69 m ² (61.43% of the net plot area)			
14.	FSI area (m ²)	45,062.48 m ²			
15.	Non-FSI (m ²)	43,807.11 m ²			
16.	Proposed Built up area (FSI + non-FSI)	88,869.59 m ²			
17.	TBUA (m ²) approved by Planning Authority till date	88,869.59 m ²			
18.	Earlier EC details with Total Construction area, if any.	87,093.00 m ²			
19.	Construction completed as per earlier EC (FSI + Non FSI) (m ²)	87,093.00 m ²			
20.	Buildings Configuration	Building Details	Existing	Proposed	Height (m)
		Building No. 1	Stilt + 13 floors	-	53.55
		Building No. 2	Stilt + 6 Parking + 11 floors	Ground + 4 Parking + 13 floors	69.65

Sr. No.	Description	Details																																				
21.	No. of Tenement & Shop	It's an Information Technology Park.																																				
22.	Total Population	Total Population: 4,196 nos. (Existing-3,283 nos., Proposed-913 nos.)																																				
23.	Total Water requirement	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Description</th> <th>Quantity</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>a</td> <td>Freshwater</td> <td>105</td> <td>m³/day</td> </tr> <tr> <td>b</td> <td>Recycled water (Flushing)</td> <td>84</td> <td>m³/day</td> </tr> <tr> <td>c</td> <td>Recycled water (Gardening)</td> <td>23</td> <td>m³/day</td> </tr> <tr> <td>d</td> <td>Total water requirement</td> <td>189</td> <td>m³/day</td> </tr> </tbody> </table>	Sr.	Description	Quantity	Unit	a	Freshwater	105	m ³ /day	b	Recycled water (Flushing)	84	m ³ /day	c	Recycled water (Gardening)	23	m ³ /day	d	Total water requirement	189	m ³ /day																
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25.	Source of water	Municipal Corporation of Greater Mumbai																																				
26.	STP Capacity & Technology	<table border="1"> <thead> <tr> <th>Building 1</th> <th>1 no.</th> <th>STP Capacity</th> <th>80</th> <th>m³/day</th> </tr> </thead> <tbody> <tr> <td>Building 2</td> <td>1 no.</td> <td>STP Capacity</td> <td>150</td> <td>m³/day</td> </tr> </tbody> </table>	Building 1	1 no.	STP Capacity	80	m ³ /day	Building 2	1 no.	STP Capacity	150	m ³ /day																										
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STP Technology - Moving Bed Bio-Reactor (MBBR)																																						
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		a	Total solid waste	800	166	966	kg/day																															
		b	Dry waste	320	58	378	kg/day																															
		c	Wet waste	480	108	588	kg/day																															
		c	Dry sludge	1	0	1	kg/day																															
d	E waste	274	0	274	kg/year																																	
31.	R.G. Area in m ²	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Description</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sr.	Description	Quantity																																	
		Sr.	Description	Quantity																																		

Sr. No.	Description	Details			
		a	RG required		1,732 m ²
		b	RG provided on Mother Earth		1,732 m ²
		c	Total green area		1,732 m ²
		d	Existing trees on the plot		160 nos.
		e	Proposed trees to be planted		0 nos.
32.	Power requirement	During operation phase			
		Sr.	Details		Energy load
		a	Connected load		4,241.94 kW
		b	Demand load		4,241.94 kW
33.	Energy Efficiency	a	Overall conventional energy saving		24.19%
		b	Renewable Energy saving		5.04%
34.	DG Set Capacity	2 X 1,500 kVA, 6 X 750 kVA			
35.	Parking 4 W & 2W	Type	Existing	Provided	Total
		2 -wheeler	-	55	55
		4 -wheeler	739 nos.	102	841 nos.
		Parking area	28,163 m ²	-1,982.98	26,180.02 m ²
36.	No. & capacity of Rain water harvesting tanks Pits		Building 1	Building 2	
		No. recharge pits	2 nos.	5 nos.	
		Size of recharge pits	2 m x 2.5 m x 6 m	1.6 m x 1.6 m x 4.3 m	
37.	Project cost in (Cr.)	Rs.74.93 Crore			
38.	EMP Cost				
	EMP costing during construction phase				
	Parameter	Description & Criteria			Cost (Rs. in Lakh)
	Training and awareness	Personal protective equipment			125
	Socio-economic environment	Site sanitation facility and safety			100
	Air environment	Water for dust suppression			100
	Environment Management	For Air, Noise, Water analysis and solid waste management			25
		Traffic management			5
	Storm water management	Operation & Management of channel			10
	Health check-up	Health check-up for workers, first aid kit disinfection			25
		Total Rs. Lakhs			390
	EMP costing during operation phase				

Sr. No.	Description	Details		
	Component	Description	Capital Cost (Rs. Lakh)	O & M Cost Rs. Lakh/Annum)
	Sewage treatment plant	2 no. of STP (Building I: capacity 80 m ³ /day, Building II: capacity 150 m ³ /day)	25	2
	Low flow devices		4	0.5
	Rain water harvesting	7 no. of recharge pits (2 nos. having size 2 m x 30 m and 5 nos. having size 5 m x 10 m)	5	1
	Solid Waste management	Cost for treatment of biodegradable garbage in OWC (1 no.), non-biodegradable waste management	6	1
	Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF&CC approved Laboratory	1.50
	Landscape development	160 trees planted. Development & maintained of landscape area 2,611 m ²	5	1
	Energy conservation	Solar PV panels for electricity generation, LED etc.	235	10
	Fire-fighting system	Installation and operation of Fire Fighting system	750	75
	Storm water management & Maintenance	Laying of storm & Sewer line up to final disposal point	1265	115
	DMP cost		32	0.67
		Total	2,327	207.67
39.	CER Details with Justification if any as per MoEF&CC circular dated 01/05/2018	As per MoEF&CC's office Memorandum no. F. No. 22-65/2017-IA-III dated 25/02/2021, <u>CER not applicable for B2 category projects.</u>		
40.	Details of Court Cases/litigations w.r.t the project and project location, if any.	No court cases.		

The comparative statement showing the project details as per earlier EC and the proposed amendment & expansion is as follows:

Sr. No.	Details	As per 165 th MoM, Dated: 26.04.2019	Proposed Expansion	Total	Unit	Remark
1.	Project name	"Information Technology Park"	-	"Information Technology Park"		No Change
2.	EIA category	8(a) B2	-	8(a) B2		No Change
3.	Area details					
a	Plot area	17,326	-	17,326	m ²	No Change
b	Deduction	1,822	-1,732	90	m ²	Deduction in Net Plot Area
c	Net plot area	15,504	1,732	17,237	m ²	Increase in Net Plot Area
d	FSI area (permissible)	38,238	6,824.48	45,062.48	m ²	There is an increase in the FSI area by 6,824.48 m ²
e	Non FSI area	48,855	-5,047.89	43,807.11	m ²	There is decreased in the Non FSI area by 5,047.86 m ²
f	Total construction area	87,093	1,776.59	88,869.59	m ²	Hence TBUA increased by 1,776.59 m ²
4.	Project cost	11.9	63.03	74.93	Rs. Crore	Increase in Project Cost
5.	Population details					
a	Population	3,283	913	4,196	No.	There is an increase in Population
6.	Water requirement					
a	Total water requirement	180	9	189	m ³ /day	Change due to increase in

Sr. No.	Details	As per 165 th MoM, Dated: 26.04.2019	Proposed Expansion	Total	Unit	Remark
						population
b	Freshwater requirement	100	5	105	m ³ /day	Change due to increase in population
c	Recycled Water (Flushing)	80	4	84	m ³ /day	Change due to increase in population
d	Recycled Water (Gardening)	13	10	23	m ³ /day	Increase
E	Sewage generation	144	7	151	m ³ /day	Change due to increase in population
7.	STP capacity	Building I: 80 Building II: 150	0	Building I: 80 Building II: 150	m ³ /day	No Change
8.	Solid waste generation					
a	Total Solid waste generation	800	165	965	kg/day	Change due to increase in population
b	Bio-degradable waste	480	108	588	kg/day	Change due to increase in population
c	Non-Bio-degradable waste	320	58	378	kg/day	Change due to increase in population
9.	Landscape					
a	RG area	2,611	-879	1,732	m ²	Decreased
b	No. of trees	160	0	160	No.	No Change
10.	Parking					
a	Parking area	28,163	-1,982.98	26,180.02	m ²	Decreased
b	Four-Wheeler	739	102	841	No.	Increased
C	Two-Wheeler	0	55	55	No.	Increased
11.	Energy requirement					

Sr. No.	Details	As per 165 th MoM, Dated: 26.04.2019	Proposed Expansion	Total	Unit	Remark
a	Max. Demand Load	3,300	941.94	4,241.94	kW	Increased
b	Connected Load	3,300	941.94	4,241.94	kW	Increased
c	DG set number & capacity details	2 X 1500, 4 X 750	2 X 750	2 X 1,500, 6 X 750	Nos. x kVA	Increased
12.	RWH Pits Details	Building I: 2 No. (2 X 2.5 X 6 m) Building II: 5 Nos. (1.6 X 1.6 X 4.3 m)	-	Building I: 2 No. (2 X 2.5 X 6 m) Building II: 5 Nos. (1.6 X 1.6 X 4.3 m)	Nos. & m.	No Change
13.	EMP construction Phase	78	312	390	Rs. Lakh	Increased
14.	EMP Capital cost	457	1,838	2,295	Rs. Lakh	Increased
15.	EMP O & M cost	45	160.5	205.5	Rs. Lakh/year	Increased

3. Proposal is an expansion of existing construction project. PP has obtained earlier Environment Clearance vide 21-7/2006-IA-III, dated: 16.10.2006 for the plot area of 17,326.00 Sq. Mtrs., FSI area of 32,660.00 Sq. Mtrs. Proposal has been considered by SEIAA in its 258th (Day-1) 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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit following NOCs & remarks as per amended planning:
 - a) Water Connection; b) Sewer Connection NOC; c) Storm Water Drain Remarks; c) Tree NOC.
3. PP to obtain certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

4. PP to submit architect certificate mentioning that they had not violated any provision of EIA Notification, 2004 amended thereafter time to time.
5. PP to reduce discharge of treated water up to 35%. PP to submit registered undertaking from local tanker supplier regarding use of excess treated water.
6. PP to submit audit report of existing STP & OWC.

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 –45,062.48 m², Non FSI-43,807.11 m², Total BUA88,869.59-m². (Plan approval No. CHE/9098/BP(WS)/AP/337/5/Amend, dated-17.10.2022)

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

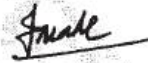
- effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the 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. 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.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

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

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



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, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

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

Member Secretary

Date: 5/18/2023 11:41:38 AM

Annexure III

MPCB Consent

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000211207/CR/2406002079

Date: 25/06/2024

To,
M/s. Romell Real Estate Pvt. Ltd, CTS No.
586/2, 586/4 586/6 586/7A/1, 586/7B,
Village Pahadi, Goregaon (East), Mumbai.



**Sub: Renewal of Consent to Operate with Amalgamation of Part-I & Part-II
for IT Park**

Ref: Application Submitted by SRO-Mumbai-II

Your application NO. MPCB-CONSENT-0000211207

For: grant of Consent to Renewal 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 / 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. Renewal of Consent to Operate with Amalgamation of Part-I & Part-II is valid upto-08.06.2026.**
- 2. The capital investment of the project is Rs.94.10 Cr. (As per C.A Certificate submitted by industry).**
- 3. The Consent to Renewal is valid for IT Park "R Tech Park named as M/s. Romell Real Estate Pvt. Ltd, CTS No. 586/2, 586/4 586/6 586/7A/1, 586/7B, Village Pahadi, Goregaon (East), Mumbai on Total Plot Area of 17326 Sq.Mtrs for construction BUA of 54,311.17 Sq.Mtrs out of Total Construction BUA of 88869.59 Sq.Mtrs as per EC granted dated-18.05.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-18.05.2023	17326.00	88869.59
2	Consent to Establish and consent to 1st operate obtained dtd-29.08.2023	17326.00	52534.58
3	Consent to Establish for expansion dtd-05.09.2023	17326.00	1776.59
4	Consent to Operate (Part-II) dtd-29.02.2024	17326.00	1776.59

- 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	121	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 to S-4	DG Set -750 KVA	4	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	250 Kg/Day	OWC	use as manure
2	Non Biodegradable	150 Kg/Day	Segregation	Segregate and hand over to Vendor
3	Stp Sludge	1 m3/day	drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	110.00	Kg/Annum	Sent to authorized vendor for re-process

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. PP shall submit/extend the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
12. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
13. 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.

14. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
15. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
16. The Project Proponent shall comply with the Environmental Clearance obtained dtd-18.05.2023 for construction project having total plot area of 17326 Sq.mtr and total construction BUA of 88869.59 Sq.mtrs as per specific condition of EC.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	TXN2405007036	31/05/2024	Online Payment
2	125000.00	TXN2406003958	21/06/2024	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to extend B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Compliance.
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 provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **150 CMD for treatment of domestic effluent of 121 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	135.00
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.	Grandening/Other consumption	

- 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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-4	DG Set -750 KVA	Acoustic Enclosure	5.00	Diesel 70 Kg/Hr	1	SO ₂	33.6 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 ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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).



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate (Part-II)	10 Lakhs	Extend the existing	Towards compliance of consent condition	08.06.2026	31.12.2026

** 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/C20/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/C20/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

General Conditions:

1. 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
2. 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
3. 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;
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

- 9 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

Annexure IV
ENVIRONMENT
MONITORING REPORT

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

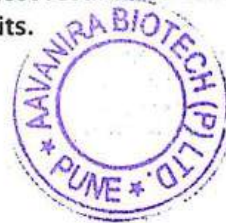
ENalyze*


Ambient Air Quality Monitoring Report Report No. AB/RTP/12/2025-26/51

Client Details Name & Address: Romell Real Estate Pvt. Ltd ("R Tech Park") At C.T.S. No. 586/2,586/4, 586/6 and 586/7 at village Pahadi, Goregaon (East), Mumbai, Maharashtra	Sample Code		AB/RTP/12/2025-26/51		
	Sample Name /Location		Near Main Gate		
	Sample Type		Ambient Air		
	Method of Sampling		IS:5182 &CPCB Manual-(NAAQMS 36/2012-13)		
	Sample Collected By		Aavanira Biotech Pvt. Ltd.,		
	Sample Collected On		09/12/2025		
	Sample Received on Date		10/12/2025		
	Sample Condition / Description		Liquids of 30 ml in Sealed & intact plastic Containers, Filter Papers in sealed case.		
	Analysis Date		10/12/2025 to 15/12/2025		
	Analysis Done At		Aavanira Biotech Pvt Ltd		
	Reporting Date		15/12/2025		
Sample returned /stored		Stored at 4°C for 1 week from the date of reporting			
Ambient Temperature		30.5°C	Relative Humidity(RH)	50 %	
Sampling Duration		08 Hrs.			
Time of Sampling		12:45 p.m. to 08:45 p.m.			
Sr. No.	Parameter	Results	Units	NAAQ Standards	Standard Method
1.	Particulate Matter (PM ₁₀)	77.42	µg/m ³	≤ 100	IS 5182 Part 23 : 2006 (R.A.:2022)
2.	Particulate Matter (PM _{2.5})	28.98	µg/m ³	≤ 60	IS 5182 Part 24 : 2019(R.A.:2024)
3.	Sulphur Dioxide (SO ₂)	21.5	µg/m ³	≤ 80	IS 5182 Part 2 : 2001 (R.A.:2023)
4.	Oxides of Nitrogen (NOx)	25.0	µg/m ³	≤ 80	IS 5182 Part 6 : 2006 (R.A.:2022)

Statement of Conformity: The above mentioned test results are complies with prescribed National Ambient Air Quality Standards (NAAQS: 2009) limits.


Verified & Reviewed by– Quality Manager




Authorized by – TM (Chem.)

- Results relate only to the items tested.
- Report shall not be reported except in full without approval of the laboratory.

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

ENalyze*

Ambient Air Quality Monitoring Report Report No. AB/RTP/12/2025-26/52

Client Details Name & Address: Romell Real Estate Pvt. Ltd ("R Tech Park") At C.T.S. No. 586/2,586/4, 586/6 and 586/7 at village Pahadi, Goregaon (East), Mumbai, Maharashtra	Sample Code		AB/RTP/12/2025-26/52		
	Sample Name /Location		Near Proposed Construction		
	Sample Type		Ambient Air		
	Method of Sampling		IS:5182 &CPCB Manual-(NAAQMS 36/2012-13)		
	Sample Collected By		Aavanira Biotech Pvt. Ltd.,		
	Sample Collected On		09/12/2025		
	Sample Received on Date		10/12/2025		
	Sample Condition / Description		Liquids of 30 ml in Sealed & intact plastic Containers, Filter Papers in sealed case.		
	Analysis Date		10/12/2025 to 15/12/2025		
	Analysis Done At		Aavanira Biotech Pvt Ltd		
	Reporting Date		15/12/2025		
Sample returned /stored		Stored at 4°C for 1 week from the date of reporting			
Ambient Temperature		31.0°C	Relative Humidity(RH)	53 %	
Sampling Duration		08 Hrs.			
Time of Sampling		01:00 p.m. to 09:00 p.m.			
Sr. No.	Parameter	Results	Units	NAAQ Standards	Standard Method
1.	Particulate Matter (PM ₁₀)	73.50	µg/m ³	≤ 100	IS 5182 Part 23 : 2006 (R.A.:2022)
2.	Particulate Matter (PM _{2.5})	28.92	µg/m ³	≤ 60	IS 5182 Part 24 : 2019(R.A.:2024)
3.	Sulphur Dioxide (SO ₂)	22.6	µg/m ³	≤ 80	IS 5182 Part 2 : 2001 (R.A.:2023)
4.	Oxides of Nitrogen (NO _x)	24.9	µg/m ³	≤ 80	IS 5182 Part 6 : 2006 (R.A.:2022)

Statement of Conformity: The above mentioned test results are complies with prescribed National Ambient Air Quality Standards (NAAQS: 2009) limits.

Verified & Reviewed by- Quality Manager




Authorized by - TM (Chem.)



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Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

ENalyze*

Ambient Noise Monitoring Report Report No. AB/RTP/12/2025-26/53				
Client Details Name & Address: Romell Real Estate Pvt. Ltd ("R Tech Park") At C.T.S. No. 586/2,586/4, 586/6 and 586/7 at village Pahadi, Goregaon (East), Mumbai, Maharashtra		Sample Code		AB/RTP/12/2025-26/53
		Sample Type		Ambient Noise
		Method of Sampling		IS:9876 (RA:2001)
		Sample Collected By		Aavanira Biotech Pvt. Ltd.
		Sample Collected On		09/12/2025
		Reporting Date		15/12/2025
Sr. No.	Test Location	Reading		Unit
		Day Time	Night Time	
01	Near Main Gate	53.9	43.5	dB(A)
02	Near Proposed Construction	54.0	44.8	dB(A)

Sr. No.	Category of Area	Limits dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	<75	<70
B	Commercial Area	<65	<55
C	Residential Area	<55	<45
D	Silence Zone	<50	<40

Note: 1 Day Time shall mean from 06:00 am. to 10:00 pm.

Note: 2 Night Time shall mean from 10:00 pm. to 06:00 am.

Statement of Conformity: Limits: Maharashtra Pollution Control Board has prescribed 75 dB (A) as an upper limit of Noise Level during day time. Above results are complies with the prescribed limits by MPCB.



Verified & Reviewed by- Quality Manager




Authorized by - TM (Chem.)

- Results relate only to the items tested.
- Report shall not be reported except in full without approval of the laboratory.

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

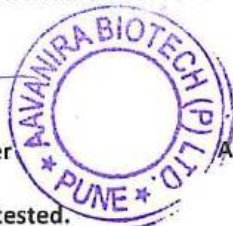
ENalyze*

Test Report			REPORT NO.- AB/RTP/12/2025-26/54		
Client Details Name & Address: Romell Real Estate Pvt. Ltd ("R Tech Park") At C.T.S. No. 586/2,586/4, 586/6 and 586/7 at village Pahadi, Goregaon (East), Mumbai, Maharashtra		Sample Code	AB/RTP/12/2025-26/54		
		Sample Name	Drinking Water		
		Sample Type	Drinking Water		
		Method for Sampling	IS:17614:Part 1		
		Sample Collected By	Aavanira Biotech Pvt Ltd		
		Sample Collected On	09/12/2025		
		Sample Received on Date	10/12/2025		
		Sample Condition/Description	Received in 1 liter sealed & intact Plastic Container		
		Analysis Date	10/12/2025 to 15/12/2025		
		Analysis Done At	Aavanira Biotech Pvt Ltd		
Reporting Date	15/12/2025				
Sample returned /stored		Stored at Ambient Temp for 1 week from the date of reporting			
Sr. No.	Parameter	Result	Limit as per IS:10500 Standard	Unit	Standard Method
1.	Colour	1.0	5	Hazen	IS: 3025 Part-04 (R.A : 2021)
2.	pH	7.78	6.5 to 8.5	--	IS: 3025 Part-11 (R.A : 2022)
3.	Turbidity	0.68	1	NTU	IS: 3025 Part-10 (R.A : 2023)
4.	Total Dissolved Solids	67.0	500	mg/L	IS: 3025 Part-16 (R.A : 2023)
5.	Total Hardness (as CaCO ₃)	21.15	200	mg/L	IS: 3025 Part-21 (R.A : 2023)
6.	Total Alkalinity (as CaCO ₃)	23.65	200	mg/L	IS: 3025 Part-23 (R.A : 2023)
7.	Chloride (as Cl ⁻)	13.20	250	mg/L	IS: 3025 Part-32 (R.A : 2024)
8.	Sulphate (as SO ₄ ⁻²)	3.95	200	mg/L	APHA :24 th edition -(4500- SO ₄ ²⁻ E)
9.	Residual Chlorine (as Cl ₂)	BDL	0.2	mg/L	APHA :24 th edition -(4500-Cl B)
10.	Calcium (as Ca)	6.25	75	mg/L	IS: 3025 Part-02 (2023)
11.	Magnesium (as Mg)	3.91	30	mg/L	IS: 3025 Part-02 (2023)
12.	Iron (as Fe)	BDL	0.30	mg/L	IS: 3025 Part-02 (2023)
13.	Total Coliform	Absent	Absent	/100ml	IS: 15185:2016
14.	<i>Escherichia coli</i>	Absent	Absent	/100ml	IS: 15185:2016

BDL: Below Detection Limit.

Statement of conformity: The above mentioned test results are complies with limits prescribed in IS: 10500: 2018 Standard.

Verified & Reviewed by- Quality Manager



Authorized by - TM (Chem) & TM (Micro)

- Results relate only to the items tested.
- Report shall not be reported except in full without approval of the laboratory.

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

ENalyze*

ULR No: Not Applicable		Test Report		REPORT NO- AB/RTP/12/2025-26/55
Client Details Name & Address: Romell Real Estate Pvt. Ltd ("R Tech Park") At C.T.S. No. 586/2,586/4, 586/6 and 586/7 at village Pahadi, Goregaon (East), Mumbai, Maharashtra	Sample Code	AB/RTP/12/2025-26/55		
	Sample Name	Soil Sample –Project Site		
	Sample Type	Soil		
	Method for Sampling	CPCB Guidelines		
	Sample Collected By	Aavanira Biotech Pvt. Ltd.		
	Sample Collected On	09/12/2025		
	Sample Received on Date	10/12/2025		
	Sample Condition/Description	Received in 1 kg sealed & intact Plastic		
	Analysis Date	10/12/2025 to 15/12/2025		
	Analysis Done At	Aavanira Biotech Pvt Ltd		
Reporting Date	15/12/2025			
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting			

Sr. No.	Parameter	Result	Unit	Standard Method	
Chemical Parameter					
1	pH (at 25°C)	7.80	--	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800	
2	Total Organic Carbon	0.82	%	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800	
3	E. Conductivity at 25°C	15.12	µS/cm	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800	
4	Sulphate	29.72	mg/kg	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800	
5	Cation Exchange Capacity	32.5	meq/100g	ICP Method	
6	Total Nitrogen	68.0	Kg/ha	IS 14684 1999, RA 2008	
7	Bulk Density	300.12	gm/cc	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800	
8	Particle Size	Sand	26.0	%	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800
		Silt	31.0		
		Clay	43.0		
Elemental Parameter					
1	Potassium as K	29.2	Kg/ha	USEPA 3050 B	
2	Phosphorous as P	68.0	Kg/ha	USEPA 3050 B	
3	Calcium as Ca	21.7	Kg/ha	USEPA 3050 B	
4	Magnesium as Mg	14.8	Kg/ha	USEPA 3050 B	
5	Boron as B	N.D.	Kg/ha	USEPA 3050 B	
6	Iron as Fe	95.6	Kg/ha	USEPA 3050 B	

N.D.- Not Detectable


Verified & Reviewed by- Quality Manager




Authorized by – TM (Chem.)

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Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

ENalyse*

Test Report			REPORT NO.- AB/RTP/12/2025-26/56		
Client Details Name & Address: Romell Real Estate Pvt. Ltd (“R Tech Park”) At C.T.S. No. 586/2,586/4, 586/6 and 586/7 at village Pahadi, Goregaon (East), Mumbai, Maharashtra	Sample Code	AB/RTP/12/2025-26/56			
	Sample Name	STP Outlet			
	Sample Type	Sewage			
	Method for Sampling	IS:17614:Part 1			
	Sample Collected By	Aavanira Biotech Pvt Ltd			
	Sample Collected On	09/12/2025			
	Sample Received on Date	10/12/2025			
	Sample Condition/Description	Received in 1 liter sealed & intact Plastic Container			
	Analysis Date	10/12/2025 to 15/12/2025			
	Analysis Done At	Aavanira Biotech Pvt Ltd			
	Reporting Date	15/12/2025			
Sample returned /stored	Stored at Ambient Temp for 1 week from the date of reporting				
Sr. No.	Parameter	Result	Limit as per MPCB Consent	Unit	Standard Method
1.	Total Suspended Solids	26.0	100	mg/lit	IS: 3025 Part-17 (R.A : 2017)
2.	pH	7.12	5.5-8.5	--	IS: 3025 Part-11 (R.A : 2017)
3.	Biochemical Oxygen Demand (3day at 27°C)	18.0	30	mg/lit	IS: 3025 Part-44 (R.A : 2019)
4.	Chemical Oxygen Demand	58.80	100	mg/lit	IS: 3025 Part-58 (R.A : 2017)

REMARKS / OBSERVATIONS: All above parameters are within limit as per MPCB Consent.


Verified & Reviewed by-- Quality Manager




Authorized by – TM (Chem.)

- Results relate only to the items tested.
- Report shall not be reported except in full without approval of the laboratory.