O/C

# Gigaplex Estate Private Limited

K RAHEJA
CORP

Date: 11th November 2025

To,
The CCF, Regional Office, Western Region,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

Sub: ssion of Environmental Clearance Compliance Status Report for period of April 2025 to September 2025

Ref.:
1. Environmental Clearance F. No. SEAC-2010/CR-422/TC-2 dated 24 November 2010 & dated 29th September 2014,
2. Amended EC No. SEAC-2015/CR-84/TC-1 Dated: 18th July 2016,
3. Expansion EC vide No. F. No.21-144/2017-IA-III Dated: 31st May 2018,
4. Amended EC No. SEIAA-EC-0000002126 dated 25th February 2020 &
5. Amended EC No. SIA/MH/MIS/62029/2021 dated 13th September 2021.
6. Expansion EC vide No. EC23B039MH142898 Dated: 26th May 2023

Dear Sir,

With reference to the above, we wish to inform you that we have been granted Environmental Clearance for our project "Gigaplex IT Park" located at Plot No. IT - 5 at Airoli Knowledge Park, MIDC, Navi Mumbai by the Ministry of Environment & Forest, Government of India.

We are herewith submitting six-monthly Environmental clearance compliance report for the period April 2025 – September 2025 along with the supporting documents needed for the submission as mentioned below:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Report (April 2025 – September 2025)

We hope the above is to your satisfaction.

Thanking You.

Yours faithfully,
For Gigaplex Estate Private Ltd
N. R. Mehta

Nikhil Mehta

Encl: a/a

18/11/2025

Maharashtra Pollution Control Board
Kalpataru Point, 2nd Floor, Sion Circle,
Opp. Cine Planet, Sion (East),
Mumbai - 400 022.
Tel. 24010437 / 24020781.
Website : www.mpcb.gov.in

CC to:
1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai– 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara- 390023.

## Pooja Mithbavkar

**From:** Pooja Mithbavkar
**Sent:** 15 November 2025 14:30
**To:** eccompliance-mh@gov.in; ec-rdw.cpcb@gov.in
**Subject:** EC Compliance for April 2025 - September 2025 Of [M/s. Gigaplex Estate Pvt. Ltd. Project "Gigaplex IT- Park" at Plot No. IT 5, MIDC Knowledge Park, Airoli, Navi Mumbai, Maharashtra]
**Attachments:** Six Monthly Compliance Report April 2025 to September 2025.pdf

Respected Sir/Madam,

As per MoEF & CC notification vide No. SO 5845(E) Dated-26.11.2018 AND as informed by Central Pollution Control Board, Regional Directorate (West), Vadodara regarding digital transaction of EC Compliance report under Government of India initiatives for promoting e-office through digital transaction of activities, we are submitting herewith six-monthly EC compliance status report for period April 2025 - September 2025 for proposed project "Gigaplex IT- Park" at Plot No. IT 5, MIDC Knowledge Park, Airoli, Navi Mumbai by M/s. Gigaplex Estate Pvt. Ltd. in pdf format with signed and stamped by authorized signatory of the project.

Documents enclosed herewith are as listed below:

1. Cover letter
2. Datasheet
3. EC compliance status report
4. List of annexures
5. Documents as per list of annexures

Hope the above is for your satisfaction.

**Regards**,

**Pooja Mithbavkar**

Aditya Environmental Services Pvt. Ltd.

Head Office | 107/110, Hiren Light Industrial Estate, Mogul Lane, Mahim, Mumbai 400016

Laboratory | Plot P-1, MIDC Commercial Plots, Mohopada, P.O. Rasayani, Tal. Khalapur, Dist. Raigad 410222

022-42127500 contact@aespl.co.in

# Newfound Properties And Leasing Private Limited

K RAHEJA CORP

Date: 11th November 2025

To,
The Chief Conservator of Forest,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

Sub: Submission of six-monthly EC compliance status report for the period of April 2025 – September 2025.

Ref. Environmental Clearance Letter granted for the project of an IT Park, at Plot No. Gen. 2/1/E, Gen.2/1/D, Gen 2/1/F, TTC Industrial Area, MIDC, Jui Nagar, Navi Mumbai, by the Ministry of Environment & Forest, Government of India vide letter No.

1. EC No. 21-432/2007-IA.III dated 05.02.2008.
2. Extension of validity granted on 18.05.2013.
3. Amended EC No. SEAC-2016/CR-61/TC-1 dated 03.12.2016.
4. Amended EC No. F. No. 21-139/2017-IA-III, Dated: 31st October 2018
5. Expansion EC No. SEIAA-EC-0000002108 Dated: February 18, 2020
6. Amended EC No. F. No. SIA/MH/MIS/165940/2020 Dated: 10.05.2021
7. Expansion EC No. vide no. EC23B039MH122447 dated 18.05.2023

Dear Sir,

With reference to the above, six-monthly Environmental clearance compliance report for the period of April 2025 – September 2025 with the relevant document needed for the submission as mentioned below:

- Data sheet
- Compliance Status report
- Post monitoring report (April 2025 – September 2025)

Hope the above is in compliance with your requirement.

Thanking You,
Yours faithfully,

For M/s. Newfound Properties & Leasing Pvt. Ltd.

N. R. Mehta

Nikhil Mehta

Encl: a/a

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai– 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara – 390023.

## MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

**MINISTRY OF ENVIRONMENT & FORESTS**
**REGIONAL OFFICE (W), NAGPUR**
**Monitoring Report**
**PART – I**
**DATA SHEET**

| | | | |
|---|---|---|---|
| 1 | Project type: River –Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify) | : | **Others – Township and Area Development project** |
| 2 | Name of the project | : | Proposed development of "Integrated Information Technology Park (IITT)" on plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Juinagar, Navi Mumbai by M/s. Newfound Properties & Leasing Pvt. Ltd. |
| 3 | Clearance letter (s)/OM no. and date | : | 1. EC No. **21-432/2007-IA.III** dated **05.02.2008.**<br>2. Extension of validity granted on **18.05.2013.**<br>3. Amended EC No. **SEAC-2016/CR-61/TC-1** dated **03.12.2016.**<br>4. Amended EC No. **21-139/2017-IA-III** dated **31.10.2018.**<br>5. Environment Clearance for Proposed Expansion for Development of Integrated Information Technology Township- **SEIAA-EC-0000002108** dated **18.02.2020.**<br>6. Amended EC No. **F. No. SIA/MH/MIS/165940/2020** dated **10.05.2021.**<br>7. Expansion EC No. vide no. **EC23B039MH122447** dated **18.05.2023** |
| **4** | **Location** | | |
| | (a) District | : | Thane |
| | (b) State | : | Maharashtra |
| | (c) Latitude / Longitude | : | Latitude : 19°15'North<br>Longitude : 73° 5' East |
| **5** | **(a) Address for correspondence** | : | **Mr. Pramod Mhamane**<br>**Newfound Properties & Leasing Pvt. Ltd.**<br>Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai- 400 051.<br>Tel: 9167640612 Fax:022 2656 4306 |
| **6** | **Salient Features** | | |
| | (a) Of the project | : | Total Plot area : 2, 12, 668.23 sqm<br>FSI : 3, 62, 992.20 sqm<br>Non FSI : 3, 09, 033.35 sqm |



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Total BUA : 6 ,72, 025.55 sqm

**Building Configuration:**

| Building no. | Configuration |
|---|---|
| B1- (IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th |
| B2- (IT building) | Part Stilt + 4 Office Flrs. + Part 5th |
| B3- (IT building) | Stilt+ 3 Parking+ 8 Office Flrs. + Part 9th |
| B4- (IT building) | Stilt+ 7 Parking+ 14 Office |
| B5 -a & b (Data Center 1 & 2) | Ground + 8 (with mezzanine at 1st - 6th levels) |
| B6- Food court Block | G+1 floors + 2 floor (pt) + Part basement for services |
| D7-Glass box | Ground floor |
| B8- (IT building) | Stilt + 7 Parking + 14 office floors |
| B9- Residential Club | G+1 floors |
| B10- Residential Tower- T2 | Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors+ (Part basement for services) |
| B11- Residential Tower-T11 | Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) |
| B12- Residential Tower- T1 | Parking 4 + Parking 5 + E-deck + 33 Floors+ (Part basement for services) |
| B13- Residential Tower- T3 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) |
| B14- Residential Tower- T10 | Parking 2 + Parking 3 + Parking 4 +Parking 5 + E-deck + 33 Floors + (Part basement for services) |
| Retail- High Street | L1, L2, L3 +Theatre (72 shops+ 1000 seats Multiplex) |
| Visitor Management Centre | G+1 floors |

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| | | | |
|---|---|---|---|
| | | | GIS Substation: G+2 floors<br>Foot Over Bridge: |
| | | | |
| | (b) Of Environmental Management Plans | : | **1. *Sewage Treatment Plant*:**<br>Sewage Treatment Plants with total capacity of 2126 KLD will be provided for treating the wastewater.<br><br>**STP's Capacity:**<br>• IT+ Food court - 1465 KLD (STP for B1, B2, B3 has been already constructed and operational)<br>• Date Centre- 5 KLD<br>• Residential- 2 STP's of total capacity- 626 KLD (228 KLD + 398 KLD)<br>• Retail + VMS- 30 KLD<br>• **Total- 2126 KLD**<br><br>**2. *Water Management*:**<br>• Rainwater Harvesting shall be provided to recharge the ground water table.<br><br>**3. *Solid Waste Management*:**<br>• Dry waste: Will be handed over to Local Recyclers for recycling.<br>• Wet waste: Will be processed in the OWC. Manure obtained shall be used for landscaping.<br>• STP Sludge (Dry sludge): To be used as a manure. |
| **7** | **Breakup of the project area** | | |
| | (a) Submergence area: forest & non-forest. | : | Nil. |
| | (b) Others | : | The entire project area is non-agricultural land. |
| **8.** | Breakup of the project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & landless labourers /artisan. | : | Nil. |
| | (a) SC, ST /Adivasis | : | Nil. |
| | (b) Others<br>(Please indicate whether these figures are based on any scientific and | : | Nil |



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| | | | |
|---|---|---|---|
| | systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey) | | |
| **9.** | **Financial details** | | |
| | (a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference. | : | **Project cost as originally planned:**<br>Estimated Cost: 533.61 Cr<br>**Proposed Amendment as per new EC:**<br>Rs. 2377.54 Cr. |
| | (b) Allocation made for environmental management plans with item wise and year wise break-up. | : | **EMP Cost Operation Phase**<br>Capital Cost – 247.02 Cr<br>O & M Cost – 20.7 Cr/Annum |
| | (c) Benefit cost ratio/Internal rate of Return and the year of assessment | : | Yet to finalize |
| | (d) Whether (c) include the cost of environmental management as shown in the above. | : | Not applicable since (c) is yet to finalize. |
| | (e) Actual expenditure incurred on the project so far | : | Rs. 1098 Cr. |
| | (f) Actual expenditure incurred on the environmental management plans so far | : | Rs. 6.2 Cr. |
| **10.** | **Forest land requirement.** | : | |
| | (a) The status of approval for diversion of forest land for non-forestry use | : | Not applicable. |
| | (b) The status of clearing felling | : | Not Applicable. |
| | (c) The status of compensatory afforestation, if any | : | Not applicable. |
| | (d) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far | : | Not applicable. |
| | | | |
| **11.** | The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information | : | Nil. |
| | | | |
| **12.** | Status of construction.<br>a) Date of commencement (Actual and / or planned) | : | Work for Building No 1, 2, 3 & 5A is completed.<br>Residential Bldg<br>Tower 01 – 30-Sep-25<br>Tower 02 & 11: Aug-2024 |

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| | | | |
|---|---|---|---|
| | | | Tower 03: Jul-25<br>Tower 10 : May-25 |
| | b) Date of completion (Actual and/ or planned) | : | Bldg. No. 1: Completed –OC received.<br>Bldg. No. 2: Completed –OC received.<br>Bldg. No. 3: Completed –OC received.<br>Bldg. No. 5A: Completed –OC received.<br><br>Residential: Planned completion date-<br>Tower 2 & 11 – 30th Aug-2028 |
| | | | |
| **13.** | Reason for the delay if the project is yet to start. | : | -- |
| | | | |
| **14.** | Dates of site visits | | |
| | (a) The dates on which the project was monitored by the Regional Office on previous occasions, if any | : | Nil. |
| | (b) Date of site visit for this monitoring report | : | April 2025 September 2025 |
| | | | |
| **15.** | Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently. | : | 1. EC No. **21-432/2007-IA.III** dated **05.02.2008.**<br>2. Extension of validity granted on **18.05.2013.**<br>3. Amended EC No. **SEAC-2016/CR-61/TC-1** dated **03.12.2016.**<br>4. Amended EC No. **21-139/2017-IA-III** dated **31.10.2018.**<br>5. Environment Clearance for Proposed Expansion for Development of Integrated Information Technology Township- **SEIAA-EC-0000002108** dated **18.02.2020.**<br>6. Amended EC No. **F. No. SIA/MH/MIS/165940/2020** dated **10.05.2021.**<br>7. Expansion EC No. vide no. **EC23B039MH122447** dated **18.05.2023.** |



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# HALF YEARLY COMPLIANCE STATUS REPORT

## April 2025 – September 2025

| | |
|---|---|
| **Ref** | 1. Environment Clearance letter vide No. 21-432/2007-IA.III dated 05.02.2008 **Annexure II (A)**<br>2. Extension of validity granted on 18.05.2013 **Annexure II (B)**<br>3. Amended EC No. SEAC-2016/CR-61/TC-1 dated 03.12.2016 **Annexure II (C)**<br>4. Amended EC No. 21-139/2017-IA-III, Dated 31st October 2018 **Annexure II (D)**<br>5. EC for Proposed Expansion for Development of ITTT- SEIAA-EC-0000002108 dtd: February 18, 2020. **Annexure II (E)**<br>6. Amended EC No. F. No. SIA/MH/MIS/165940/2020 Dated: 10.05.2021. **Annexure II (F)**<br>7. Expansion EC No. vide no. EC23B039MH122447 dated 18.05.2023. **Annexure II (G)** |
| **To** | M/s. Newfound Properties & Leasing Pvt. Ltd. |
| **For** | Development of Integrated Information Technology Township (IITT) comprising of IT bldgs., Data centre, Resi Bldg, GIS, Food court, FOB, Retail, at MIDC, Juinagar. |
| **Status** | |

| **Building No.** | **Floors/ slabs/ Area completed** |
|---|---|
| Bldg. No. 1 | Work completed- OC received. **Annexure III (A)** |
| Bldg. No. 2 | Work completed; OC Received **Annexure III (C)** |
| Bldg. No. 3 | Work completed- OC received. **Annexure III (B)** |
| Bldg. No. 5A | Work completed- OC received. **Annexure III(D)** |
| Tower 01 | Excavation In Progress |
| Tower 02 | E Deck Level work in Progress |
| Tower 03 | Foundation PCC/Plum in Progress |
| Tower 10 | Foundation PCC/Plum in Progress |
| Tower 11 | 1st Floor slab works in progress |

Copies of Consent to Establish and Consent to Operate Bldg. No. 1, 2, 3 and 5A enclosed as **Annexure IV.**

| | | |
|---|---|---|
| **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.** | Copy of the in principal approval by MIDC for the project vide No. EE/Dn. II/MHP/SPA/I/33651/of 2023 dated 28.12.2023 is enclosed herewith as an **Annexure V.** |
| | | |
| **2.** | **PP to obtain CFO NOC as per amended plan.** | We are in receipt of the CFO form MIDC. Copy of the CFO NOC enclosed as **Annexure VI** |



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| | | |
| 3. | **PP to obtain latest certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.** | Yes we have obtained the certified six-monthly compliance report of the earlier EC. Copy of the CCR enclosed herewith as **Annexure VII.** |
| | | |
| 4. | **PP to submit audit report of existing STPs & OWCs & also ensure that treated water parameter is as per NGT norms.** | Copy of the audit report of existing STPs & OWCs is enclosed herewith as **Annexure VIII.** |
| | | |
| 5. | **PP to obtain PESO license for storage of HSD.** | Copy of PESO NOC enclosed as **Annexure IX.** |
| **B. <u>SEIAA Conditions</u>** | | |
| 1. | **This EC is excluding the building no B12, B13 and B14 as PP has not obtained CFO NOC for the same.** | Noted and agreed. |
| | | |
| 2. | **EC is also restricted for Zone-2 (Residential Tower TI-T11, with podium, club house, School Building and GIS Substation) up to 94.44 m only as per civil aviation NOC.** | Noted and agreed. |
| 3. | **PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.** | Noted and agreed. |
| | | |
| 4. | **PP to achieve at least 5% of total energy requirement from solar/other renewable sources.** | Noted. |
| | | |
| 5. | **PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/ 2018-IA.III dt.04.01.2019.** | Noted. |
| | | |
| 6. | **SEIAA after deliberation decided to grant EC for – FSI - 126763.49 m², Non FSI-117535.75 m2, Total BUA-** | Noted. |



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| | **244299.24 m2. (Plan approval No. MIDC/ IFMS/ Thane-2/ E&MD/ EE Thane2/ 2022/ A94033, dated-17.03.2022) (restricted as per approval)** | |

| | | |
|---|---|---|
| **General Conditions:**<br>**a) Construction Phase: -** | | |
| | | |
| **I.** | **The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.** | The solid waste generated is properly collected, segregated and stored separately.<br><br>Non-biodegradable Waste will be managed through recyclers. |
| | | |
| **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.** | All construction waste will be collected and segregated properly. Most of that will be reused for construction activity. |
| | | |
| **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.** | Noted, if any hazardous waste is generated during construction phase, it will be disposed of through Authorized vendor of MPCB. Copy of Hazardous Waste Returns for year 2024-2025 enclosed as **Annexure X.** |
| | | |
| **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.** | Adequate drinking water facilities & sanitary facilities are provided for construction workers.<br><br>Dustbins are provided at construction site to dispose the municipal solid waste generated at labour camp. |
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| V. | **Arrangement shall be made that wastewater and storm water do not get mixed.** | Separate drainage lines will be provided to prevent mixing of wastewater and storm water. |
| | | |
| VI. | **Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.** | Ready mix concrete is used to reduce water demand during construction. |
| | | |
| VII. | **The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.** | There is no extraction of ground water in this project. The ground water levels, and its quality are checked before commencement of the project. |
| | | |
| VIII. | **Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.** | No ground water is used for construction work. Tanker water is being used for construction.<br>Construction of basement will be done as per approved plan. |
| | | |
| 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.** | Adequate measures will be taken into consideration to minimize the wastage of water by used of water efficient faucet. |
| | | |
| X. | **The Energy Conservation Building code shall be strictly adhered to.** | Yes, we will adhere to Energy Conservation Building code.<br>Bldg no1, Bldg no2 & Bldg no3 are LEED Gold certified Bldg. |
| | | |
| 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 construction activities is stored for use in horticulture / landscape development within the project site. |
| | | |
| XII. | **Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.** | Yes, natural drainage system will be maintained for unrestricted flow of water. Additional soil for levelling of the proposed site will be generated within the site to protect natural drainage system of the area. No Construction will be allowed to obstruct the natural drainage. Building is designed as per natural topography. |



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N. R. Mehta

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| | | |
| **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.** | Soil testing was done and according to the reports all the parameters are within the prescribed norms.<br>Please refer Monitoring Reports enclosed as **Annexure I.** |
| | | |
| **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.** | Noted & agreed. |
| | | |
| **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.** | We have got construction power at the site.<br>1 No. 750 KVA DG existing at site is used as back up during construction. |
| | | |
| **XVI.** | **Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.** | The vehicles hired for bringing construction material to site have valid PUC.<br><br>PUC register shall be maintained at site during construction phase. Copy of the same enclosed as **Annexure XI.** |
| | | |
| **XVII.** | **Ambient noise levels should conform to residential standards both during the day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.**<br>**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.** | Following care is taken regarding noise levels with conformation to the residential area.<br>1. Construction activities are limited to daytime hours only.<br>2. Site barricading is done from all sides.<br>Also, use of Personal Protective Equipment (PPE) like earmuffs and ear plugs are used during noise generating construction activities will be done.<br>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concerned authority. Monitoring report is enclosed as **Annexure I.** |
| | | |



N. R. Mehta

Newfound Properties & Leasing Pvt. Ltd. Mumbai

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| XVIII. | **Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.** | DG Condition is compiled for operational buildings. |
| | | |
| 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.** | Yes, regular supervision of the above and other measures for monitoring is being carried out. |
| | | |
| **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.**<br>**c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.** | Solid Waste Management during Operation Phase:<br>**Type** / **Quantity** / **Treatment /**<br>Dry waste / 6675 kgs/day / Will be handed over to a recycler<br>Wet waste / 3948 kgs/day / Composting by OWC- manure produced will be used at a site for landscaping.<br>E-Waste / IT: 28318 kg/y, Data Centre: 45000 kg/y / Will be collected and sent to MIDC authorized recyclers.<br>STP Sludge (dry) / 121 KLD / Dry sewage sludge will be used as manure for gardening. |
| | | |
| II. | **E-waste shall be disposed through Authorized vendor as per E-waste** | E-waste generated is being managed as per E-Waste Management Rules, 2016. E-waste is handed over to authorized vendors Copy of E- |



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N. R. Mehta

| | | |
|---|---|---|
| | **(Management and Handling) Rules, 2016.** | Waste Returns for year 2024-2025 enclosed as **Annexure XII.** |
| | | |
| **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.**<br>**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.** | STP's with a total capacity of 2126 KLD has been proposed. Construction and installation of STP shall be carried out through an expert consultant.<br>STP's Capacity:<br>• IT+ Food court - 1465 KLD (SIP for B1, B2, B3, B5A has been already constructed and operational),<br>• Date Centre- 5 KLD,<br>• Residential- 2 STP's of total capacity- 626 KLD (228 KLD + 398 KLD),<br>• Retail + VMS- 30 KLD<br>• Total- 2126 KLD<br>Treated water will be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.<br>STP installed for operational bldg.:<br>Bldg 1 : 192 CMD<br>Bldg 2 : 101 CMD<br>Bldg 3 : 300 CMD<br>Bldg no 5A: 30 CMD |
| | | |
| **IV.** | **Project proponents 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.** | The Full Occupancy Certificate is received for Building no. 1, 2, 3 & 5A after ensuring availability of STP, MSW disposal facility & Green Belt development is completed.<br>Copy of the OC enclosed as **Annexure III.** |



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| | | |
| 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.** | The Full Occupancy Certificate is received for Building no. 1, 2, 3 & 5A .Water supply is also received. |
| | | |
| 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.** | Separate entry & exit is provided for Construction vehicles.<br>The transportation of the construction material will be carried out only during non-peak hour.<br>For operational buildings: Parking is fully internalized & no public space is used to park the vehicles. |
| | | |
| VII. | **PP to provide adequate electric charging points for electric vehicles (EVs ).** | Yes, we noted the condition & agreeable to the same.<br>3% of charging point of total parking is provided in bldg. no 1,2 & 3. |
| | | |
| 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.** | • The green area proposed is 42,533.64 Sq. mt. (Provided RG on ground- 30,050.90 sq.m + RG on podium- 12,482.74 sq.m). Accordingly same will be provided as per the approved plan.<br>• A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.<br>• Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area. |
| | | |
| IX. | **A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.** | Separate environment management cell with qualified staff is formed and implementing the same. |
| | | |
| X. | **Separate funds shall be allocated for implementation of environmental protection** | EMP cost has been worked out and allocated for all air pollution devices and other facilities. |



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| | **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.** | **EMP Cost Operation Phase**<br>Capital Cost – 247.02 Cr<br>O & M Cost – 20.7 Cr/Annum |
| | | |
| **XI.** | **The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in** | The advertisement is published in Marathi and English language local newspaper. Copy of the same is enclosed as **Annexure XIII.** |
| | | |
| **XII.** | **Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.** | We are regularly submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion. |
| | | |
| **XIII.** | **A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.** | Noted & agreed.<br><br>EC is uploaded on company's website. Link for same is as given below:<br><br>EC-2023.pdf (mindspaceindia.com) |
| | | |



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| **XIV.** | **The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM. S02, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.** | Regular monitoring is carried out and the results of the same are submitted to the concerned authority along with the report.<br><br>We are regularly uploading Compliance report along with monitoring report on company's website. Link for same is as given below:<br>https://www.mindspaceindia.com/juinagar/ |
| | | |
| **C.** | **General EC Conditions:** | |
| **I.** | **PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.** | Noted & agreed. |
| | | |
| **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.** | Consent to Establish and Consent to Operate is received from MPCB. Copies of the consents are enclosed as **Annexure IV (A).** |
| | | |
| **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.** | For undertaking the construction work, Environmental Clearance is already obtained. EC received date 10th May 2021 (SIA/MH/MIS/165940/2020) for the total construction area of 6,70,014.65 Sq.m.<br>Expansion EC No. vide no. EC23B039MH122447 dated 18.05.2023. |
| | | |
| **IV.** | **The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including** | We are regularly submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion. |



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| | **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.** | Condition is noted. Copy of Environment Statement for the year 2024-2025 enclosed as **Annexure XIV.**<br><br>We regularly upload Form V on the company's website. Link for same is as given below:<br><br>https://www.mindspaceindia.com/juinagar/ |
| | | |
| **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.** | Condition is noted. |
| | | |
| **VII.** | **This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily imply that Forestry & Wildlife clearance granted to the** | As the site is not within any radius as defined, hence NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife is not applicable. |



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| | **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.** | Condition is 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.** | Condition is 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 & agreed. |
| | | |
| **7.** | **Validity of Environment Clearance: The environmental clearance accorded shall be valid as per ETA Notification, 2006, amended time to time.** | Expansion EC No. vide no. EC23B039MH122447 dated 18.05.2023. |
| | | |
| **8.** | **The above stipulations would be enforced among others under the Water (Prevention and Control of** | Yes, we noted the condition and agreeable to the same. |

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|---|---|---|
| | **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.** | Yes, we noted the condition and agreeable to the same. |

N. R. Mehta

Newfound Properties & Leasing Pvt. Ltd. Mumbai

# List of Annexures

| Sr. No. | Annexure | Details |
|---|---|---|
| 1. | Annexure - I | Post Monitoring Reports |
| 2. | Annexure - II | Environment Clearance |
| 3. | Annexure – III | Occupation Certificate |
| 4. | Annexure – IV | Consent Copies |
| 5. | Annexure – V | Approved Layout |
| 6. | Annexure – VI | CFO NOC |
| 7. | Annexure – VII | Copy of CCR |
| 8. | Annexure – VIII | Audit report of existing STPs & OWCs |
| 9. | Annexure – IX | PESO NOC |
| 10. | Annexure - X | Hazardous Waste Returns |
| 11. | Annexure – XI | PUC Register |
| 12. | Annexure - XII | E-Waste Returns |
| 13. | Annexure - XIII | Newspaper Advertisement |
| 14. | Annexure - XIV | Environment Statement |

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
Recognized by **MoEFCC** as **"Environmental Laboratory"** valid up to 24.04.2025
**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel:9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-0029787
TC-7085

# Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A-25/04/23 **Issue Date:** 16/04/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D. Herdilia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar | | | |
| **Discipline & Group** | : | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Air | | | |
| **Location of Sampling** | : | Near Project Office | | | |
| **Date of Sampling** | : | 09/04/2025 | | | |
| **Sampling Time** | : | 10:00 to 18:00 hr. | **Duration** | : | 08 hr. |
| **Sample Drawn By** | : | AESPL | **Transported** | : | AESPL |
| **Date of Sample Receipt** | : | 10/04/2024 | **Sample** | : | A-25/04/23 |
| **Sample Quantity & Container** | : | $SO_2$:1 Bottle; $NO_2$:1 Bottle; $PM_{10}$-1, $PM_{2.5}$-1, bladder-1. | | | |
| **Date of Sample Analysis** | : | 10/04/2025 to 15/04/2025 | | | |
| **Sampling Environmental Conditions** | : | Temperature:27-32°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic | Bladders, charcoal tubes at ambient temp. | |
| **Sampling Equipment** | : | RDS-I-04, FDS-I-04 | | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/11/2024 due on 24/11/2025 | | | |
| **Project/ Job number** | : | --- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | | |
| **Environmental Condition while** | : | Ambient Temperature: 28.7°C and Humidity: 52% | | | |

| Sr. No. | Parameter | Result | Limits # | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Sulphur dioxide as $SO_2$ | 27.8 | 80 * | µg/m³ | IS 5182 (Part 2/Sec 1) 2023 |
| 2. | Nitrogen dioxide as $NO_2$ | 41.5 | 80 * | µg/m³ | IS 5182 (Part 6) RA2022 |
| 3. | $PM_{10}$ | 85.2 | 100 * | µg/m³ | IS 5182 (Part 23) RA2022 |
| 4. | $PM_{2.5}$ | 31.2 | 60 * | µg/m³ | IS 5182 (Part 24) 2024 |
| 5. | Carbon monoxide as CO | 0.52 | 04 ** | mg/m³ | IS 5182 (part 10) RA2019 |

[ #] Specified under National Ambient Air Quality Standards by CPCB:
[ *] 24 hourly monitoring values; [ **] 1 hourly monitoring values

**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards 2009.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132091, **UDYAM**-MH-19-00-29787

TC-7085


## Test Report
## (Microbiology – Water)

**Ref. No.:** AESPL/LAB/B/Mw-25/04/40 **Issue Date:** 14/04/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd. | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | MIDC |
| **Date of Sample Drawn** | : | 09/04/2025 | **Time of Sample Drawn** | : | 11:10 Am |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 10/04/2025 | **Sample Identification** | : | Mw- 25/04/40 |
| **Sample Quantity & Container** | : | 250 ml; Glass bottle. | | | |
| **Date of Sample Analysis** | : | 10/04/2025 to 11/04/2025 | | | |

| | | |
|---|---|---|
| **Environmental Conditions at site** | : | Surrounding area is clean. |
| **Transportation Condition** | : | Water Temperature: < 6°C, Cold storage. |
| **Project/ Job number** | : | -- |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/M-01 |
| **Environmental Condition while Testing** | : | Ambient Temperature: 23.4°C and Humidity: 54 % |

| Sr. No. | Parameter, Unit | Result | Limits as per: IS 10500:2012 | Method of Analysis |
|---|---|---|---|---|
| 1. | Coliform/100ml | Absent /100ml | Absent /100ml | IS:15185:2016 |
| 2. | E-coli/100ml | Absent /100ml | Absent/100ml | IS:15185:2016 |

**Conformity Statement**: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**N. K Shendye**
**(Authorized Signatory)**

-End of Test Report-

## Test Report
## (Noise)

**Ref. No.:** AESPL/LAB/C/N-25/04/27 **Issue Date:** 15/04/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar Navi Mumbai-400706 | | | |
| **Discipline & Group** | | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | DG Noise | | | |
| **Location Details** | : | DG-750KVA | | | |
| **Date of Sampling** | : | 09/04/2025 | **Period of Sampling** | : | DG Spot |
| **Start Time of Sampling** | : | 14:00Hr. | **End Time of Sampling** | : | 14.15Hr |
| **Monitored By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Data Receipt** | : | 10/04/2025 | **Sample Identification** | : | N-25/04/27 |
| **Environmental Condition** | : | **Climate:** Clear | **Ambient Temp:** 37$^0$C | | |
| **Transportation Condition** | : | Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter. | | | |
| **Sampling Equipment** | : | Noise meter - Centre C-390 SL-I-02 | | | |
| **Calibration Status** | : | Calibrated on 04/12/2024; calibration due on 03/12/2025 | | | |
| **Project/ Job Number** | : | --- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling** | : | IS 4758 RA:2017 | | | |

| **Sr No.** | **Location** | **Sound Pressure Level dB(A)** | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Readings from 0.5 m away from DG** | | | | **Avg.** | **Difference** |
| | **DG 01-750 KVA** | **East** | **West** | **South** | **North** | | |
| 1. | Door closed | 73.6 | 72.9 | 73.8 | 72.5 | 73.2 | 25.7 |
| | Door opened | 99.2 | 98.5 | 99.7 | 98.2 | 98.9 | |

**Limits:**

- Insertion loss of 25dBA as per consent

**Conformity Statement**: The monitoring undertaken indicates that DG Noise Quality value for insertion loss is within consent limit.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. DG set Sound Pressure Level measured at 0.5m from the enclosure.
4. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

Rspatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-00-29787

TC-7085


## Test Report
## (Noise)

**Ref. No.:** AESPL/LAB/C/N-25/04/28 **Issue Date:**15/04/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd. | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Jui Nagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, Jui Nagar Navi mumbai-400706 | | | |
| **Discipline & Group** | | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Noise | | | |
| **Location Details** | : | At the Periphery of Site | | | |
| **Date of Sampling** | : | 09/04/2025 | **Period of Sampling** | : | Spot |
| **Start & End Time of** | : | 14.30Hr - 14.50Hr | **Start & End Time of** | : | 21.10Hr-21.30Hr |
| **Monitored By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Data Receipt** | : | 10/04/2025 | **Sample Identification** | : | N-25/04/28 |
| **Environmental Condition** | : | **Climate:** Clear | **Ambient Temp:** 37$^0$C | | |
| **Transportation Condition** | : | Noise Data sheet is kept in folder and safely transported to laboratory | | | |
| **Sampling Equipment** | : | Noise meter - Centre C-390 SL-I-02 | | | |
| **Calibration Status** | : | Calibrated on 04/12/2024; calibration due on 03/12/2025 | | | |
| **Project/ Job Number** | : | --- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling** | : | IS 9989 RA:2023 | | | |

| Sr. No. | Location | Noise Day Time dB(A) | Noise Nighttime dB(A) |
|---|---|---|---|
| 1. | Near Old Club House | 58.9 | 54.8 |
| 2. | Behind Site MIDC Road | 63.8 | 53.9 |
| 3. | Main gate | 64.2 | 52.2 |
| 4. | Labour Colony | 61.8 | 54.6 |
| 5. | Building No.02 | 60.8 | 53.8 |
| **Limit as per EP Act for commercial area** | | **65** | **55** |

**Conformity Statement**: Noise Levels at all the locations are found below the stipulated limits.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

Rspatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
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**Laboratory**: P-1, MIDC commercial plots Mohopada, Rasayani, Dist. Raigad Pin 410222,
E-mail: pglab@aespl.co.in Tel: 9112844844,
**CIN**: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787
TC-7085

# Test Report
## (Soil)

**Ref. No.:** AESPL/LAB/C/S-25/04/03 **Issue Date:** 18/04/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706 | | | |
| **Nature of Sample** | : | Soil | **Location of Sample** | : | Near Sales Gallery |
| **Date of Sample Drawn** | : | 09/04/2025 | **Time of Sample Drawn** | : | 02:50 pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 10/04/2025 | **Sample Identification** | : | S-25/04/03 |
| **Sample Quantity & Container** | : | 1kg; PG bag & Aluminum container | | | |
| **Date of Sample Analysis** | : | 10/04/2025 to 17/04/2025 | | | |
| **Environmental Conditions at site** | : | **Area**: Clean, **Colour**: Brown | | | |
| **Transportation Condition** | : | Kept soil in polythene bag in a dry place | | | |
| **Project/ Job number** | : | -- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/S-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.2°C and Humidity: 75 % | | | |

| Sr. No | Parameter with Unit | Result | | Method of analysis |
|---|---|---|---|---|
| 1. | pH | 8.05 | | IS 2720 (part 26); RA2021 |
| 2. | Conductivity, µS/cm | 374.6 | | IS 14767; RA 2021 |
| 3. | Water content, % | 3.2 | | IS 2720 (part 2); RA2020 |
| 4. | Organic Carbon, % | 0.41 | | IS 2720 (part 22); RA2020 |
| 5. | Available Nitrogen, % | 0.0101 | | AESPL/LAB/SOP/7.2.1.2/S-05; 01.07.22 |
| 6. | Available Phosphorus, kg/he | 68 | | AESPL/LAB/SOP/7.2.1.2/S-07; 01.07.22 |
| 7. | Potassium as K, kg/he | 60 | | AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22 |
| 8. | Available Sulphur, mg/kg | 38 | | AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22 |
| 9. | Calcium; Ca, meq/l | 32.3 | | AESPL/LAB/SOP/7.2.1.2/S-11; 01.07.22 |
| 10. | Magnesium; Mg, meq/l | 14 | | AESPL/LAB/SOP/7.2.1.2/S-12; 01.07.22 |
| 11. | Sodium; Na, mg/kg | 50 | | IS 9497: RA 2024 |
| 12. | Texture, % | Coarse | 18 | AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22 |
| | | Clay | 40 | |
| | | Silt | 22 | |
| | | Fine sand | 20 | |

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi.**
**(Report Reviewed By)**

**Sushma A. Gujar**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015**& **ISO 45001:2018**
Recognized by **MoEFCC** as **"Environmental Laboratory"** valid up to 24.04.2025
**Laboratory**: P-1, MIDC commercial plots Mohopada, Rasayani, Dist. Raigad Pin 410222,
E-mail: pglab@aespl.co.in Tel: 9112844844,
**CIN**: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

# Test Report
## (Soil)

**Ref. No.:** AESPL/LAB/C/S-25/04/03A **Issue Date:** 18/04/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706 | | | |
| **Nature of Sample** | : | Soil | **Location of Sample** | : | Near Sales Gallery |
| **Date of Sample Drawn** | : | 09/04/2025 | **Time of Sample Drawn** | : | 02:50 pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 10/04/2025 | **Sample Identification** | : | S-25/04/03 |
| **Sample Quantity & Container** | : | 1kg; PG bag & Aluminum container | | | |
| **Date of Sample Analysis** | : | 10/04/2025 to 17/04/2025 | | | |
| **Environmental Conditions at site** | : | **Area**: Clean, **Colour**: Brown | | | |
| **Transportation Condition** | : | Kept soil in polythene bag in a dry place | | | |
| **Project/ Job number** | : | -- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/S-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.2°C and Humidity: 75 % | | | |

| Sr. No | Parameter with Unit | Result | Method of analysis |
|---|---|---|---|
| 1. | Zinc as Zn, mg/kg | < 0.2 | EPA Method 3050 B. 2:1996 |
| 2. | Nickel as Ni, mg/kg | < 0.2 | EPA Method 3050 B. 2:1996 |
| 3. | Chromium; Cr, mg/kg | < 0.2 | EPA Method 3050 B. 2:1996 |
| 4. | Iron as Fe, mg/kg | < 0.2 | EPA Method 3050 B. 2:1996 |

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi.**
**(Report Reviewed By)**

**Sushma A. Gujar**
**(Authorized Signatory)**

-End of Test Report-

## Test Report
## (Stack Emission)

**Ref. No.:** AESPL/LAB/C/ ST- 25/04/43 **Issue Date:** 15/04/2025

| | | | | |
|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd. | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Jui Nagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, Jui Nagar Navi mumbai-400909 | | |
| **Discipline & Group** | : | Chemical: Atmospheric Pollution | | |
| **Description of sample** | : | Stack Emission | | |
| **Sample Identification number** | : | ST- 25/04/43 | | |
| **Sample Quantity** | : | $SO_2$:1Bottle; Thimble-1. | | |
| **Date & Time of sampling** | : | 09/04/2025, 11:45 - 12:30 hr. | | |
| **Sampling Environmental Conditions** | : | Temp.:33°C; Rain fall: No; $P_{bar}$: 754 mmHg. | | |
| **Transportation Condition** | : | Bottles < 5°C | Thimbles in plastic container | Bladders at ambient temp. |
| **Sample Monitored & Transported by** | : | AESPL | | |
| **Date of sample receipt** | : | 10/04/2025 | | |
| **Date of sample analysis** | : | 10/04/2025 to 14/04/2025 | | |
| **Sampling Equipment Used** | : | ST-I-03 | | |
| **Calibration status** | : | Calibrated on 17/12/2024 Due on 16/12/2025 | | |
| **Project/ Job number** | : | -- | | |
| **Reference of sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | |
| **Method of sampling & preservation** | : | AESPL/LAB/SOP/7.3.1/ST-01 | | |
| **Environmental Condition while Testing** | : | Temperature: 29°C, RH 40.5% | | |

| | | |
|---|---|---|
| **A. General Information About Stack:** | | |
| Stack Connected to | : | DG-1, 750KVA |
| Emission due to | : | Combustion of Diesel |
| Material of construction of stack | : | MS |
| Shape of stack | : | Circular |
| Whether stack is provided with permanent platform | : | Yes |
| **B. Physical Characteristics of Stack:** | | |
| Height of stack from ground level (m) | : | 8.94 |
| Height of sampling point from ground level (m) | : | 05 |
| Diameter of Stack at sampling point (m) | : | 0.21 |
| Area of stack ($m^2$) | : | 0.0346 |
| **C. Analysis/ Characteristic of Stack:** | | |
| Fuel used | : | Diesel |
| Fuel consumption ($Nm^3$/Hr.) | : | 40 |
| Details of pollution control devices attached with the stack: | : | Stack |

## Test Report
## (Stack Emission)

**Ref. No.:** AESPL/LAB/C/ ST- 25/04/43 **Issue Date:** 15/04/2025

**D. Result of Sampling & Analysis of Gaseous Emission:**

| SL. No. | Parameter | Result | MPCB. Limits | Unit | Method of analysis |
|---|---|---|---|---|---|
| 1. | Gas Temperature | 139 | -- | °C | IS-11255, (Part-3) RA 2023 |
| 2. | Gas velocity | 7.7 | -- | m/s | IS-11255, (Part-3) RA 2023 |
| 3. | Gas flow rate | 678 | -- | $Nm^3$/hr. | IS-11255, (Part-3) RA 2023 |
| 4. | Particulate Matter | 25.6 | 150 | mg/$Nm^3$ | IS-11255, (Part- 1) RA 2019 |
| 5. | Sulphur Dioxide as $SO_2$ | 32.9 | -- | mg/$Nm^3$ | IS-11255, (Part-2) RA 2019 |

**Conformity Statement**: The monitoring undertaken indicates that Stack Air Quality Values for Particulate Matter is within the levels stipulated as per MPCB Consent.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
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**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

TC-7085

# Test Report
## (Water)

**Ref. No.:** AESPL/LAB/C/W-25/04/35 **Issue Date:** 14/04/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd. Jui Nagar | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, juinagar navi mumbai-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | MIDC |
| **Date of Sample Drawn** | : | 09/04/2025 | **Time of Sample Drawn** | : | 11.10 am |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 10/04/2025 | **Sample Identification** | : | W- 25/04/35 |
| **Sample Quantity & Container** | : | F-1 lit; Plastic can. | | | |
| **Date of Sample Analysis** | : | 10/04/2025 to 12/04/2025 | | | |
| **Environmental Conditions at site** | : | Water Temperature: 27°C, Air Temperature: 36°C, surrounding was clean. | | | |
| **Transportation Condition** | : | Water Temperature: < 6°C, Cold storage. | | | |
| **Project/ Job number** | : | -- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/W-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 33.2°C and Humidity: 50% | | | |

| **Sr. No.** | **Parameter** | **Result** | **Limits (IS 10500:2012)** | | **Method of Analysis** |
|---|---|---|---|---|---|
| | | | Acceptable | Permissible | |
| 1. | Colour, Hazen | <5.0 | 5 Max | 15 Max | IS-3025(P- 4) 2021 |
| 2. | pH@25°C | 6.8 | 6.5 – 8.5 | No relaxation | IS-3025(P-11) 2022 |
| 3. | Hardness as $CaCO_3$, mg/l | 46 | 200 Max | 600 Max | IS-3025(P-21) 2009 |
| 4. | Iron as Fe, mg/l | 0.030 | 0.3 Max | No relaxation | IS-3025(P-53) 2024 |
| 5. | Chloride as $Cl^-$, mg/l | 15 | 250 Max | 1000 Max | IS-3025(P-32) 1988 |
| 6. | Fluoride as $F^-$, mg/l | 0.32 | 1.0 Max | 1.5 Max | IS-3025(P-60) 2023 |
| 7. | Odour | Agreeable | Agreeable | Agreeable | IS-3025(P-5) 2018 |

**Conformity Statement**: Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
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**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

# Test Report
## (Water)

**Ref. No.:** AESPL/LAB/C/W-25/04/35A **Issue Date:** 14/04/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd. Jui Nagar | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, juinagar navi mumbai-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | MIDC |
| **Date of Sample Drawn** | : | 09/04/2025 | **Time of Sample Drawn** | : | 11.10 am |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 10/04/2025 | **Sample Identification** | : | W- 25/04/35 |
| **Sample Quantity & Container** | : | F-1 lit; Plastic can. | | | |
| **Date of Sample Analysis** | : | 10/04/2025 to 12/04/2025 | | | |
| **Environmental Conditions at site** | : | Water Temperature: 27°C, Air Temperature: 36°C, surrounding was clean. | | | |
| **Transportation Condition** | : | Water Temperature: < 6°C, Cold storage. | | | |
| **Project/ Job number** | : | -- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/W-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 33.2°C and Humidity: 50% | | | |

| Sr. No. | Parameter | Result | Limits (IS 10500:2012) | | Method of Analysis |
|---|---|---|---|---|---|
| | | | Acceptable | Permissible | |
| 1. | Turbidity, NTU | < 1.0 | 1 Max | 5 Max | IS-3025(P-10) 2023 |
| 2. | Residual Chlorine, mg/l | < 0.2 | 0.2 Min | 1.0 Min | IS-3025(P-26) 2021 |

**Conformity Statement**: Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
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**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel:9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-0029787

TC-7085

# Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A- 25/05/60 **Issue Date:** 24/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Discipline & Group** | : | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Air | | | |
| **Location of Sampling** | : | Near Project Office | | | |
| **Date of Sampling** | : | 16/05/2025 - 17/05/2025 | | | |
| **Sampling Time** | : | 09:40 to 09:40 hr. | **Duration** | : | 24 Hr. |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 17/05/2025 | **Sample Identification** | : | A- 25/05/60 |
| **Sample Quantity & Container** | : | $SO_2$:1 Bottle; $NO_2$:1 Bottle; $PM_{10}$-1; $PM_{2.5}$-1; $O_3$: 1 Bottle.<br>$NH_3$:1 Bottle; Bladder:1; CT:1 | | | |
| **Date of Sample Analysis** | : | 17/05/2025 to 23/05/2025 | | | |

| | | | | |
|---|---|---|---|---|
| **Sampling Environmental Conditions** | : | Temperature:26-32°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic container | Bladder at ambient temp. |
| **Sampling Equipment** | : | RDS-I-04 & FDS-I-04 | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/11/2024 due on 24/11/2025 | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.2°C and Humidity: 52% | | |

| Sr. No. | Parameter | Result | Limits # | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Sulphur dioxide as $SO_2$ | 22.7 | 80 * | µg/m³ | IS 5182 (Part 2/Sec 1) 2023 |
| 2. | Nitrogen dioxide as $NO_2$ | 35.7 | 80 * | µg/m³ | IS 5182 (Part 6) RA2022 |
| 3. | $PM_{10}$ | 80.6 | 100 * | µg/m³ | IS 5182 (Part 23) RA2022 |
| 4. | $PM_{2.5}$ | 32.9 | 60 * | µg/m³ | IS 5182 (Part 24) RA2024 |
| 5. | Carbon monoxide as CO | 0.79 | 04 ** | mg/m³ | IS 5182 (part 10) RA2019 |
| 6. | Ozone as $O_3$ | 18.0 | 180 ** | µg/m³ | IS 5182 (part 09) RA2019 |
| 7. | Ammonia as $NH_3$ | 23.3 | 400 * | µg/m³ | IS 5182 (part 25) RA 2023 |
| 8. | Benzo(a) pyrene as BaP | < 0.5 | 01 *** | ng/m³ | IS 5182 (part 12) 2019 |
| 9. | Benzene[$C_6H_6$] | < 0.2 | 05 *** | µg/m³ | IS 5182 (part 11) RA2022 |

[ #] Specified under National Ambient Air Quality Standards by CPCB:
[ *] 24 hourly monitoring values; [ **] 1 hourly monitoring values; [***] Annual monitoring values.
**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
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Tel:9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-0029787

# Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A- 25/05/60 A **Issue Date:** 24/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Discipline & Group** | : | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Air | | | |
| **Location of Sampling** | : | Near Club House | | | |
| **Date of Sampling** | : | 16/05/2025 - 17/05/2025 | | | |
| **Sampling Time** | : | 09:40 to 09:40 hr. | **Duration** | : | 24 Hr. |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 17/05/2025 | **Sample Identification** | : | A- 25/05/60 |
| **Sample Quantity & Container** | : | $PM_{10}$-1 | | | |
| **Date of Sample Analysis** | : | 17/05/2025 to 23/05/2025 | | | |
| **Sampling Environmental Conditions** | : | Temperature:26-32°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic container | | |
| **Sampling Equipment** | : | RDS-I-04 & FDS-I-04 | | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/11/2024 due on 24/11/2025 | | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.2°C and Humidity: 52% | | | |

| Sr. No. | Parameter | Result | Limits # | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Lead as Pb | < 0.5 | 1.0 * | µg/m³ | APHA Air method 822-3rdEd |
| 2. | Nickel as Ni | < 5.0 | 20 *** | ng/m³ | APHA Air method 822-3rdEd |
| 3. | Arsenic as As | < 5.0 | 06 *** | ng/m³ | APHA Air method 302-3rdEd |

[ #] Specified under National Ambient Air Quality Standards by CPCB:
[ *] 24 hourly monitoring values; [ **] 1 hourly monitoring values; [***] Annual monitoring values.
**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
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**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel:9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-0029787
TC-7085

# Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A- 25/05/61 **Issue Date:** 24/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Discipline & Group** | : | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Air | | | |
| **Location of Sampling** | : | Near Club House | | | |
| **Date of Sampling** | : | 16/05/2025 - 17/05/2025 | | | |
| **Sampling Time** | : | 09:50 to 09:50 hr. | **Duration** | : | 24 Hr. |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 17/05/2025 | **Sample Identification** | : | A- 25/05/61 |
| **Sample Quantity & Container** | : | $SO_2$:1 Bottle; $NO_2$:1 Bottle; $PM_{10}$-1; $PM_{2.5}$-1; $O_3$: 1 Bottle.<br>$NH_3$:1 Bottle; Bladder:1; CT:1 | | | |
| **Date of Sample Analysis** | : | 17/05/2025 to 23/05/2025 | | | |

| | | | | |
|---|---|---|---|---|
| **Sampling Environmental Conditions** | : | Temperature:26-32°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic container | Bladder at ambient temp. |
| **Sampling Equipment** | : | RDS-I-05 & FDS-I-05 | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/11/2024 due on 24/11/2025 | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.2°C and Humidity: 52% | | |

| Sr. No. | Parameter | Result | Limits # | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Sulphur dioxide as $SO_2$ | 20.6 | 80 * | µg/m³ | IS 5182 (Part 2/Sec 1) 2023 |
| 2. | Nitrogen dioxide as $NO_2$ | 33.1 | 80 * | µg/m³ | IS 5182 (Part 6) RA2022 |
| 3. | $PM_{10}$ | 74.8 | 100 * | µg/m³ | IS 5182 (Part 23) RA2022 |
| 4. | $PM_{2.5}$ | 34.1 | 60 * | µg/m³ | IS 5182 (Part 24) RA2024 |
| 5. | Carbon monoxide as CO | 0.66 | 04 ** | mg/m³ | IS 5182 (part 10) RA2019 |
| 6. | Ozone as $O_3$ | 16.2 | 180 ** | µg/m³ | IS 5182 (part 09) RA2019 |
| 7. | Ammonia as $NH_3$ | 20.9 | 400 * | µg/m³ | IS 5182 (part 25) RA 2023 |
| 8. | Benzo(a) pyrene as BaP | < 0.5 | 01 *** | ng/m³ | IS 5182 (part 12) 2019 |
| 9. | Benzene[$C_6H_6$] | < 0.2 | 05 *** | µg/m³ | IS 5182 (part 11) RA2022 |

[ #] Specified under National Ambient Air Quality Standards by CPCB:
[ *] 24 hourly monitoring values; [ **] 1 hourly monitoring values; [***] Annual monitoring values.
**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel:9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-0029787

# Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A- 25/05/61 A **Issue Date:** 24/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Discipline & Group** | : | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Air | | | |
| **Location of Sampling** | : | Near Club House | | | |
| **Date of Sampling** | : | 16/05/2025 - 17/05/2025 | | | |
| **Sampling Time** | : | 09:50 to 09:50 hr. | **Duration** | : | 24 Hr. |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 17/05/2025 | **Sample Identification** | : | A- 25/05/61 |
| **Sample Quantity & Container** | : | $PM_{10}$-1 | | | |
| **Date of Sample Analysis** | : | 17/05/2025 to 23/05/2025 | | | |
| **Sampling Environmental Conditions** | : | Temperature:26-32°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic container | | |
| **Sampling Equipment** | : | RDS-I-05 & FDS-I-05 | | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/11/2024 due on 24/11/2025 | | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.2°C and Humidity: 52% | | | |

| Sr. No. | Parameter | Result | Limits # | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Lead as Pb | < 0.5 | 1.0 * | µg/m³ | APHA Air method 822-3rdEd |
| 2. | Nickel as Ni | < 5.0 | 20 *** | ng/m³ | APHA Air method 822-3rdEd |
| 3. | Arsenic as As | < 5.0 | 06 *** | ng/m³ | APHA Air method 302-3rdEd |

[ #] Specified under National Ambient Air Quality Standards by CPCB:
[ *] 24 hourly monitoring values; [ **] 1 hourly monitoring values; [***] Annual monitoring values.
**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

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3. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel:9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-0029787
TC-7085

# Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A- 25/05/62 **Issue Date:** 24/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Discipline & Group** | : | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Air | | | |
| **Location of Sampling** | : | Near Main Gate | | | |
| **Date of Sampling** | : | 16/05/2025 - 17/05/2025 | | | |
| **Sampling Time** | : | 10:00 to 10:00 hr. | **Duration** | : | 24 Hr. |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 17/05/2025 | **Sample Identification** | : | A- 25/05/62 |
| **Sample Quantity & Container** | : | $SO_2$:1 Bottle; $NO_2$:1 Bottle; $PM_{10}$-1; $PM_{2.5}$-1; $O_3$: 1 Bottle.<br>$NH_3$:1 Bottle; Bladder:1; CT:1 | | | |
| **Date of Sample Analysis** | : | 17/05/2025 to 23/05/2025 | | | |

| | | | | |
|---|---|---|---|---|
| **Sampling Environmental Conditions** | : | Temperature:26-32°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic container | Bladder at ambient temp. |
| **Sampling Equipment** | : | RDS-I-06 & FDS-I-06 | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/11/2024 due on 24/11/2025 | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.2°C and Humidity: 52% | | |

| Sr. No. | Parameter | Result | Limits # | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Sulphur dioxide as $SO_2$ | 27.8 | 80 * | µg/m³ | IS 5182 (Part 2/Sec 1) 2023 |
| 2. | Nitrogen dioxide as $NO_2$ | 39.1 | 80 * | µg/m³ | IS 5182 (Part 6) RA2022 |
| 3. | $PM_{10}$ | 89.2 | 100 * | µg/m³ | IS 5182 (Part 23) RA2022 |
| 4. | $PM_{2.5}$ | 40.8 | 60 * | µg/m³ | IS 5182 (Part 24) RA2024 |
| 5. | Carbon monoxide as CO | 0.89 | 04 ** | mg/m³ | IS 5182 (part 10) RA2019 |
| 6. | Ozone as $O_3$ | 21.2 | 180 ** | µg/m³ | IS 5182 (part 09) RA2019 |
| 7. | Ammonia as $NH_3$ | 27.1 | 400 * | µg/m³ | IS 5182 (part 25) RA 2023 |
| 8. | Benzo(a) pyrene as BaP | < 0.5 | 01 *** | ng/m³ | IS 5182 (part 12) 2019 |
| 9. | Benzene[$C_6H_6$] | < 0.2 | 05 *** | µg/m³ | IS 5182 (part 11) RA2022 |

[ #] Specified under National Ambient Air Quality Standards by CPCB:
[ *] 24 hourly monitoring values; [ **] 1 hourly monitoring values; [***] Annual monitoring values.
**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

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3. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel:9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-0029787

# Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A- 25/05/62 A **Issue Date:** 24/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Discipline & Group** | : | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Air | | | |
| **Location of Sampling** | : | Near Main Gate | | | |
| **Date of Sampling** | : | 16/05/2025 - 17/05/2025 | | | |
| **Sampling Time** | : | 10:00 to 10:00 hr. | **Duration** | : | 24 Hr. |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 17/05/2025 | **Sample Identification** | : | A- 25/05/62 |
| **Sample Quantity & Container** | : | $PM_{10}$-1 | | | |
| **Date of Sample Analysis** | : | 17/05/2025 to 23/05/2025 | | | |
| **Sampling Environmental Conditions** | : | Temperature:26-32°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic container | | |
| **Sampling Equipment** | : | RDS-I-06 & FDS-I-06 | | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/11/2024 due on 24/11/2025 | | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.2°C and Humidity: 52% | | | |

| Sr. No. | Parameter | Result | Limits # | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Lead as Pb | < 0.5 | 1.0 * | µg/m³ | APHA Air method 822-3rdEd |
| 2. | Nickel as Ni | < 5.0 | 20 *** | ng/m³ | APHA Air method 822-3rdEd |
| 3. | Arsenic as As | < 5.0 | 06 *** | ng/m³ | APHA Air method 302-3rdEd |

[ #] Specified under National Ambient Air Quality Standards by CPCB:
[ *] 24 hourly monitoring values; [ **] 1 hourly monitoring values; [***] Annual monitoring values.
**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
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3. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

## Test Report
## (Microbiology – Water)

**Ref. No.:** AESPL/LAB/B/Mw-25/05/149 **Issue Date:** 20/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd. | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | MIDC |
| **Date of Sample Drawn** | : | 16/05/2025 | **Time of Sample Drawn** | : | 12:45 Pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 16/05/2025 | **Sample Identification** | : | Mw- 25/05/149 |
| **Sample Quantity & Container** | : | 250 ml; Glass bottle. | | | |
| **Date of Sample Analysis** | : | 16/05/2025 to 17/05/2025 | | | |

| | | |
|---|---|---|
| **Environmental Conditions at site** | : | Surrounding area is clean. |
| **Transportation Condition** | : | Water Temperature: < 6°C, Cold storage. |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/M-01 |
| **Environmental Condition while Testing** | : | Ambient Temperature: 23.2°C and Humidity: 64 % |

| **Sr. No.** | **Parameter, Unit** | **Result** | **Limits as per: IS 10500:2012** | **Method of Analysis** |
|---|---|---|---|---|
| 1. | Coliform/100ml | Absent /100ml | Absent /100ml | IS:15185:2016 |
| 2. | E-coli/100ml | Absent /100ml | Absent/100ml | IS:15185:2016 |

**Conformity Statement**: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**N. K Shendye**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015& ISO 45001:2018**
**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

TC-7085

# Test Report
## (Residue in Water)

**Ref. No.:** AESPL/LAB/C/RW-25/05/35 **Issue Date:** 22/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | MIDC water |
| **Date of Sample Drawn** | : | 16/05/2025 | **Time of Sample Drawn** | : | 12.45 pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 16/05/2025 | **Sample Identification** | : | RW-25/05/35 |
| **Sample Quantity & Container** | : | **C**-500ml; Plastic can, **E**-1lit; PT FT | | | |
| **Date of Sample Analysis** | : | 16/05/2025 to 20/05/2025 | | | |

| | | |
|---|---|---|
| **Environmental Conditions at site** | : | Water Temperature: 29°C, Air Temperature: 30°C, surrounding was clean. |
| **Transportation Condition** | : | **C**<2.0 with $HNO_3$, **E**:< 6°C<br>Water Temperature: < 6°C, Cold storage. |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/RW-01 |
| **Environmental Condition while Testing** | : | Ambient Temperature: 24.4°C and Humidity: 48% |

| Sr. No. | Parameter | Result | Limits (IS 10500:2012) | | Method of Analysis |
|---|---|---|---|---|---|
| | | | Acceptable | Permissible | |
| 1. | Aluminum as Al, mg/l | <0.01 | 0.03 Max | 0.2 Max | IS-3025(Part-2): 2019 |
| 2. | Arsenic as As, mg/l | <0.005 | 0.01 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 3. | Barium as Ba, mg/l | <0.01 | 0.7 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 4. | Copper as Cu, mg/l | <0.01 | 0.05 Max | 1.5 Max | IS-3025(Part-2): 2019 |
| 5. | Manganese as Mn, mg/l | <0.01 | 0.1 Max | 0.3 Max | IS-3025(Part-2): 2019 |
| 6. | Chromium as Cr, mg/l | <0.01 | 0.05 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 7. | Zinc as Zn, mg/l | <0.01 | 5 Max | 15 Max | IS-3025(Part-2): 2019 |
| 8. | Selenium as Se, mg/l | <0.005 | 0.01 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 9. | Lead as Pb, mg/l | <0.005 | 0.01 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 10. | Molybdenum as Mo, mg/l | <0.01 | 0.07 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 11. | Nickel as Ni, mg/l | <0.01 | 0.02 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 12. | Cadmium as Cd, mg/l | <0.001 | 0.003 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 13. | Mercury as Hg, mg/l | <0.001 | 0.001 Max | No Relaxation | APHA-2023(3500-Hg) |
| 14. | Silver as Ag, mg/l | <0.01 | 0.1 Max | No Relaxation | IS-3025(Part-2): 2019 |
| 15. | PAH, mg/l | < 0.025 | 0.0001 Max | No Relaxation | APHA-2023 (6440) |
| 16. | Alachlor, µg/l | < 0.5 | 20 Max | No Relaxation | US EPA 507 |
| 17. | Atrazine, µg/l | < 0.5 | 2 Max | No Relaxation | US EPA 8141 A |
| 18. | Aldrin, µg/l | < 0.01 | 0.03 Max | No Relaxation | US EPA 508 |
| 19. | Alpha HCH, µg/l | < 0.01 | 0.01 Max | No Relaxation | US EPA 508 |
| 20. | Beta HCH, µg/l | < 0.01 | 0.04 Max | No Relaxation | US EPA 508 |
| 21. | Butachlor, µg/l | < 5.0 | 125 Max | No Relaxation | US EPA 8141 A |
| 22. | Chlorpyriphos, µg/l | < 0.05 | 30 Max | No Relaxation | US EPA 8141 A |
| 23. | Delta HCH, µg/l | < 0.01 | 0.04 Max | No Relaxation | US EPA 508 |
| 24. | DDT, µg/l | < 0.01 | 1 Max | No Relaxation | US EPA 508 |
| 25. | Endosulphan, µg/l | < 0.01 | 0.4 Max | No Relaxation | US EPA 508 |

**Test Report**
**(Residue in Water)**

**Ref. No.:** AESPL/LAB/C/RW-25/05/35 **Issue Date:** 22/05/2025

| | | | | | |
|---|---|---|---|---|---|
| 26. | Trihalomethanes, mg/l | | | | |
| a | Bromoform | <0.01 | 0.1 Max | No Relaxation | APHA-2023 (6232) |
| b | Dibromochloromethane | <0.01 | 0.1 Max | No Relaxation | APHA-2023 (6232) |
| c | Bromodichloromethane | <0.01 | 0.06 Max | No Relaxation | APHA-2023 (6232) |
| d | Chloroform | <0.01 | 0.2 Max | No Relaxation | APHA-2023 (6232) |
| 27. | Ethion, µg/l | < 0.05 | 3 Max | No Relaxation | US EPA 1657 A |
| 28. | Lindane, µg/l | < 0.01 | 2 Max | No Relaxation | US EPA 508 |
| 29. | Malathion, µg/l | < 0.05 | 190 Max | No Relaxation | US EPA 8141 A |
| 30. | Methyl parathion, µg/l | < 0.01 | 0.3 Max | No Relaxation | US EPA 8141 A |
| 31. | Monocrotophos, µg/l | < 0.5 | 1 Max | No Relaxation | US EPA 8141 A |
| 32. | Phorate, µg/l | < 0.5 | 2 Max | No Relaxation | US EPA 8141 A |

**Conformity Statement**: Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.

**Note:**

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015**& **ISO 45001:2018**
**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

TC-7085

# Test Report
## (Water)

**Ref. No.:** AESPL/LAB/C/W-25/05/132 **Issue Date:** 22/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | MIDC water |
| **Date of Sample Drawn** | : | 16/05/2025 | **Time of Sample Drawn** | : | 12.45 pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 16/05/2025 | **Sample Identification** | : | W- 25/05/132 |
| **Sample Quantity & Container** | : | **A**-1lit; Plastic can, **B**-500ml; Amber colored glass bottle, **D**-500ml; Plastic can & **F**-1lit; Plastic can. | | | |
| **Date of Sample Analysis** | : | 16/05/2025 to 20/05/2025 | | | |
| **Environmental Conditions at site** | : | Water Temperature: 29°C, Air Temperature: 30°C, surrounding was clean. | | | |
| **Transportation Condition** | : | **A:**<2.0 with $H_2SO_4$, **B**: <2.0 with $H_2SO_4$, **D**->9.0 with NaOH, & **F**:< 6°C Water Temperature: < 6°C, Cold storage. | | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/W-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 32.7°C and Humidity: 59% | | | |

| Sr. No. | Parameter | Result | Limits (IS 10500:2012) | | Method of Analysis |
|---|---|---|---|---|---|
| | | | Acceptable | Permissible | |
| 1. | Colour, Hazen | <5.0 | 5 Max | 15 Max | IS-3025(P-4) 2021 |
| 2. | pH@ 25°C | 6.8 | 6.5 – 8.5 | No Relaxation | IS-3025(P-11) 2022 |
| 3. | Total Dissolved Solids@ 180°C, mg/l | 100 | 500 Max | 2000 Max | IS-3025(P-16) 2023 |
| 4. | TAN as $NH_3$, mg/l | < 0.56 | 0.5 Max | No Relaxation | IS-3025(P-34) 2023 |
| 5. | Boron as B, mg/l | < 0.05 | 0.5 Max | 1.0 Max | IS-3025(P-57) 2021 |
| 6. | Calcium as Ca, mg/l | 12 | 75 Max | 200 Max | IS-3025(P-40) 2024 |
| 7. | Chlorides as $Cl^-$, mg/l | 16 | 250 Max | 1000 Max | IS-3025(P-32) 1988 |
| 8. | Fluoride as F, mg/l | 0.32 | 1.0 Max | 1.5 Max | IS-3025(P-60) 2023 |
| 9. | Iron as Fe, mg/l | 0.034 | 0.3 Max | No Relaxation | IS-3025(P-53) 2024 |
| 10. | Magnesium as Mg, mg/l | 8.3 | 30 Max | 100 Max | IS-3025(P-46) 2023 |
| 11. | Sulphate as $SO_4^{2-}$, mg/l | <5.0 | 200 Max | 400 Max | IS-3025(P-24) 2022 |
| 12. | Alkalinity as $CaCO_3$, mg/l | 72 | 200 Max | 600 Max | IS-3025(P-23) 2023 |
| 13. | Hardness as $CaCO_3$, mg/l | 68 | 200 Max | 600 Max | IS-3025(P-21) 2009 |
| 14. | Odour | Agreeable | Agreeable | Agreeable | IS-3025(P-5) 2018 |
| 15. | Detergents, mg/l | <0.04 | 0.2 Max | 1.0 Max | APHA-2023(5540-C) |
| 16. | Sulfide as $S^{2-}$, mg/l | <0.02 | 0.05 Max | No Relaxation | IS-3025(P-29) 2022 |
| 17. | Nitrate as $NO_3^-$, mg/l | <0.5 | 45 Max | No Relaxation | APHA-2023(4500$NO_3^-$-B) |

**Conformity Statement**: Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi.**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015**& **ISO 45001:2018**
**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

# Test Report
## (Water)

**Ref. No.:** AESPL/LAB/C/W-25/05/132A **Issue Date:** 22/05/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar<br>PLOT NO. GEN 2/1/D, TTC INDUSTRIAL AREA, MIDC, JUINAGAR, NAVI MUMBAI-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | MIDC water |
| **Date of Sample Drawn** | : | 16/05/2025 | **Time of Sample Drawn** | : | 12.45 pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 16/05/2025 | **Sample Identification** | : | W- 25/05/132 |
| **Sample Quantity & Container** | : | **A**-1lit; Plastic can, **B**-500ml; Amber colored glass bottle, **D**-500ml; Plastic can & **F**-1lit; Plastic can. | | | |
| **Date of Sample Analysis** | : | 16/05/2025 to 20/05/2025 | | | |
| **Environmental Conditions at site** | : | Water Temperature: 29°C, Air Temperature: 30°C, surrounding was clean. | | | |
| **Transportation Condition** | : | **A:**<2.0 with $H_2SO_4$, **B**: <2.0 with $H_2SO_4$, **D**->9.0 with NaOH, & **F**:< 6°C Water Temperature: < 6°C, Cold storage. | | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-02 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/W-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 32.7°C and Humidity: 59% | | | |

| Sr. No. | Parameter | Result | Limits (IS 10500:2012) | | Method of Analysis |
|---|---|---|---|---|---|
| | | | Acceptable | Permissible | |
| 1. | Phenolic compound, mg/l | <0.001 | 0.001Max | 0.002Max | IS-3025(P-43) 2022 |
| 2. | Chloramines, mg/l | <2.0 | 4.0 Max | No Relaxation | APHA-2023(4500Cl-G) |
| 3. | Cyanide as $CN^-$, mg/l | <0.05 | 0.05 Max | No Relaxation | IS-3025(P-27) 2021 |
| 4. | Turbidity, NTU | <1.0 | 1 Max | 5 Max | IS-3025(P-10) 2023 |
| 5. | Free $ResCl_2$, mg/l | < 0.2 | 0.2 Min | 1.0 Min | IS-3025(P-26) 2021 |

**Conformity Statement**: Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi.**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
Recognized by **MoEFCC** as **"Environmental Laboratory"** valid up to 24.04.2027
**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel:9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-0029787 TC-7085

# Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A-25/07/11 **Issue Date:** 10/07/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer & Contact details** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar<br>Plot No. Gen 2/1/D, Ttc Industrial Area, MIDC, Juinagar, Navi Mumbai-400706 | | | |
| **Location of Sampling** | : | Near Project office | | | |
| **Date of Sampling** | : | 03/07/2025 | | | |
| **Sampling Time** | : | 10:00 to 18:10 hr. | **Duration** | : | 8 Hr. |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 04/07/2025 | **Sample Identification** | : | A-25/07/11 |
| **Sample Quantity & Container** | : | $SO_2$:1 Bottle; $NO_2$:1 Bottle; $PM_{10}$-1; $PM_{2.5}$-1; Bladder:1 | | | |
| **Date of Sample Analysis** | : | 04/07/2025 to 09/07/2025 | | | |
| **Sampling Environmental Conditions** | : | Temperature:27-30°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic | Bladder at ambient temp. | |
| **Sampling Equipment** | : | RDS-I-02 & FDS-I-02 | | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/11/2024 due on 24/11/2025 | | | |
| **Project/ Job number** | : | 4800203090 PO Date:11.04.2025 | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.3°C and Humidity: 49% | | | |

| Sr. No. | Parameter | Result | Limits | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Sulphur dioxide as $SO_2$ | 17.4 | 80 * | µg/m³ | IS 5182 (Part 2/Sec 1) |
| 2. | Nitrogen dioxide as $NO_2$ | 25.7 | 80 * | µg/m³ | IS 5182 (Part 6) |
| 3. | $PM_{10}$ | 51.8 | 100 * | µg/m³ | IS 5182 (Part 23) |
| 4. | $PM_{2.5}$ | 18.2 | 60 * | µg/m³ | IS 5182 (Part 24) |
| 5. | Carbon monoxide as CO | 0.66 | 04 ** | mg/m³ | IS 5182 (part 10) |

[#] Specified under National Ambient Air Quality Standards by CPCB:
[*] 24 hourly monitoring values; [**] 1 hourly monitoring values.

**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

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3. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by **ISO 9001:2015** & **ISO 45001:2018**
Recognized by **MoEFCC** as **"Environmental Laboratory"** valid up to 24.04.2027
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Tel: 9112844844, **CIN**: U74999MH2001PTC132091, **UDYAM**-MH-19-00-29787

TC-7085


## Test Report
## (Microbiology – Water)

**Ref. No.:** AESPL/LAB/B/Mw-25/07/34 **Issue Date:** 07/07/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd. | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | Labour colony |
| **Date of Sample Drawn** | : | 03/07/2025 | **Time of Sample Drawn** | : | 11:30 am |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 04/07/2025 | **Sample Identification** | : | Mw- 25/07/34 |
| **Sample Quantity & Container** | : | 250 ml; Glass bottle. | | | |
| **Date of Sample Analysis** | : | 04/07/2025 to 05/07/2025 | | | |
| **Environmental Conditions at site** | : | Surrounding area is clean. | | | |
| **Transportation Condition** | : | Water Temperature: < 6°C, Cold storage. | | | |
| **Project/ Job number** | : | -- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/M-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 24.3°C and Humidity: 54 % | | | |

| Sr. No. | Parameter, Unit | Result | Limits as per: IS 10500:2012 | Method of Analysis |
|---|---|---|---|---|
| 1. | Coliform/100ml | Absent /100ml | Absent /100ml | IS:15185:2016 |
| 2. | E-coli/100ml | Absent /100ml | Absent/100ml | IS:15185:2016 |

**Conformity Statement**: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

**Note:**

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2. Results relate only to the items tested.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**N. K Shendye**
**(Authorized Signatory)**

-End of Test Report-

# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by **ISO 9001:2015** & **ISO 45001:2018**
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Tel: 9112844844, **CIN**: U74999MH2001PTC132091 UDYAM-MH-19-00-29787

TC-7085


## Test Report
## (Noise)

**Ref. No.:** AESPL/LAB/C/N-25/07/13 **Issue Date:**08/07/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer & Contact Details** | : | Newfound Properties & Leasing Pvt. Ltd. | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Jui Nagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, Jui Nagar Navi mumbai-400706 | | | |
| **Discipline & Group** | | Chemical**:** Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Noise | | | |
| **Location Details** | : | At the Periphery of Site | | | |
| **Date of Sampling** | : | 03/07/2025 | **Period of Sampling** | : | Spot |
| **Start & End Time of** | : | 12.40Hr - 13.00Hr | **Start & End Time of** | : | 21.30Hr-22.00Hr |
| **Monitored By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Data Receipt** | : | 04/07/2025 | **Sample Identification** | : | N-25/07/13 |
| **Environmental Condition** | : | **Climate:** Clear | **Ambient Temp:** 32$^0$C | | |
| **Transportation Condition** | : | Noise Data sheet is kept in folder and safely transported to laboratory | | | |
| **Sampling Equipment** | : | Noise meter - Centre C-390 SL-I-05 | | | |
| **Calibration Status** | : | Calibrated on 04/12/2024; calibration due on 03/12/2025 | | | |
| **Project/ Job Number** | : | --- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling** | : | IS 9989 | | | |

| Sr. No. | Location | Noise Day Time dB(A) | Noise Nighttime dB(A) |
|---|---|---|---|
| 1. | Near Old Club House | 59.8 | 54.3 |
| 2. | Behind Site MIDC Road | 64.2 | 54.7 |
| 3. | Main gate | 61.3 | 53.9 |
| 4. | Labour Colony | 62.9 | 54.0 |
| 5. | Building No.02 | 64.7 | 53.5 |
| **Limit as per EP Act for commercial area** | | **65** | **55** |

**Conformity Statement**: Noise Levels at all the locations are found below the stipulated limits.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

Rspatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
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**Laboratory**: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

TC-7085

# Test Report
## (Water)

**Ref. No.:** AESPL/LAB/C/W-25/07/43 **Issue Date:** 07/07/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer & Contact Details** | : | Newfound Properties & Leasing Pvt. Ltd. Jui Nagar | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, juinagar navi mumbai-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | Labour colony |
| **Date of Sample Drawn** | : | 03/07/2025 | **Time of Sample Drawn** | : | 11.30 am |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 04/07/2025 | **Sample Identification** | : | W- 25/07/43 |
| **Sample Quantity & Container** | : | F-1 lit; Plastic can. | | | |
| **Date of Sample Analysis** | : | 04/07/2025 to 05/07/2025 | | | |
| **Environmental Conditions at site** | : | Water Temperature: 27°C, Air Temperature: 32°C, surrounding was clean. | | | |
| **Transportation Condition** | : | Water Temperature: < 6°C, Cold storage. | | | |
| **Project/ Job number** | : | -- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/W-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 30.2°C and Humidity: 85% | | | |

| Sr. No. | Parameter | Result | Limits (IS 10500:2012) | | Method of Analysis |
|---|---|---|---|---|---|
| | | | Acceptable | Permissible | |
| 1. | Colour, Hazen | <5.0 | 5 Max | 15 Max | IS-3025(P- 4) |
| 2. | pH@25°C | 6.9 | 6.5 – 8.5 | No relaxation | IS-3025(P-11) |
| 3. | Hardness as $CaCO_3$, mg/l | 82 | 200 Max | 600 Max | IS-3025(P-21) |
| 4. | Iron as Fe, mg/l | 0.030 | 0.3 Max | No relaxation | IS-3025(P-53) |
| 5. | Chloride as $Cl^-$, mg/l | 20 | 250 Max | 1000 Max | IS-3025(P-32) |
| 6. | Fluoride as $F^-$, mg/l | 0.32 | 1.0 Max | 1.5 Max | IS-3025(P-60) |
| 7. | Odour | Agreeable | Agreeable | Agreeable | IS-3025(P-5) |
| 8. | Turbidity, NTU | < 1.0 | 1 Max | 5 Max | IS-3025(P-10) |
| 9. | Residual Chlorine, mg/l | 0.4 | 0.2 Min | 1.0 Min | IS-3025(P-26) |

**Conformity Statement**: Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085


## Test Report
## (Ambient Air)

**Ref. No.:** AESPL/LAB/C/ A-25/09/78 **Issue Date:** 27/09/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer & Contact details** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar | | | |
| **Location of Sampling** | : | Near Project office | | | |
| **Date of Sampling** | : | 19/09/2025 | | | |
| **Sampling Time** | : | 10:30 to 06:30 hr. | **Duration** | : | 08 Hr. |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 20/09/2025 | **Sample** | : | A-25/09/78 |
| **Sample Quantity & Container** | : | $SO_2$:1 Bottle; $NO_2$:1 Bottle; $PM_{10}$-1; $PM_{2.5}$-1; Bladder:1 | | | |
| **Date of Sample Analysis** | : | 20/09/2025 to 26/09/2025 | | | |
| **Sampling Environmental Conditions** | : | Temperature:27-30°C; Rain fall: No; $P_{bar}$: 756 mmHg. | | | |
| **Transportation Condition** | : | Bottles < 5°C | Filter papers in plastic | Bladder at ambient temp. | |
| **Sampling Equipment** | : | RDS-I-17 & FDS-I-17 | | | |
| **Calibration Status** | : | Calibration on 23/11/2024 due on 23/11/2025<br>Calibration on 24/05/2025 due on 23/05/2026 | | | |
| **Project/ Job number** | : | | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/A-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.3°C and Humidity: 49% | | | |

| Sr. No. | Parameter | Result | Limits | Unit | Method of Analysis |
|---|---|---|---|---|---|
| 1. | Sulphur dioxide as $SO_2$ | 18.4 | 80 * | µg/m³ | IS 5182 (Part 2/Sec 1) |
| 2. | Nitrogen dioxide as $NO_2$ | 27.2 | 80 * | µg/m³ | IS 5182 (Part 6) |
| 3. | $PM_{10}$ | 58.3 | 100 * | µg/m³ | IS 5182 (Part 23) |
| 4. | $PM_{2.5}$ | 21.2 | 60 * | µg/m³ | IS 5182 (Part 24) |
| 5. | Carbon monoxide as CO | 0.60 | 04 ** | mg/m³ | IS 5182 (part 10) |

[#] Specified under National Ambient Air Quality Standards by CPCB:
[*] 24 hourly monitoring values; [**] 1 hourly monitoring values; [***] Annual monitoring values.

**Conformity Statement**: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

RSpatil

**Himani P. Joshi**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085

# Test Report
## (Microbiology – Water)

**Ref. No.:** AESPL/LAB/B/Mw-25/09/197 **Issue Date:** 24/09/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer** | : | Newfound Properties & Leasing Pvt. Ltd. | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | Labour colony |
| **Date of Sample Drawn** | : | 19/09/2025 | **Time of Sample Drawn** | : | 12:10 pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 20/09/2025 | **Sample Identification** | : | Mw- 25/09/197 |
| **Sample Quantity & Container** | : | 250 ml; Glass bottle. | | | |
| **Date of Sample Analysis** | : | 20/09/2025 to 22/09/2025 | | | |

| | | |
|---|---|---|
| **Environmental Conditions at site** | : | Surrounding area is clean. |
| **Transportation Condition** | : | Water Temperature: < 6°C, Cold storage. |
| **Project/ Job number** | : | -- |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/M-01 |
| **Environmental Condition while Testing** | : | Ambient Temperature: 22.9°C and Humidity: 56 % |

| Sr. No. | Parameter, Unit | Result | Limits as per: IS 10500:2012 | Method of Analysis |
|---|---|---|---|---|
| 1. | Coliform/100ml | Absent /100ml | Absent /100ml | IS:15185:2016 |
| 2. | E-coli/100ml | Absent /100ml | Absent/100ml | IS:15185:2016 |

**Conformity Statement**: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi**
**(Report Reviewed By)**

**N. K Shendye**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

# Test Report
## (Noise)

**Ref. No.:** AESPL/LAB/C/N-25/09/72 **Issue Date:**24/09/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer & Contact Details** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar | | | |
| **Discipline & Group** | | Chemical: Atmospheric Pollution | | | |
| **Description of Sample** | : | Ambient Noise | | | |
| **Location Details** | : | At the Periphery of Site | | | |
| **Date of Sampling** | : | 19/09/2025 | **Period of Sampling** | : | Spot |
| **Start & End Time of Sampling** | : | 12.10Hr - 12.50Hr | **Start & End Time of** | : | 21.30Hr-22.10Hr |
| **Monitored By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Data Receipt** | : | 20/09/2025 | **Sample Identification** | : | N-25/09/72 |
| **Environmental Condition** | : | **Climate:** Clear | **Ambient Temp:** 30$^0$C | | |
| **Transportation Condition** | : | Noise Data sheet is kept in folder and safely transported to laboratory | | | |
| **Sampling Equipment** | : | Noise meter - Centre C-390 SL-I-05 | | | |
| **Calibration Status** | : | Calibrated on 04/12/2024; calibration due on 03/12/2025 | | | |
| **Project/ Job Number** | : | --- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling** | : | IS 9989 | | | |

| Sr. No. | Location | Noise Day Time dB(A) | Noise Nighttime dB(A) |
|---|---|---|---|
| 1. | Building No. 10 | 58.6 | 54.2 |
| 2. | Building No. 11 | 61.9 | 50.8 |
| 3. | Main Gate | 64.0 | 52.3 |
| 4. | Labour Colony | 59.6 | 53.5 |
| 5. | Building No. 02 | 60.2 | 52.7 |
| **Limit as per EP Act for commercial area** | | **65** | **55** |

**Conformity Statement**: Noise Levels at all locations are found below the stipulated limits.

**Note:**
1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

Rspatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

# Test Report
## (Noise)

**Ref. No.:** AESPL/LAB/C/N-25/09/73 **Issue Date:**24/09/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer & Contact Details** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar Navi Mumbai-400706 | | | |
| **Discipline & Group** | | Chemical**:** Atmospheric Pollution | | | |
| **Description of Sample** | : | DG Noise | | | |
| **Location Details** | : | DG-750KVA | | | |
| **Date of Sampling** | : | 19/09/2025 | **Period of Sampling** | : | DG Spot |
| **Start Time of Sampling** | : | 13:20Hr. | **End Time of Sampling** | : | 13.30Hr |
| **Monitored By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Data Receipt** | : | 20/09/2025 | **Sample Identification** | : | N-25/09/73 |
| **Environmental Condition** | : | **Climate:** Semi cloudy | **Ambient Temp:** 31$^0$C | | |
| **Transportation Condition** | : | Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter. | | | |
| **Sampling Equipment** | : | Noise meter - Centre C-390 SL-I-05 | | | |
| **Calibration Status** | : | Calibrated on 04/12/2024; calibration due on 03/12/2025 | | | |
| **Project/ Job Number** | : | --- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling** | : | IS 4758 | | | |

| **Sr No.** | **Location** | **Sound Pressure Level dB(A)** | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Readings from 0.5 m away from DG** | | | | **Avg.** | **Difference** |
| | **DG 750 KVA** | **East** | **West** | **South** | **North** | | |
| 1. | Door closed | 73 | 73.6 | 73.2 | 73.4 | 73.3 | 25.7 |
| | Door opened | 98.3 | 99.7 | 98.9 | 99 | 99.0 | |

**Limits:**

- Insertion loss of 25dBA as per consent

**Conformity Statement**: The monitoring undertaken indicates that DG Noise Quality value for insertion loss is within consent limit.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. DG set Sound Pressure Level measured at 0.5m from the enclosure.
4. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi.**
**(Report Reviewed By)**

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085


## Test Report
## (Soil)

**Ref. No.:** AESPL/LAB/C/S-25/09/26 **Issue Date:** 29/09/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer & Contact Details** | : | Newfound Properties & Leasing Pvt. Ltd | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706 | | | |
| **Nature of Sample** | : | Soil | **Location of Sample** | : | Building No. 10 |
| **Date of Sample Drawn** | : | 19/09/2025 | **Time of Sample Drawn** | : | 01:30 pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 20/09/2025 | **Sample Identification** | : | S-25/09/26 |
| **Sample Quantity & Container** | : | 1kg; PG bag & Aluminum container | | | |
| **Date of Sample Analysis** | : | 20/09/2025 to 27/09/2025 | | | |
| **Environmental Conditions at site** | : | **Area**: Clean, **Colour**: Brown | | | |
| **Transportation Condition** | : | Kept soil in polythene bag in a dry place | | | |
| **Project/ Job number** | : | -- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/S-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 27.9°C and Humidity: 66 % | | | |

| Sr. No | Parameter with Unit | Result | | Method of analysis |
|---|---|---|---|---|
| 1. | pH@25$^0$C | 6.57 | | IS 2720 (part 26) |
| 2. | Conductivity, µS/cm | 65.29 | | IS 14767 |
| 3. | Water content, % | 16.2 | | IS 2720 (part 2) |
| 4. | Organic Carbon, % | 0.15 | | IS 2720 (part 22) |
| 5. | Available Nitrogen, % | 0.0117 | | Soil Testing in India Ministry of Agriculture, Government of India, January |
| 6. | Available Phosphorus, kg/ha | 64 | | |
| 7. | Available Sulphur, mg/kg | 21 | | |
| 8. | Calcium; Ca, meq/l | 34.5 | | |
| 9. | Magnesium; Mg, meq/l | 14.6 | | |
| 10. | Potassium as K, kg/ha | 60 | | |
| 11. | Sodium; Na, mg/kg | 50 | | IS 9497 |
| 12. | Zinc as Zn, mg/kg | < 0.2 | | EPA Method 3050 B. 2 |
| 13. | Nickel as Ni, mg/kg | < 0.2 | | EPA Method 3050 B. 2 |
| 14. | Chromium; Cr, mg/kg | < 0.2 | | EPA Method 3050 B. 2 |
| 15. | Iron as Fe, mg/kg | < 0.2 | | EPA Method 3050 B. 2 |
| 16. | Texture, % | Coarse | 21 | AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22 |
| | | Clay | 40 | |
| | | Silt | 17 | |
| | | Fine sand | 22 | |

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

**Himani P. Joshi.**
**(Report Reviewed By)**

**Sushma A. Gujar**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

# Test Report
## (Stack Emission)

**Ref. No.:** AESPL/LAB/C/ ST- 25/09/99 **Issue Date:** 27/09/2025

| | | | | |
|---|---|---|---|---|
| **Name of Customer & Contact Details** | : | Newfound Properties & Leasing Pvt. Ltd | | |
| **Name of Site** | : | NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, JuinagarNavi Mumbai-400706 | | |
| **Sample Identification number** | : | ST- 25/09/99 | | |
| **Sample Quantity** | : | $SO_2$:1Bottle; NOx:1 Bottle; Thimble-1. | | |
| **Date & Time of sampling** | : | 19/09/2025 at 02:30 hr to 02:05 hr. | | |
| **Sampling Environmental Conditions** | : | Temp.:30°C; Rain fall: No; $P_{bar}$: 753 mmHg. | | |
| **Transportation Condition** | : | Bottles < 5°C | Thimbles in plastic container | Bladders at ambient temp. |
| **Sample Monitored & Transported by** | : | AESPL | | |
| **Date of sample receipt** | : | 20/09/2025 | | |
| **Date of sample analysis** | : | 20/09/2025 to 26/09/2025 | | |
| **Sampling Equipment Used** | : | ST-I-02 | | |
| **Calibration status** | : | Calibrated on 24/05/2025 Due on 23/05/2026 | | |
| **Project/ Job number** | : | ----- | | |
| **Reference of sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | |
| **Method of sampling & preservation** | : | AESPL/LAB/SOP/7.3.1/ST-01 | | |

**A. General Information About Stack:**

| | | | | | |
|---|---|---|---|---|---|
| Stack Connected to | : | DG-01 750 KVA | Emission due to | : | Process Activity |
| Details of pollution control devices attached with the | | | : | Stack | |

**B. Physical Characteristics of Stack:**

| | | | | | |
|---|---|---|---|---|---|
| Height of stack from ground (m) | : | 8.9 m | Diameter of Stack (m) | : | |
| Height of stack at sampling point (m) | : | 5 | Area of stack ($m^2$) | : | 0.21 |
| Fuel used | : | Diesel | Fuel consumption (MT/ton) | : | 0.0346 |

**C. Result of Sampling & Analysis of Gaseous Emission:**

| Sr. No. | Parameter | Result | Limit as per MPCB Consent | Unit | Method of analysis |
|---|---|---|---|---|---|
| 1. | Gas Temperature | 132 | -- | °C | IS-11255, (Part-3) |
| 2. | Gas velocity | 7.2 | -- | m/s | IS-11255, (Part-3) |
| 3. | Gas flow rate | 742 | -- | $Nm^3$/hr. | IS-11255, (Part-3) |
| 4. | Particulate Matter | 29.6 | 150 | mg/$Nm^3$ | IS-11255, (Part- 1) |
| 5. | Sulphur Dioxide as $SO_2$ | 24.7 | -- | mg/$Nm^3$ | IS-11255, (Part-2) |

**Conformity Statement**: The monitoring undertaken indicates that Stack Air Quality Values for monitoring parameter is within the levels stipulated as per MPCB Consent.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

# Test Report
## (Water)

**Ref. No.:** AESPL/LAB/C/W-25/09/211 **Issue Date:** 24/09/2025

| | | | | | |
|---|---|---|---|---|---|
| **Name of Customer & Contact Details** | : | Newfound Properties & Leasing Pvt. Ltd. Jui Nagar | | | |
| **Name of Site** | : | NEFP - G.D. Herdillia Plot, Juinagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, juinagar navi mumbai-400706 | | | |
| **Nature of Sample** | : | Drinking water | **Location of Sample** | : | Labour colony, RO water |
| **Date of Sample Drawn** | : | 19/09/2025 | **Time of Sample Drawn** | : | 12.10 pm |
| **Sample Drawn By** | : | AESPL | **Transported By** | : | AESPL |
| **Date of Sample Receipt** | : | 20/09/2025 | **Sample Identification** | : | W- 25/09/211 |
| **Sample Quantity & Container** | : | F-1 lit; Plastic can. | | | |
| **Date of Sample Analysis** | : | 20/09/2025 to 22/09/2025 | | | |
| **Environmental Conditions at site** | : | Water Temperature: 27°C, Air Temperature: 32°C, surrounding was clean. | | | |
| **Transportation Condition** | : | Water Temperature: < 6°C, Cold storage. | | | |
| **Project/ Job number** | : | -- | | | |
| **Reference of Sampling** | : | AESPL/LAB/QR/7.3.3/R-03 | | | |
| **Method of Sampling & Preservation** | : | AESPL/LAB/SOP/7.3.1/W-01 | | | |
| **Environmental Condition while Testing** | : | Ambient Temperature: 28.9°C and Humidity: 78% | | | |

| Sr. No. | Parameter | Result | Limits (IS 10500:2012) | | Method of Analysis |
|---|---|---|---|---|---|
| | | | Acceptable | Permissible | |
| 1. | Colour, Hazen | <5.0 | 5 Max | 15 Max | IS-3025(P- 4) |
| 2. | pH@25°C | 7.4 | 6.5 – 8.5 | No relaxation | IS-3025(P-11) |
| 3. | Hardness as $CaCO_3$, mg/l | 36 | 200 Max | 600 Max | IS-3025(P-21) |
| 4. | Iron as Fe, mg/l | 0.030 | 0.3 Max | No relaxation | IS-3025(P-53) |
| 5. | Chloride as $Cl^-$, mg/l | 10 | 250 Max | 1000 Max | IS-3025(P-32) |
| 6. | Fluoride as $F^-$, mg/l | 0.32 | 1.0 Max | 1.5 Max | IS-3025(P-60) |
| 7. | Odour | Agreeable | Agreeable | Agreeable | IS-3025(P-5) |
| 8. | Turbidity, NTU | < 1.0 | 1 Max | 5 Max | IS-3025(P-10) |
| 9. | Residual Chlorine, mg/l | 0.4 | 0.2 Min | 1.0 Min | IS-3025(P-26) |

**Conformity Statement**: Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

**Himani P. Joshi.**
**(Report Reviewed By)**

RSpatil

**Reshma S. Patil.**
**(Authorized Signatory)**

-End of Test Report-

**ANNEXURE II**

**By Speed Post**

F. No. 21-432/2007-IA.III
**Government of India**
**Ministry of Environment and Forests**
**(I.A. Division)**

**Paryavaran Bhawan,**
**CGO Complex, Lodhi Road**
**New Delhi 110510**
Dated: February 05, 2008

To,

**M/s New Found Properties & Leasing Pvt. Ltd.**
Construction House "A",
24th Road, Khar (West),
Mumbai 400052

**Subject:Environmental Clearance for proposed construction of Information Technology Park in Trans- Thane Creek Industrial Area, MIDC, Jui Nagar, Navi Mumbai.**

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. Form 1 & 1 A, and Conceptual plan and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee constituted by the competent authority in its 21st meeting held on 12-14 September 2007.

2. The project proponent is proposing for Construction of Information Technology Park at Plot No. Gen 2/1 D, Gen 2/1/E, Gen 2/1/F in Trans- Thane Creek Industrial Area, MIDC, Jui Nagar, Navi Mumbai at a cost of Rs.533.61 crores. The proposed construction will consist of IT Park comprising of 15 buildings of two types. Type "A" buildings (10 Nos.) will have ground plus one level parking and 8 Floors. Type "B" buildings (5 Nos.) will have ground plus one level parking and 7 Floors. The total plot area is 2,37,807.23 sq. m. The total gross built up area as indicated is 4,16,221 sq. m. Total fresh water requirement will be 4050 cu.m./day including recycled water and total wastewater generation from the project will be 2709 cu. m./day. One STP for each building (15 Nos.) will be provided separately having capacity ranging between 95-180 cu.m. /day to treat wastewater generated from the IT Park. The treated waste water will be used for landscaping, cooling and flushing purpose in the project area. The total solid waste generated will be 23,000 kg/day. Vermi-composting of biodegradable waste will be done and Non-biodegradable waste will be handed over to

authorized vendors for recovery of re-cyclable material. The parking space proposed to be provided for parking of 4275 cars.

3. The documents submitted along with the application predict that there will be temporary and negligible effect on the Air quality during construction as well as operation phase. There will be minimum and temporary impact on ambient noise level during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The additional EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded "Gold" grading and recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions Accordingly, the Ministry hereby accords necessary environmental clearance under category 8(b) for the project subject to the strict compliance with the specific and general conditions mentioned below,

PART A- .SPFCIFIC CONDITIONS

I. <u>Construction Phase</u>

i. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
ii. For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
iii. Vehicles hired for construction activities should be operated only during non-peak hours.
iv. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
v. Ready mixed concrete shall be used in building construction.
vi. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
vii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
viii. Separation of gray and black water should be done by the use of duel plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
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. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

xi. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.

xii. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.

xiii. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.

xiii. Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.

xiv All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

xv. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.

xvi A First Aid Room will be provided at the project site both during construction and operation of the project.

xvii Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

xviii Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.

xix Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

xx Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

xxi. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.

xxii Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.

xxiii Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.

xxiv Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra Pollution Control Board.

xxv 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.

xxvi 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 had started without obtaining environmental clearance.

**II. Operation Phase**

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

iii. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

vi. The sewage treatment plants of adequate capacity should be provided to treat sewage generated from each building separately and it should be certified by an independent expert for adequacy as well as efficiency and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing, cooling and landscaping. Discharge of treated sewage shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.

ix Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

x The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

xi Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.

xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiv. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

**PART – B. GENERAL CONDITIONS**

i) This environmental clearance is subject to Hon'ble Supreme Court's decision regarding siting of project near wildlife sanctuary.

ii) The environmental safeguards contained in the documents should be implemented in letter and spirit.

iii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iv) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

v) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), State Forest Department, CRZ Rules, Wildlife Act 1972, etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://www.envfor.nic.in. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets of the buildings.

**(K.C. RATHORE)**
**Additional Director (IA)**
**rathore27@yahoo.com**
Tele: 24360789

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

**(K. C. RATHORE)**
**Additional Director (IA)**

## Government of Maharashtra

File. 21-432/2007-IA.III
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 18th May, 2013

To,

M/s. Newfound Properties And Leasing Pvt. Ltd
K Raheja Corp, 6th Floor,
Plot No. C-30, Block G, Opp SIDBI,
Bandra Kurla Office, Bandra (East),
Mumbai

**Subject:- Extension of validity of Environmental clearance for the construction for Information Technology Park in Trans- Thane Creek Industrial Area, MIDC, Jui Nagar, Navi Mumbai by M/s. Newfound Properties And Leasing Pvt. Ltd.**

**Reference-** Your letter dated 3rd February, 2013.

Sir,

With reference to above mentioned letter regarding validity of environmental clearance for construction for Information Technology Park in Trans- Thane Creek Industrial Area, MIDC, Jui Nagar, Navi Mumbai, you are hereby informed that State Level Environmental Impact Assessment Authority in its 60th meeting has decided to extend the validity of the Environmental clearance for a further period of 5 years.

The terms and conditions stipulated in even number environment clearance letter dated 5th February, 2008 remains the same.

(Valsa R ~~Nair Singh~~)
Secretary, Environment
department &MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Regional Office, MPCB, Pune.

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# STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2016/CR-61/TC-1
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 3 December, 2016.

To,
M/s. Newfoud Properties And Leasing Pvt. Ltd.
Plot. No. C-30, Block 'G' Opp. SIDBI,
Bandra Kurla Complex,Bandra ( E),
Mumbai- 400 051.

EC SEIAA - Item No - 70 Meeting No. 103

Subject: Amendment in environment clearance for proposed development of IT Park on Plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Jui Nagar, Navi Mumbai by M/s. Newfoud Properties And Leasing Pvt. Ltd (Mr. Nikhil Mehta.)

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 46th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 103rd meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

**Brief Information of the project submitted by you is as-**

Comparison statement for amendment:

| Building No. | Building Configuration as per previous EC | Building Configuration as per amendment | Remarks for building configuration | Remarks for construction area |
|---|---|---|---|---|
| 1 | Stilt+ 1 parking lvl+8 flr | Stilt+ 3 parking lvl+8 flr | 2 parking levels are added | Increase by 5663.09 Sqm. |
| 2 | Stilt+ 1 parking lvl+8 flr | Stilt+ 4 flr | 1 parking level and 4 floors are reduced | Decrease by 11,340.36 Sqm. |
| 3 | Stilt+ 1 parking lvl+8 flr | Stilt+ 3 parking lvl+8 flr | 2 parking levels are added | Increase by 5663.09 Sqm. |

| | As per EC dated 05-02-2008 | As per proposed Amendment |
|---|---|---|
| FSI | 3,99,284.05 Sq.m. | 3,84,772.66 Sq.m. |

| | | |
|---|---|---|
| Total Construction Area | 4,16,221.00 Sq.m. | 4,16,206.82 Sq.m. |

Building configuration in total layout:

| Building No. | Building Configuration as per previous EC | Building Configuration as per amendment | Remarks for building configuration |
|---|---|---|---|
| 1 | Stilt+ 1 parking lvl+8 flr | Stilt+ 3 parking lvl+8 flr | 2 parking levels are added |
| 2 | Stilt+ 1 parking lvl+8 flr | Stilt+ 4 flr | 1 parking level and 4 floors are reduced |
| 3 | Stilt+ 1 parking lvl+8 flr | Stilt+ 3 parking lvl+8 flr | 2 parking levels are added |
| 4 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 5 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 6 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 7 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 8 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 9 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 10 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 11 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| 12 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| 14 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| 15 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| 16 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |

A)

| Particulars | Details as per previous EC dated 05/02/2008 | Details as per proposed amendment | Remarks |
|---|---|---|---|
| Total plot area | 2,37,807.23 Sq.m. | 2,37,807.23 Sq.m. | No change |
| Total Construction area | 4,16,221.00 Sq.m. | 4,16,206.82 Sq.m. | No change |
| FSI | 3,99,284.05 Sq.m. | 3,84,772.66 Sq.m. | No change |
| Building Configuration | Building 1:Stilt+ 1 parking lvl+8 flr | Stilt+ 3 parking lvl+8 flr | Construction area: Increase by 5663.09 Sqm.<br>2 parking levels are added |
| | Building 2: Stilt+ 1 parking lvl+8 flr | Stilt+ 4 flr | Construction area: Decrease by 11,340.36 Sqm.<br>1 parking level and 4 floors are reduced |
| | Building 3: Stilt+ 1 parking lvl+8 flr | Stilt+ 3 parking lvl+8 flr | Construction area : Increase by 5663.09 Sqm.<br>2 parking levels are added |
| | Building 4:Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | Building 5:Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | Building 6:Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | Building 7:Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | Building 8:Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | Building 9:Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | Building 10:Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | Building 11:Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| | Building 12:Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| | Building 14:Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |

| | | | |
|---|---|---|---|
| | Building 15:Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| | Building 16:Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| Total fresh water requirement | 4050 KLD | 4050 KLD | No change |
| Sewage generation | 2448 KLD | 2448 KLD | No change |
| STP capacity | 95-180 KLD x 15No | 95-180 KLD x 15No | No change |
| STP technology | SAFF | SAFF | No change |
| Total solid waste generation | 23,000 Kg/day | 23,000 Kg/day | No change |
| Parking Statement | 4275 No's | 4275 No's | No change |

| | |
|---|---|
| Name of the Project | Amendment for Proposed Development of Information Technology Park, at Plot No Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, MIDC, Juinagar, Navi Mumbai. |
| Name of the Proponent | Name: Mr. Nikhil Mehta |
| Name of the Consultant | Name- Mr. H.K. Desai<br>M/s. Enviro Analysts and Engineers Pvt. Ltd. |
| Accreditation of the consultant(NABET Accreditation) | QCI NABAT LIST for the Construction Project/ Area Development Project/Township -Provisional Accreditation from NABET |
| Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/ Township or others | IT park project |
| Location of the project | Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai. |
| Whether in Corporation/municipal/ other area | Navi Mumbai Municipal Corporation |
| Applicability of the DCR | MIDC DCR 2009 |
| Note on the initiated work (if applicable) | Total constructed area (FSI + Non FSI): 17,596.55 Sq.m as per previous EC dated 05-02-2008 and as per revalidation dated 18-05-2013 |

| | |
|---|---|
| LOI/NOC from MHADA/ other approvals (If Applicable) | NA |
| Total plot area (sq.m.)<br>Deductions<br>Net Plot Area | Total Plot Area: 2,37,860.23 Sq. m<br>Net plot area: 2, 22,476.73 Sq.m. |
| Permissible FSI (including TDR etc.) | 3,84,772.66 Sq.m. |
| Proposed Built Up Area(FSI & Non FSI) | |

| | As per EC dated 05-02-2008 | As per proposed Amendment |
|---|---|---|
| FSI | 3,99,284.05 Sq.m. | 3,84,772.66 Sq.m. |
| Total Construction Area | 4,16,221.00 Sq.m. | 4,16,206.82 Sq.m. |

| | |
|---|---|
| Ground Coverage Area (percentage of plot not open to sky) | |

| | As per EC dated 05-02-2008 | As per proposed Amendment |
|---|---|---|
| Ground Coverage area | 50,565.45 Sq.m. | 50,589.54 Sq.m. |
| % on net plot area | 22.72% | 22.73% |

| | |
|---|---|
| Estimated Cost of the project | Rs. 533.61 Cr |
| Number of Buildings & Configuration(s) | |

| Building No. | Building Configuration as per previous EC | Building Configuration as per amendment | Remarks for building configuration |
|---|---|---|---|
| 1 | Stilt+ 1 parking lvl+8 flr | Stilt+ 3 parking lvl+8 flr | 2 parking levels are added |
| 2 | Stilt+ 1 parking lvl+8 flr | Stilt+ 4 flr | 1 parking level and 4 floors are reduced |
| 3 | Stilt+ 1 parking lvl+8 flr | Stilt+ 3 parking lvl+8 flr | 2 parking levels are added |
| 4 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 5 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| 6 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |

| | | | | |
|---|---|---|---|---|
| | 7 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | 8 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | 9 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | 10 | Stilt+ 1 parking lvl+8 flr | Stilt+ 1 parking lvl+8 flr | No change |
| | 11 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| | 12 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| | 14 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| | 15 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| | 16 | Stilt+ 1 parking lvl+7 flr | Stilt+ 1 parking lvl+ 7 flr | No change |
| Number of tenants and shops | Will be decided after sale | | | |
| Number of expected residents/users | Population = 75125 No's including two shifts | | | |
| Tenant density per hector | NA | | | |
| Height of Building(s) | Maximum Height = 51 m | | | |
| Right of way (Width of the road from the nearest fire station to the proposed building(s) | The project site is accessed by Service road and then to the Sion Panvel Highway. | | | |
| Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation | 9.00 mt. wide turning radius has been provided. | | | |

| | |
|---|---|
| Existing Structure(s) | An old bungalow and plinth work which is constructed before 2004. |
| Details of the demolition with disposal (If applicable) | An old bungalow and plinth work which is constructed before 2004 which will be demolished. |
| Total Water Requirement | Dry Season:<br>Fresh water (KLD) & source:- 1503 KLD by MIDC<br>Flushing water (KLD): - 1878 KLD<br>Total Water Requirement (KLD): -4050 KLD<br>Landscape water requirement: -- 193 KLD<br>AC make up: 460KLD<br>Swimming pool make up (cum): - NIL<br>Firefighting (cum): -- Cum<br>UG Tanks, OH Tanks<br>Wet Season:<br>Fresh water (KLD) & source: - 1503 KLD by MIDC<br>Flushing water (KLD): - 1878 KLD<br>Total Water Requirement (KLD): - 4050 KLD<br>RWH water collection = 100 KLD for each building & total RWH 1500 KLD<br>Surplus rain water after use = Shall be fully utilized for HVAC<br>Swimming pool make up (cum): - NIL<br>Fire fighting (cum): 300 KLD for each building & 200 KLD for building 2, Total fire tanks capacity – 4400 KLD |
| Rain Water Harvesting (RWH) | Level of the ground water table: 3.0 m<br>Size and no of RWH tank(s) and quantity: 100 KLD for each building &<br>Total RWH water 1500 KLD<br>Location of the RWH tanks(s):- Below Ground<br>Size, no. of recharge pits and quantity: NA |
| UG tanks | ---- |
| Strom water drainage | Natural water drainage pattern: towards west, as per plan |
| Sewage & Waste Water | Sewage generation:- 2448 KLD<br>STP Technology:- SAFF<br>Capacity of STP (KLD):-95-180 KLD x 15No<br>Location of the STP –Ground<br>DG Sets (during emergency):DG set backup will be provided for STP during emergency. |
| Solid Waste Management | Waste generation in the Pre Construction and Construction phase<br>Waste generation: (Wet wastage 5203 kg /per person /day & dry waste 5203 kg/person / day) 500 kg /day OWC for each building & 350 kg/day OWC for building no 2<br>Total excavated soil:- NA<br>Quantity of the top soil to be preserved: -<br>Disposal of the construction waste debris:-<br>Operation Phase :<br>Total Solid waste generated: 23,000 Kg/day<br>E-waste (Kg/month): shall be handed over to recycler<br>Hazardous waste (Kg/month):NA |

| | |
|---|---|
| | Biomedical waste (Kg/month) (if applicable): NA<br>STP sludge (Dry sludge) (Kg/Day):<br>Mode of Disposal of Waste:<br>Dry waste:To be managed through recyclers.<br>Wet Waste:To be processed in vermin composting<br>Required amount of manure will be used for gardening/landscaping<br>E-Waste: shall be handed over to authorized vendor.<br>Hazardous Waste: NA<br>Biomedical Waste: NA<br>STP Sludge (Dry Sludge):to be used as a manure |
| Green Belt Development | Total R.G. Area:<br>RG area other than green belt (please specify for playground, etc.)<br>RG area under green belt:<br>RG on the Ground (sq.m.): 22,247 sq. m sq.m.<br>RG on the podium (sq.m.): NA<br>Total: 22,247 sq. m<br>Plantations:<br>Total number of trees to be planted in layout is 2379 |
| Energy | Power Supply:<br>Connected load:- 38400 kVA<br>Maximum demand:- 29880 kVA<br>Source: - Maharashtra State Electricity Board.<br><br>Energy saving by non-conventional method:-<br>Energy saving measures:-<br>Efficient building envelope<br>Roof :Over deck roof insulation 75mm extruded polystyrene or 60 mm puff or equivalent U value insulation with white china mosaic / high albedo reflective white paint above , overall U-factor=0.057 Btu/hr.ft2.°Fas per ECBC standards<br>Wall : Insulated Wall with U factor: 0.0903 Btu/hr.ft2.°F<br>Fenestration : Double glazed unit U-Value <2.0 watts/sqm deg k ; SHGC: < 0.25;VLT : 20 % or higher for all sides<br>Efficient HVAC Design<br>High COP Water Cooled screw chillers (COP at AHRI condition >=5.4)<br>Variable Frequency Drives for AHU's, Secondary chilled water pumps, Cooling towers<br>Use of HFC based refrigerants in the air conditioning system<br>All the motors are with "EFF 1" ratings<br>Monitoring indoor environmental quality through Co2 sensors<br>All systems will operate on intelligent building management system in order to measure & control the equipment's resulting to power savings<br>Lighting<br>Design with low lighting power density of 0.8 w/sft in common areas by using LED'S for general lighting with occupancy sensors & timer based controls<br>Design with low lighting power density of 0.23 watts/sft in the parking areas with T5<br>Design with low lighting power density of 0.2 watts/sft in the |

building exterior areas with use of LED'S
Details calculations & % of saving: ----
With these measures, project proponent is planning to target the energy savings to the tune of 20 to 25 % over & above the base line
Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form):----

| | Particulars | ECBC baseline measures | Proposed measures – Herdelia, Juinagar |
|---|---|---|---|
| 1 | Roof | | |
| | U value | 0.409 w/m2-degC | 0.324 w/m2-degC |
| 2 | Wall | | |
| | U value | 0.440 w/m2-degC | 0.514 w/m2-degC |
| 3 | Fenestration / Glass | | |
| | U value | 3.3 w/m2-degC | < 3.3 w/m2-degC |
| | SHGC | 0.25 | < 0.25 |
| 4 | Chillers | | |
| | COP | 5.4 | > =5.4 |
| 5 | Lighting | | |
| | Interior LPD (lighting power density) | Office – 10.8 W per Sq Mtr or 1 watt per sft<br>Parking – 3.2 W per sq mtr or 0.29 w per sft | 10.8 W per Sq Mtr or 1 watt per sft<br>Office: 1<br>Lobby: 0.8<br>Service: 0.8<br>AHU Room:0.8<br>Parking & Exterior : 0.2 w per sft |

DG Set:
Number and capacity of the DG sets to be used:
2 Nos x 1250 Kva & 28 Nos x 2000Kva
(In case power failure, 100% back up)
Type of fuel used: = HSD

| | |
|---|---|
| Environmental Management plan Budgetary Allocation | Construction phase(with Break – up) –<br>Capital cost<br>O & M cost (please ensure manpower and other details) |

| | | | |
|---|---|---|---|
| 1 | **Air Environment** | **Water Sprinkling, Green Belt Development, Covered storage area** | **30 Lakhs** |
| 2 | Noise Environment | Green Belt Developments | 10 Lakhs |
| 3 | Water Environment | Modular STP , Drainage with sedimentation tanks | 08 Lakhs |
| 4 | Good Health Practices | Site Sanitation & Health Care | 12 Lakhs |
| 5 | Environmental monitoring | | 8 Lakhs |

Operation Phase (with Break-up)-
Capital cost

| Sr. No. | Particulars | Setting-up Cost ( In Lakhs) |
|---|---|---|
| 1. | RWH | 120 |
| 2. | MSW | 225 |
| 3. | STP | 450 |
| 5. | Energy System | 120 |
| 5. | Landscaping | 40 |
| | Total Cost | 955 |

O & M cost (please ensure manpower and other details)

| Sr. No. | Particulars | Annual O & M Cost ( In Lakhs) |
|---|---|---|
| 1. | RWH | 20 |
| 2. | MSW | 65 |
| 3. | STP | 150 |
| 5. | Energy System | 16 |
| 5. | Landscaping | 10.0 |
| | Total Cost | 261 |

Quantum and generation of Corpus fund and commitment:
After occupancy, co-op societies will form. The societies will form federation
The operation & maintenance of environmental management facilities (EMF) shall be taken care by the developers for first three years
Afterwards, EMF shall be handed over to society/federation

Responsibility for further O & M
Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement.

| | |
|---|---|
| Traffic Management | Nos. of the junction to the main road & design of confluence:<br>Service road – abutting<br>Sion Panvel Highway<br>Parking Details:<br>Number and area of Basement: Nil<br>Number and area of podia: NA<br>4-wheelers: 4275 Nos.<br>The parking will provided within the buildings as mentioned in the building configuration mentioned in Sr. no 16 in this statement.<br>III. Width of all Internal roads (m): 26 meter, 31 meter |
| CRZ/RRZ Clearance obtain, if any | NA |
| Distance from Protected Area/Critically Polluted area/Eco-sensitive areas /inter-State boundaries | No protected area comes within 2 Km |

3. The proposal has been considered by SEIAA in its 103rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

**General Conditions for Pre- construction phase: -**

(i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

(iii) 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.

(iv) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(v) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according

commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(vi) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

(vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

**General Conditions for Construction Phase-**

(i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(ii) 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.

(iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

(iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

(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) 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.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xii) 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.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) 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.

(xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxv) 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.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii)Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xxxi) 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.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

**General Conditions for Post- construction/operation phase-**

(i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

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

(vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

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

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

(x) 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.

(xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. $SO_2$, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

(xii) 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.

(xiii) 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.

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

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

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

7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.

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

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

10. Any appeal against this environmental 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.

(S. M. Gavai)
Member Secretary, SEIAA

**Copy to:**

1. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.

2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).

4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

5. Managing Director, MSEDCL, MG Road, Fort, Mumbai

6. Collector, Thane.

7. Commissioner, Navi Mumbai Municipal Corporation (NMMC)

8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

9. Regional Office, MPCB, Mumbai

10. Select file (TC-3)

(EC uploaded on )

F. No.21-139/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 31st October, 2018

To,

**M/s Newfound Properties and Leasing Pvt Ltd**,
Plot No. C-30, Block G,
Opp. SIDBI BKC, Bandra East - 400051.

**Subject: Development of Information Technology Park at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd – Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/MH/NCP/66042/2017 dated 10th July, 2017 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Development of Information Technology Park at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 11-13 September, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

(i) Expansion of Proposed Development of Information Technology Park is proposed on Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai.

(ii) Latitude: A. 19°3'1.99"N, B. 19°3'5.31"N, C. 19°3'10.91"N, D. 19°3'11.50"N, E. 19°3'0.64"N, F. 19°2'55.64"N and Longitude A. 73°1'18.90"E, B. 73°1'38.67"E, C. 73° 1'44.94"E, D. 73° 1'55.28"E, E.73° 1'56.11"E, F. 73° 1'40.01"E.

(iii) The project is Expansion. Earlier Clearance was obtained vide letter no. SEAC -2016/CR-61 /TC-1 dated 03.12.2016 for construction area 4,16,206.82 sqm . As on date (25.05.2017), 75,500 sqm is constructed on site as per EC obtained dated 03.12.2016 for construction area 4,16,206.82 sqm.

(iv) Total plot area is 2,37,807.23 sqm, FSI area is 4,01,025.45 sqm and total construction (built-up) area is 5,05,420.99 sqm. The project will comprise of 15 Buildings. Total population will be 80206 no's. Maximum height of the building is 90 m (building No. 4).

(v) The comparative statement of existing and proposed building configuration is given below:

| Building no. | Building Configuration as per previous EC-3rd December, 2016 | Building Configuration as per amendment | Alteration (as per already appraised by SEIAA and Current proposal) |
|---|---|---|---|
| 1 | Stilt + 3 Parking + 8 Office Flrs. | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | Part 9th Flrs. proposed |
| 2 | Stilt + 4 Flrs | Part Stilt + 4 Office Flrs.+ Part 5th | Part Stilt + Part 5th Flrs proposed |
| 3 | Stilt + 3 Parking + 8 Office Flrs. | Stilt + 3 Parking + 8 Office Flrs.+ Part 9th | Part 9th Flrs. proposed |
| 4 | Stilt + 1 Parking lvl + 8 Flrs. | Basement + Stilt + 6 Parking + 12 Office Flrs. + Part 13th | Basement, 5 Parking levels and 4 Flrs. and Part last Office Flr. are added (bldg configuration and foot print change) |
| 5 | Stilt + 1Parking + 8 Office Flrs. | Stilt + 1Parking + 8 Office Flrs. | No change |
| 6 | Stilt + 1Parking + 8 Office Flrs. | Stilt + 1Parking + 8 Office Flrs. | No change |
| 7 | Stilt + 1Parking + 8 Office Flrs. | Stilt + 1Parking + 8 Office Flrs. | No change |
| 8 | Stilt + 1Parking + 8 Office Flrs. | Stilt + 1Parking + 8 Office Flrs. | No change |
| 9 | Stilt + 1 Parking + 8 Office Flrs. | Ground + 1 (Existing Structure at Site to be Retained) | Proposed building is deleted and existing structure at site to be retained |
| 10 | Stilt + 1Parking + 8 Office Flrs. | Stilt + 1Parking + 8 Office Flrs. | No change |
| 11 | Stilt + 1 Parking + 7 Office Flrs. | Stilt + 1 Parking + 7 Office Flrs. | No change |
| 12 | Stilt + 1 Parking + 7 Office Flrs. | Stilt + 1 Parking + 7 Office Flrs. | No change |
| 14 | Stilt + 1 Parking + 7 Office Flrs. | Stilt + 1 Parking + 7 Office Flrs. | No change |
| 15 | Stilt + 1 Parking + 7 Office Flrs. | Stilt + 1 Parking + 7 Office Flrs. | No change |
| 16 | Stilt + 1 Parking + 7 Office Flrs. | Stilt + 1 Parking + 7 Office Flrs. | No change |

(vi) During construction phase, total water requirement is expected to be 170 KLD which will be outsourced through private water suppliers. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

(vii) During operational phase, total water demand of the project is expected to be 3721 KLD and the same will be met by the MIDC & 2117 KLD Recycled Water. Wastewater generated 2887 KLD will be treated in 14 STPs of total 2915 KLD capacity. 2598 KLD of treated wastewater will be recycled (2005 KLD for flushing, 112 KLD for gardening). About 481 KLD will be used in HVAC systems.

(viii) About 20 TPD solid wastes will be generated in the project. The biodegradable waste (6 TPD) will be processed in OWC and the non-biodegradable waste generated (14 TPD) will be handed over to authorized local vendor. E waste : 144000 kg/year will be handed to authorized recycler.

(ix) The total power requirement during construction phase is 500 kW and will be met from MSEDCL and total power requirement during operation phase is Total Connected load will be 46407 kW, Total Demand load will be 36548 kW will be met from MSEDCL.

(x) 1056 cum of Rooftop rainwater of buildings will be collected in total 2112 cum capacity for harvesting after filtration.

(xi) Parking facility for 8881 four wheelers and 882 two wheelers is proposed to be provided against the requirement of 8823 and 882 respectively (according to local norms).

(xii) Proposed energy saving measures would save about 10.7% overall for the project.

(xiii) It is not located within 10 km of Eco Sensitive areas.

(xiv) There is no court case pending against the project.

(xv) Standard ToR was granted to the project by MoEFCC vide letter F. No. 21-139/2017-IA-III dated 02.06.2017.

(xvi) Investment/Cost of the project is Rs. 1328 Crore.

(xvii) Employment potential: 100 shall be provided with temporary housing facilities Around 100 labors will come to site during peak construction phase. This is a commercial project which will create 80206 nos direct employment and 400 indirect employment during the operation phase.

(xviii) Benefits of the project: There shall be generation of employment opportunities during construction stage and also at operational phase development. Since this is an IT building which have become increasingly popular places to work for a number of reasons. The first benefit is that they provide a real sense of community, allowing companies in the same or relevant fields to cluster, network and even collaborate. The emphasis on innovation and advancement helps to create a unique environment that perhaps would not happen in a single location or one where the technology company was solo. Other benefits of this project which is a technology park will include Great transport links for workers and visitors alike, increasing the aesthetic appeal of the surrounding and adding to the infrastructures of the MIDC area. This project will also ease in the daily transportation of people residing in Navi Mumbai to Mumbai city.

3. The project falls under Category 'A' under item no. 8 (b) i.e. Townships and Area Development Projects of the schedule to the EIA Notification, 2006 and requires appraisal at Central level.

4. The EAC, in its meeting held on 11-14 September, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Development of Information Technology Park at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

**PART A – SPECIFIC CONDITIONS:**

(i) This clearance is subject to the decision of the Hon'ble Court/Tribunal in the Writ Petition No. 10473 of 2016.

(ii) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

(iii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

**Topography and natural Drainage**

(iv) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

**Water requirement, Conservation, rain water Harvesting, and Ground Water Recharge**

(v) Fresh water requirement from Municipal Corporation Water Supply shall not exceed 1604 KLD.

(vi) A certified report on the sources and availability of water from the local body supplying water along with the permission received by them for the same should be obtained and submitted with the first compliance report.

(vii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

(viii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

(ix) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

(x) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

(xi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 6 nos. of rain water harvesting tank of 215 $m^3$ shall be provided as per CGWB guidelines.

(xiii) As proposed, no ground water shall be used during construction/ operation phase of the project.

(xiv) Approval of the CGWA is required before any dewatering for basements.

(xv) Excess treated water can also be reused through roadside plantations, in forestry or for dust suppression in consultation with the local Body concerned and /or the Forest Department.

(xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by

the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

**Solid Waste Management**

(xvii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

(xviii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(xix) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. As proposed 1819 sqm space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.

(xx) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

**Sewage Treatment Plant**

(xxi) Sewage shall be treated in the STP. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC makeup. As proposed no treated water shall be discharged into municipal drain.

(xxii) No sewage or untreated effluent water would be discharged through storm water drains.

(xxiii) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

(xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

**Energy**

(xxv) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

(xxvi) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

(xxvii) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

(xxviii) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

(xxix) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

**Air Quality and Noise**

(xxx) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

(xxxi) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

(xxxii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

(xxxiii) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used.

The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

(xxxiv) For indoor air quality the ventilation provisions as per National Building Code of India.

(xxxv) Ambient noise levels shall conform to commercial standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

**Green Cover**

(xxxvi) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed 3940.26 sqm area shall be provided for green belt development.

**Top Soil preservation and Reuse**

(xxxvii) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

**Transport**

(xxxviii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
- Traffic calming measures
- Proper design of entry and exit points.
- Parking norms as per local regulation

(xxxix) Apart from the traffic impact assessment study as submitted for one kilometer, a detailed traffic management and a traffic decongestion plan should be drawn up for a 05 km. area around the project and implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies. The Company will give land for widening of roads as proposed.

(xl) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

(xli) Necessary arrangements could be made to facilitate that the employees avail of public transport within the premises.

**Environment management Plan**

(xlii) An environmental management plan (EMP) as prepared and submitted long with the EIA Report shall be implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

**Others**

(xliii) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

(xliv) A First Aid Room shall be provided in the project both during construction and operations of the project.

(xlv) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.

(xlvi) Corporate Environment Responsibility (CER) plan as per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 1st May 2018 shall be duly implemented. Activities under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. CER implementation Monitoring report shall be submitted to the regional office as a part of the half yearly compliance report, and to the District Collector. It should also be posted on the website of the project proponent.

**PART B - GENERAL CONDITIONS**

(i) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.

(ii) Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.

(iii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

(iv) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

(v) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

(vi) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.

(vii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at http://www.envfor.nic.in. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur. The EC letter shall also be displayed at the District Industries Centre/ Collector's Office/ Tehsildar's office for 30 days.

(viii) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body 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.

(ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(x) 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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; $PM_{2.5}$, $PM_{10}$, $SO_2$, NOx (ambient levels as well as stack emissions) or critical sectoral 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.

(xi) 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&CC by e-mail.

5. This issues with the approval of the Competent Authority.

**(Kushal Vashist)**
**Director**

**Copy to:**

1) The Secretary, Department of Environment, Govt. of Maharashtra, Mantralaya, Mumbai.

2) The Additional Principal Chief Conservator of Forests, Regional Office (WCZ), Ministry of Environment, Forest and Climate Change, Nagpur.
3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4) The Member Secretary, Maharashtra Pollution Control Board, Kalpatru Point, Sion Circle, Sion (East), Mumbai-400 022, Maharashtra
5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6) Guard File/ Record File/ Notice Board.
7) MOEF&CC website.

**(Kushal Vashist)**
**Director**

# STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

सत्यमेव जयते

**Environment department,**
**Room No. 217, 2nd floor,**
**Mantralaya, Annexe,**
**Mumbai- 400 032.**
**Date:February 18, 2020**

To,
**M/s Newfound Properties and Leasing Pvt Ltd**
at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai

**Subject:** Environment Clearance for Proposed Expansion for Development of Integrated Information Technology Township (IITT) at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 124th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 186th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) , B1 as per EIA Notification 2006.

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

| | |
|---|---|
| **1.Name of Project** | Proposed Expansion for Development of Integrated Information Technology Township (IITT) at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai |
| **2.Type of institution** | Private |
| **3.Name of Project Proponent** | M/s Newfound Properties and Leasing Pvt Ltd |
| **4.Name of Consultant** | M/s. Enviro Analysts & Engineers Pvt. Ltd |
| **5.Type of project** | IT park is proposed to be converted into Integrated Information Technology Township (IITT) |
| **6.New project/expansion in existing project/modernization/diversification in existing project** | Expansion in existing project |
| **7.If expansion/diversification, whether environmental clearance has been obtained for existing project** | EC received vide letter no. F. No.21-139/2017-1A-III dated 31.10.2018 for Total construction area 5,05,420.99 sqm |
| **8.Location of the project** | Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai |
| **9.Taluka** | Jui Nagar |
| **10.Village** | Jui Nagar |
| **Correspondence Name:** | Mr.Pramod Mhamane |
| **Room Number:** | Plot No C-30, Block G, Opposite SIDBI |
| **Floor:** | 6th |
| **Building Name:** | Raheja Towers |
| **Road/Street Name:** | Bandra Kurla Complex |
| **Locality:** | Bandra East |
| **City:** | Mumbai - 400051 |
| **11.Whether in Corporation / Municipal / other area** | Maharashtra Industrial Development Corporation (MIDC), Navi Mumbai |
| **12.IOD/IOA/Concession/Plan Approval Number** | IOD received from MIDC and application done for IITT |
| | **IOD/IOA/Concession/Plan Approval Number:** DE/SPA/GEN-2/1/DEF/IFMS/B14077/18 dated 03.04.2018 |
| | **Approved Built-up Area:** 194416.17 |
| **13.Note on the initiated work (If applicable)** | B1,B2,B3 having total construction area of 108975.72 sqm is constructed on site out of total construction area of 5,05,420.99 sqm as per EC received |

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| | |
|---|---|
| **14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)** | OC received for IT building B1,B2,B3 |
| **15.Total Plot Area (sq. m.)** | 2,37,860.23 sqm |
| **16.Deductions** | 25,307.26 sqm |
| **17.Net Plot area** | 2,12,552.97 sqm |
| **18 (a).Proposed Built-up Area (FSI & Non-FSI)** | **FSI area (sq. m.):** 3,83,722.40 sqm |
| | **Non FSI area (sq. m.):** 2,99,343.27 sqm |
| | **Total BUA area (sq. m.):** 683065.67 |
| **18 (b).Approved Built up area as per DCR** | **Approved FSI area (sq. m.):** 1,94,416.17 |
| | **Approved Non FSI area (sq. m.):** 75,574.16 |
| | **Date of Approval:** 03-04-2018 |
| **19.Total ground coverage (m2)** | 53,274.25 |
| **20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)** | 25.06% |
| **21.Estimated cost of the project** | 22329500000 |

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## 22.Production Details

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

## 23.Total Water Requirement

| | | |
|---|---|---|
| Dry season: | Source of water | MIDC/STP treated water |
| | Fresh water (CMD): | 1568 KLD |
| | Recycled water - Flushing (CMD): | 1142 KLD |
| | Recycled water - Gardening (CMD): | 224 KLD |
| | Swimming pool make up (Cum): | 10 KLD |
| | Total Water Requirement (CMD) : | 2934 KLD |
| | Fire fighting - Underground water tank(CMD): | 2500 cum |
| | Fire fighting - Overhead water tank(CMD): | 235 cum |
| | Excess treated water | Will be used in HVAC make up water |
| Wet season: | Source of water | MIDC/STP treated water/RWH tanks |
| | Fresh water (CMD): | 1568 KLD |
| | Recycled water - Flushing (CMD): | 1142 KLD |
| | Recycled water - Gardening (CMD): | 0 KLD |
| | Swimming pool make up (Cum): | 10 KLD |
| | Total Water Requirement (CMD) : | 2710 KLD |
| | Fire fighting - Underground water tank(CMD): | 2500 cum |
| | Fire fighting - Overhead water tank(CMD): | 235 cum |
| | Excess treated water | Will be used in HVAC make up water |
| Details of Swimming pool (If any) | I nos of Swimming pool for residential bldg | |

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## 24.Details of Total water consumed

| Particulars | Consumption (CMD) | | | Loss (CMD) | | | Effluent (CMD) | | |
|---|---|---|---|---|---|---|---|---|---|
| Water Requirement | Existing | Proposed | Total | Existing | Proposed | Total | Existing | Proposed | Total |
| Domestic | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |

| | | |
|---|---|---|
| **25.Rain Water Harvesting (RWH)** | **Level of the Ground water table:** | 1.00 m to 3.00m blg |
| | **Size and no of RWH tank(s) and Quantity:** | 10 nos of tanks of total cumulative capacity of 1415 cum of 2 day holding capacity |
| | **Location of the RWH tank(s):** | Below Ground / Basement |
| | **Quantity of recharge pits:** | Nil |
| | **Size of recharge pits :** | Nil |
| | **Budgetary allocation (Capital cost) :** | Rs 85.00 Lakhs |
| | **Budgetary allocation (O & M cost) :** | Rs 9.00 Lakhs /Annum |
| | **Details of UGT tanks if any :** | Location - Below Ground / Basement |
| **26.Storm water drainage** | **Natural water drainage pattern:** | Sloping towards the approaching road to the west |
| | **Quantity of storm water:** | 5.01 m3/sec |
| | **Size of SWD:** | 1.5 m x 1.5 m |
| **27.Sewage and Waste water** | **Sewage generation in KLD:** | 2553 KLD |
| | **STP technology:** | MBBR |
| | **Capacity of STP (CMD):** | 2710 KLD (STP for B1,B2, B3 has been already constructed and operational ) |
| | **Location & area of the STP:** | Ground & Basement |
| | **Budgetary allocation (Capital cost):** | Rs 554.00 Lakhs |
| | **Budgetary allocation (O & M cost):** | Rs 80.50 Lakhs /Annum |

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## 28.Solid waste Management

| | | |
|---|---|---|
| **Waste generation in the Pre Construction and Construction phase:** | **Waste generation:** | Excavated material, Cement Bags , Paint container (@20L), Scrap metal |
| | **Disposal of the construction waste debris:** | Excavated material Shall be used on site for backfilling and for Internal roads. Excess shall be disposed to authorized landfills Cement Bags Empty bags to be handed over to recycler. Paint container (@20L) To be handed over to recycler. Scrap metal generated Entirely to be Sold for recycling Broken Tiles Waste tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces |
| **Waste generation in the operation Phase:** | **Dry waste:** | 9449 kg/day |
| | **Wet waste:** | 5021 kg/day |
| | **Hazardous waste:** | NA |
| | **Biomedical waste (If applicable):** | NA |
| | **STP Sludge (Dry sludge):** | 127 kg/day |
| | **Others if any:** | E- waste will be handed over to MPCB approved authorized dealers |
| **Mode of Disposal of waste:** | **Dry waste:** | To be hand over to Local Recyclers for recycling |
| | **Wet waste:** | To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users. |
| | **Hazardous waste:** | NA |
| | **Biomedical waste (If applicable):** | NA |
| | **STP Sludge (Dry sludge):** | To be used as a manure |
| | **Others if any:** | E- waste will be handed over to MPCB approved authorized dealers |
| **Area requirement:** | **Location(s):** | Ground |
| | **Area for the storage of waste & other material:** | 540.00 sqm |
| | **Area for machinery:** | 3.00 sqm for each machine |
| **Budgetary allocation (Capital cost and O&M cost):** | **Capital cost:** | Rs 68.00 lakhs |
| | **O & M cost:** | Rs 22.00 lakhs/annum |

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| 29.Effluent Charecterestics | | | | | |
|---|---|---|---|---|---|
| **Serial Number** | **Parameters** | **Unit** | **Inlet Effluent Charecterestics** | **Outlet Effluent Charecterestics** | **Effluent discharge standards (MPCB)** |
| 1 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |
| Amount of effluent generation (CMD): | | Not applicable | | | |
| Capacity of the ETP: | | Not applicable | | | |
| Amount of treated effluent recycled : | | Not applicable | | | |
| Amount of water send to the CETP: | | Not applicable | | | |
| Membership of CETP (if require): | | Not applicable | | | |
| Note on ETP technology to be used | | Not applicable | | | |
| Disposal of the ETP sludge | | Not applicable | | | |

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## 30.Hazardous Waste Details

| Serial Number | Description | Cat | UOM | Existing | Proposed | Total | Method of Disposal |
|---|---|---|---|---|---|---|---|
| 1 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |

## 31.Stacks emission Details

| Serial Number | Section & units | Fuel Used with Quantity | Stack No. | Height from ground level (m) | Internal diameter (m) | Temp. of Exhaust Gases |
|---|---|---|---|---|---|---|
| 1 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |

## 32.Details of Fuel to be used

| Serial Number | Type of Fuel | Existing | Proposed | Total |
|---|---|---|---|---|
| 1 | Not applicable | Not applicable | Not applicable | Not applicable |
| Source of Fuel | | Not applicable | | |
| Mode of Transportation of fuel to site | | Not applicable | | |

## 33.Energy

| | | |
|---|---|---|
| **Power requirement:** | **Source of power supply :** | MSEDCL |
| | **During Construction Phase: (Demand Load)** | 800 kW |
| | **DG set as Power back-up during construction phase** | 750 kVA |
| | **During Operation phase (Connected load):** | 215 mW |
| | **During Operation phase (Demand load):** | 193 mW |
| | **Transformer:** | GIS-450 mVA |
| | **DG set as Power back-up during operation phase:** | 4 x 400 kVA, 2 x 600 kVA, 2x1250 kVA, 4 x 1500 kVA, 4 x 2000 kVA, 10 x 2750, 72 x 3000 k VA |
| | **Fuel used:** | HSD |
| | **Details of high tension line passing through the plot if any:** | NA |

## 34.Energy saving by non-conventional method:

1)use of Energy Efficient LED Lamps for Common & External Areas instead of CFL Lamps.
2) For Energy efficient performance, we will use energy efficient motors for Plumbing, and VFD for Lift & HVAC
3)electrical equipment to be Higher rated(5 Star) by BEE(Bureau of Energy Efficiency).
4) Solar PV solution for Lighting of common ares and external lighting or net metering (EXCEPT DATA CENTRE LOADS)

## 36.Detail calculations & % of saving:

| Serial Number | Energy Conservation Measures | Saving % |
|---|---|---|
| 1 | Overall Energy Savings for commercial | 10% |
| 2 | Overall Energy Savings for Residential | 17% |

## 37.Details of pollution control Systems

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

| Budgetary allocation (Capital cost and O&M cost): | Capital cost: | Rs 1280.00 lakhs |
|---|---|---|
| | O & M cost: | Rs 128.00 lakhs/annum |

## 38.Environmental Management plan Budgetary Allocation

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

| Serial Number | Attributes | Parameter | Total Cost per annum (Rs. In Lacs) |
|---|---|---|---|
| 1 | Air Environment | Water Sprinkling, Green Belt Development, Covered storage area | 20 |
| 2 | Noise Environment | Noise Barricades and Green Belt Developments | 15 |
| 3 | Water Environment | Septic tank soak pits, Drainage with sedimentation tanks | 10 |
| 4 | Good Health Practices | Site Sanitation & Health Care | 5 |
| 5 | Environment | Air,water,noise soil monitoring during | 1.5 |

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

| Serial Number | Component | Description | Capital cost Rs. In Lacs | Operational and Maintenance cost (Rs. in Lacs/yr) |
|---|---|---|---|---|
| 1 | Waste water | STP | 554.00 | 80.50 |
| 2 | Solid waste management | OWC | 68.00 | 22.00 |
| 3 | Rain water management | RWH tanks | 85.00 | 9.00 |
| 4 | Energy savings | Solar panels and LED | 1280.00 | 128.00 |
| 5 | Green belt | landscaping | 500.00 | 25.00 |

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

| Description | Status | Location | Storage Capacity in MT | Maximum Quantity of Storage at any point of time in MT | Consumption / Month in MT | Source of Supply | Means of transportation |
|---|---|---|---|---|---|---|---|
| Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |

## 40.Any Other Information

No Information Available

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| | | |
|---|---|---|
| | **CRZ/ RRZ clearance obtain, if any:** | Not applicable |
| | **Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries** | 7.00 km away from Thane flamingo sanctuary |
| | **Category as per schedule of EIA Notification sheet** | 8(b) , B1 |
| | **Court cases pending if any** | - |
| | **Other Relevant Informations** | The application for Expansion where in IT park is proposed to be converted into Integrated Information Technology Township (IITT) |
| | **Have you previously submitted Application online on MOEF Website.** | No |
| | **Date of online submission** | - |

**3. The proposal has been considered by SEIAA in its 186th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:**

**Specific Conditions:**

| | |
|---|---|
| **I** | Committee noted that, PP have circulated the revised CS,PP to revise the same online also. |
| **II** | PP to provide 555 two wheeler parking as per norms. |
| **III** | PP to maintain the project as net zero discharge project. |
| **IV** | PP to obtain the NoC from Petroleum and Explosives Safety Organisation (PESO) for DG set, if required. |
| **V** | PP to comply the observations made by Ro,Nagpur vide letter dated 25/8/2017. |
| **VI** | PP to ensure that proposed CER cost should be as per green field, excluding the cost of already constructed 3 buildings. PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department. |
| **VII** | PP to explore possibility for connecting road on south side of B4 building & North as well as B8 building. Also PP to provide cul de sac for fire tender movement. The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC. |
| **VIII** | PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector. |
| **IX** | 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. |
| **X** | SEIAA decided to grant EC for – FSI: 190021.19 m2, Non-FSI:204221.82 m2 and Total BUA: 394243.01 m2 ( Plan Approval no-EE/SPA/Gen-2/IFMS/A39006, Date-28.01.2020) |

**General Conditions:**

| | |
|---|---|
| **I** | E-waste shall bedisposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. |
| **II** | 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. |
| **III** | 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. |
| **IV** | PP has to abide by the conditions stipulated by SEAC& SEIAA. |
| **V** | The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area. |
| **VI** | If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site. |
| **VII** | All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. |

| | |
|---|---|
| **VIII** | Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. |
| **IX** | The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. |
| **X** | Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority. |
| **XI** | Arrangement shall be made that waste water and storm water do not get mixed. |
| **XII** | All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. |
| **XIII** | Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved. |
| **XIV** | Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. |
| **XV** | Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants. |
| **XVI** | Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water. |
| **XVII** | Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. |
| **XVIII** | The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards. |
| **XIX** | The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken. |
| **XX** | Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours. |
| **XXI** | Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB. |
| **XXII** | Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations). |
| **XXIII** | Ready mixed concrete must be used in building construction. |
| **XXIV** | Storm water control and its re-use as per CGWB and BIS standards for various applications. |
| **XXV** | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. |
| **XXVI** | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. |
| **XXVII** | The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. |
| **XXVIII** | Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. |
| **XXIX** | Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water. |
| **XXX** | Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control. |
| **XXXI** | Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows. |
| **XXXII** | Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement. |
| **XXXIII** | Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy. |
| **XXXIV** | Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. |

| | |
|---|---|
| **XXXV** | Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. |
| **XXXVI** | Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized. |
| **XXXVII** | Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement. |
| **XXXVIII** | The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation. |
| **XXXIX** | Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings. |
| **XL** | Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance. |
| **XLI** | Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB. |
| **XLII** | Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained. |
| **XLIII** | Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this. |
| **XLIV** | Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB. |
| **XLV** | A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB. |
| **XLVI** | In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department. |
| **XLVII** | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. |
| **XLVIII** | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department. |
| **XLIX** | The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in. |
| **L** | Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year. |
| **LI** | 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. |
| **LII** | The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain. |
| **LIII** | 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. |
| **LIV** | 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. |

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

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

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

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

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

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

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

**Shri. Anil Diggikar (Member Secretary SEIAA)**

**Copy to:**

**1.** SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
**2.** SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
**3.** SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
**4.** SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
**5.** SECRETARY MOEF & CC
**6.** IA- DIVISION MOEF & CC
**7.** MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
**8.** REGIONAL OFFICE MOEF & CC NAGPUR
**9.** MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

Government of Maharashtra

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/165940/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai-400032.
Date: 10.05.2021.

To
M/s.NEWFOUND PROPERTIES
AND LEASING PVT LTD,
Plot no.Gen 2/1/D, Gen 2/1/E,
Gen 2/1/F in TTC, Industrial area MIDC,
Juinagar, Navi Mumbai.

Subject : Environment Clearance for Proposed Amendment for Development of Integrated Information Technology Township (IITT) comprising of IT bldgs, Data Centre, Resi. Bldg, GIS, Food Court,FOB, Retail, at MIDC, Juinagar, Navi Mumbai by M/s.NEWFOUND PROPERTIES AND LEASING PVT LTD

Reference : Application no. SIA/MH/MIS/165940/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC- in its 140th meeting under screening category 8 (a) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| | | |
|---|---|---|
| 1. | Plot Area (Sq. m) | 2,37,860.23 sqm |
| 2. | FSI Area (Sq. m) | 3,62,274.68 sqm |
| 3. | Non FSI Area (Sq. m) | 3,07,739.97 sqm |
| 4. | Proposed Built up area (FSI + Non FSI) (Sq. m) | 6,70,014.65 sqm |

| | | | | |
|---|---|---|---|---|
| 5. | Building configuration | **Building no.** | **Configuration** | **Height in meter** |
| | | B1-(IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | 57.70 |
| | | B2-(IT building) | Part Stilt + 4 Office Flrs. + Part 5th | 28.30 |
| | | B3-(IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | 57.70 |
| | | B4-(IT building) | Stilt+7 Parking+14 Office | 100.60 |
| | | B5 –a & b (Data Center 1& 2) | Ground + 6 + terrace + upper terrace (with mezzanine at 1st - 6th levels) | 73.20 |
| | | B6- Food court Block | G+1 floors + 2 floor (pt) + Part basement for services | 14.80 |
| | | B7-Glass box | Ground floor | 4.60 |
| | | B8- (IT building) | Stilt + 7 Parking + 14 office floors | 100.60 |
| | | B9-Residential Club | G+1 floors | 9.45 |
| | | B10- Residential Tower - T2 | Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 85.05 |
| | | B11- Residential Tower – T11 | Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 83.05 |
| | | B12-Residential Tower - T1 | Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 117.35 |
| | | B13-Residential Tower - T3 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 85.05 |
| | | B14-Residential Tower – T10 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 120.50 |
| | | Retail- High Street | L1, L2, L3 + Theatre (72 shops + 1000 seats Multiplex) | 29.70 |
| | | Visitor Management Centre | G+1 floors | 9.00 |
| | | GIS Substation | G+2 floors | 15.50 |
| | | Foot Over Bridge | | |
| 6. | No.of Tenements and shops | Commercial –IT buildings,<br>food court,<br>High Street (72 shops) + Multiplex (1000 Seats)<br>Residential- 888 nos | | |
| 7. | Total population | IT bldg (1,2,3,4,8,) -29212 nos ,<br>Data Centre (5a & 5b)- 70 nos,<br>Retail - High street – 1266 nos, | | |

| | | |
|---|---|---|
| | | Food Court – 1760 nos,<br>Visitor Management Centre- 25 nos<br>Residential + Clubhouse -4895 nos,<br>**Total- 37228 nos** |
| 8. | Total Water requirement CMD | IT + food Court - 1462 KLD,<br>Data Centre- 5 KLD,<br>Resi- 610 KLD<br>Retail +VMS – 30 KLD,<br>Landscaping- 313 KLD,<br>**Total- 2420 KLD** |
| 9. | Sewage generation CMD | IT + food Court - 1379 KLD,<br>Data Centre- 5 KLD,<br>Resi- 569 KLD,<br>Retail + VMS – 28 KLD<br>**Total- 1981 KLD** |
| 10. | STP Capacity & Technology | IT+ Food court - 1465 KLD (STP for B1,B2, B3 has been already constructed and operational ),<br>Date Centre- 5 KLD,<br>Resi- 2 STP of total capacity - 626 KLD (228 KLD + 398 KLD),<br>Retail +VMS – 30 KLD<br>**Total- 2126 KLD**<br>Technology - IT Bldg 1,2,3 and residential bldg -MBBR<br>IT bldg. 4 & 8, Data Centre and Food court -MBR |
| 11. | STP location | Ground and Basement |
| 12. | Total Solid waste quantities | IT + food court - 7743 kg/day ,<br>Date Centre- 110 kg/day ,<br>Resi- 2447 Kg/Day,<br>Retail – 317 Kg/Day<br>VMS- 6 Kg/Day<br>Total-10623 kg/day (10 TPD)<br>Hazardous waste for Data Centre –<br>Used oil or spent oil – 3000 kg/annum<br>Waste and residue containing oil – 2000 kg/annum<br>Contaminated cotton rags or other cleaning materials – 1000 kg/annum<br>Total petroleum Hydrocarbons – 2000 kg/annum<br>Empty containers – 1500 kg/annum<br>E-waste – 45000 kg/annum<br>battery waste – 4000 kg/annum<br>E waste IT- 28318 kg/ann |
| 13. | RG Area in Sq.m | Required RG- 42533.64<br>Provided RG on ground – 30050.90 sq.m<br>RG on podium – 12482.74 sq.m<br>Total RG-42533.64 sq.m (20 %) |
| 14. | Power Requirement | During Operation phase-<br>Details: Connected Load(KW) — IT bldg. + retail - Connected load – 28.83 MW |

| | | | |
|---|---|---|---|
| | | | Data Centre-<br>Connected load – 160 MW<br>Resi-<br>Connected lo ad – 6.71 MW<br>Total- 195.54 MW |
| | | Demand Load (KW) | IT bldg. + retail -<br>Maximum demand- 17.42 MVA<br>Data Centre-<br>Maximum demand- 150 MVA<br>Resi-<br>Maximum demand- 3.98 MVA<br>Total- 171.40 MVA |
| 15. | Energy Efficiency | IT-<br>Overall savings – 10%<br>Solar savings – 5%<br>Resi-<br>Overall savings – 18%<br>Solar savings – 5%<br>Data Centre - Nil | |
| 16. | DG sets capacities | IT bldg. + retail -<br>2000 kVA: 16 Nos.<br>1250 kVA: 03Nos.<br>750 kVA: 01 Nos.<br>Data Center 1 & 2 :- 72 Nos. X 2.4 MW & 2 x 0.6 MW<br>Resi- 630 kVA: 3 nos | |
| | | GIS | 2 X 150 MVA Power Transformers for DATA Center.<br>2 X 25 MVA Power Transformers for Commercial + Residential.<br>1 X 200 KVA for Substation Auxillary as per MSETCL norms. |
| | | HSD Tanks For Data Centre | 80 KL x 14 nos (1120 KL) only Data B5 a & Bb |
| 17. | Parking 4W & 2W | 4W- 6382 No's<br>2W- 548 No's | |
| 18. | Rain water harvesting Scheme | IT bldg. + Retail – 806 cum<br>Data center- 14 recharge pits<br>Resi- 204 cum | |
| 19. | Project Cost in(Cr.) | Rs 2370.54 Cr. | |
| 20. | EMP Cost | | |

| Sr no | Method Adopted | Setting-up Cost ( Rs Lakhs) for IT and retail | Setting-up Cost ( Rs Lakhs) for Data Centre | Setting-up Cost ( Rs Lakhs) for Residential |
|---|---|---|---|---|
| 1 | Rain water harvesting | 48.00 | 4.50 | 32.64 |
| 2 | SWM | 42.50 | 3.00 | 20.00 |

| | | | | |
|---|---|---|---|---|
| 3 | STP | 320.00 | 28.00 | 190.00 |
| 4 | Energy System including Solar PV on terrace , LED, VFD, Electrical charging points , High Reflective materials, CO2 sensors , highly efficient pumps & motors etc | 3030.00 | 50.00 | 1205.00 |
| 5 | Landscaping | 400.00 | 20.50 | 300.00 |
| | Total | 3840.50 | 106.00 | 1747.64 |
| | Grand Total | Rs 56.94 Cr | | |

| Sr no | Method Adopted | Annual Maintenance and Operational Cost (Rs Lakhs) for IT and retail | Annual Maintenance and Operational Cost (Rs Lakhs) - Data Centre | Annual Maintenance and Operational Cost (Rs Lakhs) for Residential |
|---|---|---|---|---|
| 1 | Rain water harvesting | 5.00 | 0.05 | 1.20 |
| 2 | SWM | 12.00 | 0.05 | 10.00 |
| 3 | STP | 180.00 | 2.50 | 25.00 |
| 4 | Energy System including Solar PV on terrace , LED, VFD, Electrical charging points , High Reflective materials, CO2 sensors , highly efficient pumps & motors etc | 151.5 | 2.5 | 60.25 |
| 5 | Landscaping | 60.00 | 3.00 | 45.00 |
| | Total | 408.50 | 8.10 | 141.45 |
| | Grand Total | Rs. 5.58 Cr | | |

3. The proposal has been considered by SEIAA in its 218th B meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to ensure that STP to be kept open minimum up to 40%.
3. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures. PP to ensure that the energy savings from renewable sources shall be minimum 5%.
4. PP to abide conditions stipulated in all Noc's issued to the project.
5. PP to achieve Zero discharge as committed during the presentation. PP also to obtain PESO NOC.
6. PP to ensure that at least 40% of four wheeler parking's and Two wheeler parking's should be provided with electric Charging Facilities.
7. PP to ensure that 661 no of trees proposed to be cut shall be transplanted, as agreed during presentation No trees shall be cut.
8. PP to provide 6 meter separate road for upkeep & maintenance of Nalla .PP to obtain & submit latest nalla remark with design from MIDC.
9. PP to comply all conditions mentioned in earlier EC dated 18/02/2020.
10. PP to ensure no services provided in basement except STP & UGT .
11. PP to demarked separate area in master layout for E waste disposal in IT buildings.

**B. SEIAA Conditions-**

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 1,14,600.85 m2, Non FSI- 1,11,107.53 m2, Total BUA- 2,25,708.38 m2 (Plan Approval- EE/SPA/Gen-2/1DEF/ IFMS/A61810/of'2021 dated 22.02.2021).

**General Conditions:**

**a) Construction Phase :-**

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

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed off as per

applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided

with in consultation with Maharashtra Pollution Control Board.

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

**B) Operation phase:-**

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

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

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

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

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

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

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

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

XI. The project management shall advertise at least in two local newspapers widely circulated

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

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

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

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

**C) General EC Conditions:-**

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA. as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

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

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

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

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

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

Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

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

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 Vice President
NEWFOUND PROPERTIES AND LEASING PVT LTD
Plot No.30, Block 'G', Opposite SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai. -400051

**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/INFRA2/410004/2022 dated 26 Jan 2023. The particulars of the environmental clearance granted to the project are as below.

| | | |
|---|---|---|
| **1.** | **EC Identification No.** | **EC23B039MH122447** |
| **2.** | **File No.** | SIA/MH/INFRA2/410004/2022 |
| **3.** | **Project Type** | Expansion |
| **4.** | **Category** | B |
| **5.** | **Project/Activity including Schedule No.** | 8(b) Townships and Area Development projects. |
| **6.** | **Name of Project** | Proposed Expansion for Development of Integrated Information Technology Township (IITT) comprising of IT bldgs., Data Centre, Residential bldgs, GIS , Food Court, Retail ,FOB and other miscellaneous structure at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial Area, MIDC, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd |
| **7.** | **Name of Company/Organization** | NEWFOUND PROPERTIES AND LEASING PVT LTD |
| **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/INFRA2/410004/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Newfound Properties and Leasing Pvt. Ltd.,
Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC,
Industrial Area, MIDC, Jui Nagar, Navi Mumbai.

Subject : Environment Clearance for proposed expansion for Development of Integrated Information Technology Township (IITT) comprising of IT bldgs., Data Centre, Residential bldgs, GIS, Food Court, Retail, FOB and other miscellaneous structure at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial Area, MIDC, Jui Nagar, Navi Mumbai by M/s. Newfound Properties and Leasing Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/410004/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 195th meeting under screening category 8 (b) B1 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/INFRA2/410004/2022** | |
| 2 | Name of Project | Proposed Expansion for Development of Integrated Information Technology Township (IITT) comprising of IT bldgs., Data Centre, Residential bldgs, GIS, Food Court, Retail, FOB and other miscellaneous structure at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial Area, MIDC, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd. | |
| 3 | Project category | Item 8(b) Category B1 | |
| 4 | Type of Institution | Private | |
| 5 | Project Proponent | Name | Mr. Nikhil Rameshchandra Mehta |
| | | Regd. Office address | Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), |

| | | | |
|---|---|---|---|
| | | | Mumbai. |
| | | Contact number | 9820880152 |
| | | e-mail | rborkar@kraheja.com |
| 6 | Consultant | Enviro Analysts & Engineers Pvt. Ltd., NABET/EIA/2023/RA 0206, Validity: 13.05.2023 | |
| 7 | Applied for | Expansion, Brownfield | |
| 8 | Location of the project | Village: Juinagar, Tehsil : -, District: Navi Mumbai, State : Maharashtra | |
| 9 | Latitude and Longitude | A-Lat- 19° 3'1.99"N, Long- 73° 1'18.90"E<br>B-Lat- 19° 3'5.31"N,Long- 73° 1'38.67"E<br>C-Lat- 19° 3'0.64"N, Long- 73° 1'56.11"E<br>D-Lat- 19° 3'10.91"N, Long- 73° 1'44.94"E | |
| 10 | Plot Area (sq.m.) | 2,37,860.23 sqm | |
| 11 | Deductions (sq.m.) | (699.25+ 14569.00 +9923.76) =25,192.01 sqm | |
| 12 | Net Plot area (sq.m.) | 2,12,668.22 sqm | |
| 13 | Ground coverage ($m^2$) & % | 51,281.68 sqm (24%) | |
| 14 | FSI Area (sq.m.) | 3,62,992.20 sqm | |
| 15 | Non-FSI (sq.m.) | 3,09,033.35 sqm | |
| 16 | Proposed built-up area (FSI + Non FSI) (sq.m.) | 6,72,025.55 sqm | |
| 17 | TBUA ($m^2$) approved by Planning Authority till date | Approval dated 17.03.2022 for proposed bldg. No 5A u/n MIDC/IFMS/THANE2/E&MD/EEThane2/2022/A940033 | |
| 18 | Earlier EC details with Total Construction area, if any. | Environmental Clearance received vide letter no. SIA/MH/MIS/165940/2020 dated 10.05.2021 for Total construction area 6,70,014.65 sqm | |
| 19 | Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) | FSI : 65,123.96 sqm , NON-FSI- 43,851.76 sqm, Total Construction Area : 1,08,975.72 sqm | |

| 20 | **Previous EC / Existing Building** | | | **Proposed Configuration** | | | **Reason for Modification / Change** |
|---|---|---|---|---|---|---|---|
| | **Building Name** | **Configuration** | **Height (m)** | **Building Name** | **Configuration** | **Height (m)** | |
| | B1 (IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | 57.70 m | B1- (IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | 57.70 m | OC received. Remains same |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | B2 (IT building) | Part Stilt + 4 Office Flrs.+ Part 5th | 28.30 | B2- (IT building) | Part Stilt + 4 Office Flrs. + Part 5th | 28.30 | OC received. Remains same |
| | B3 (IT building) | Stilt + 3 Parking + 8 Office Flrs.+ Part 9th | 57.70 | B3- (IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | 57.70 | OC received. Remains same |
| | B4 (IT building) | Stilt+7 Parking+14 Office | 100.60 | B4- (IT building) | Stilt+7 Parking+14 Office | 100.60 | No change |
| | B5-a & b(Data Center 1 & 2) | Ground + 6 + terrace + upper terrace (with mezzanine at 1st - 6th levels) | 73.20 | B5 – a & b (Data Center 1 & 2) | Ground + 8 (with mezzanine at 1st to 6th level) | 73.20 | No change in the foot print. Only addition of catwalk which will be suspended from the ceiling for maintenance. Change in nomenclature of the building configuration |
| | B6-Food court Block | G+1 floors + 2 floor (pt) + Part basement for services | 14.80 | B6- Food court Block | G+1 floors + 2 floor (pt) + Part basement for services | 14.80 | No change |
| | B7-Glass Box | Ground floor | 4.60 | B7-Glass box | Ground floor | 4.60 | No change |
| | B8 (IT building) | Stilt+7 Parking+14 Office floors | 100.60 | B8- (IT building) | Stilt + 7 Parking + 14 office floors | 100.60 | No change |
| | B9-Residential Club | G+1 floor | 9.45 | B9-Residential Club | G+1 floor | 9.45 | No change |
| | B10-Residential Tower - T2 | Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + | 85.05 | B10-Residential Tower - T2 | Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + | 85.05 | No change |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | (Part basement for services) | | | (Part basement for services) | | |
| | B11-Residential Tower – T11 | Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 83.05 | B11-Residential Tower – T11 | Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 83.05 | No change |
| | B12-Residential Tower - T1 | Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 117.35 | B12-Residential Tower - T1 | Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 117.35 | No change |
| | B13-Residential Tower - T3 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 85.05 | B13-Residential Tower - T3 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 85.05 | No Change |
| | B14-Residential Tower – T10 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 120.50 | B14-Residential Tower – T10 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 120.50 | No change |
| | Retail-High Street | L1, L2, L3 + Theatre (72 shops) +(1000 seats Multiplex) | 29.70 | Retail- High Street | L1, L2, L3 + Theatre (72 shops + 1000 seats Multiplex) | 29.70 | NO change |
| | Visitor Managem | G+1 floor | 9.00 | Visitor Management | G+1 floor | 9.00 | NO change |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | ent Centre | | | Centre | | | |
| | GIS Substation | G+2 floors | 15.50 | GIS Substation | G+2 floors | 15.50 | NO change |
| | Foot Over Bridge | | | Foot Over Bridge | | | NO change |
| 21 | No. of Tenements & Shops | | | Commercial –IT buildings,<br>food court,<br>High Street (72 shops) + Multiplex (1000 Seats)<br>Residential- 888 Nos. | | | |
| 22 | Total Population | | | IT bldg (1,2,3,4,8,) -29212 nos ,<br>Data Centre (5a & 5b)- 70 nos,<br>Retail-High Street – 1266 nos,<br>Food Court – 1760 nos,<br>Visitor Management Centre- 25 nos<br>Residential + Clubhouse -4895 nos,<br>**Total- 37228 nos** | | | |
| 23 | Total Water Requirements CMD | | | IT + food Court - 1462 KLD,<br>Data Centre- 5 KLD,<br>Resi- 610 KLD<br>Retail +VMS – 30 KLD,<br>Landscaping- 313 KLD,<br>**Total- 2420 KLD** | | | |
| 24 | Under Ground Tank (UGT) location | | | Basement & Ground | | | |
| 25 | Source of water | | | MIDC | | | |
| 26 | STP Capacity & Technology | | | IT+ Food court - 1465 KLD (STP for B1, B2, B3 has been already constructed and operational),<br>Date Centre- 5 KLD,<br>Resi- 2 STP of total capacity - 626 KLD (228 KLD + 398 KLD),<br>Retail +VMS – 30 KLD<br>**Total- 2126 KLD**<br>IT Bldg 1,2,3 and residential bldg -MBBR & IT bldg. 4 & 8, DC and Food court -MBR | | | |
| 27 | STP Location | | | Basement and Ground<br>40% open to sky | | | |
| 28 | Sewage Generation CMD & % of sewage discharge in sewer line | | | IT + food Court - 1379 KLD,<br>Data Centre- 5 KLD,<br>Resi- 569 KLD,<br>Retail + VMS – 28 KLD<br>**Total- 1981 KLD Sewage Generation**<br>ZLD achieved | | | |
| 29 | Solid Waste Management during Construction Phase | | | **type** | **Quantity (Kg/d)** | **Treatment / disposal** | |
| | | | | Dry waste | 245 kg/day | Will be handed over to a recycler | |
| | | | | Wet waste | 105 kg/day | Handed over to municipal waste collector | |

| | | | | | |
|---|---|---|---|---|---|
| | | Construction waste | **Excavation material** | Approx 90000 cum | Maximum quantity will be used for internal roads and backfilling plinth levelling etc and rest of the excess quantity Will be transported in covered vehicle to the designated site permitted in Debris NOC following the debris management plan and C and D rules 2016. |
| | | | **Cement Bags** | 200000 Bags | RMC plant will be used for major construction activity. Rest of the Empty bags to be handed over to recycler. |
| | | | **Paint container (@20L)** | 8000 cans | To be handed over to recycler. |
| | | | Paint Container(@20L) | 9000 cans | To be handed over to recycler. |
| | | | **Scrap metal generated** | 40 tons | 100 % to be sold for recycling. |
| | | | **Broken Tiles** | 75000 sqm | Waste tiles to be used for skirting. |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | Broken pieces to be used for china mosaic waterproofing of terraces |
| 30 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | **Type** | **Quantity (Kg/d)** | **Treatment / disposal** | |
| | | Dry waste | 6675 | Will be handed over to a recycler | |
| | | Wet waste | 3948 | Composting by OWC- manure produced will be used at a site for landscaping. | |
| | | E-Waste | IT- 28318 kg/annum<br>Data Centre – 45000 kg/annum | Will be collected and sent to MIDC authorized recyclers. | |
| | | STP Sludge (dry) | 121 KLD | Dry sewage sludge will be used as manure for gardening. | |
| 31 | R.G. Area in sq.m. | RG required (20 %)- 42533.64 sqm RG Provided (20 %)- 42533.64 sqm<br>RG provided on mother earther (14%)- 30050.90 sqm<br>RG provided on Podium (6%)- 12482.74 sqm | | | |
| | | Existing trees on plot: 1262 nos. | | | |
| | | Number of trees to be planted:<br>a) In RG area: 3655 nos. along the plot boundary<br>b) In Miyawaki Plantation (with area); 8520 nos in 2130 sqm | | | |
| | | Number of trees to be cut: 38 Nos. (dead trees) | | | |
| | | Number of trees to be transplanted: 215 Nos. | | | |
| 32 | Power requirement | During Operation Phase:<br>IT bldg. + retail -<br>Connected load – 28.83 MW<br>Maximum demand- 17.42 MVA<br>Data Centre-<br>Connected load – 160 MW<br>Maximum demand- 150 MVA<br>Resi-<br>Connected load – 6.71 MW<br>Maximum demand- 3.98 MVA<br>Total-<br>Connected load – 195.54 MW<br>Maximum demand- 171.40 MVA | | | |
| 33 | Energy Efficiency | IT bldgs.<br>a) Total Energy saving (%):10%<br>b) Solar energy (%):5%<br>Resi bldg.<br>a) Total Energy saving (%):18%<br>b) Solar energy (%):5% | | | |

| | | |
|---|---|---|
| 34 | D.G. set capacity | IT bldg. + retail -<br>2000 kVA: 16 Nos.<br>1250 kVA: 03Nos.<br>750 kVA: 01 Nos.<br>Data Center 1 & 2 :- 72 Nos. X 2.4 MW & 2 x 0.6 MW<br>Resi- 630 kVA: 3 Nos |
| 35 | No. of 4-W & 2-W Parking with 25% EV | 4-W- 6385 No's<br>2-W- 548 No's |
| 36 | No. & capacity of Rain water harvesting tanks /Pits | IT bldg. + retail-806 cum<br>Data centre- 14 recharge pits<br>Resi-204 cum |
| 37 | Project Cost in (Cr.) | 2377.54 Cr |
| 38 | EMP Cost | Capital Cost: 247.02 cr<br>O & M Cost: 20.7 Cr/annum |
| 39 | CER Details with justification if any….as per MoEF&CC circular dated 01/05/2018 | It will be as per the OM dated 30th September 2020. |
| 40 | Details of Court Cases/litigations w.r.t the project and project location, if any. | NA |

The comparative statement showing project details approved as per earlier EC and proposed project details is as given below:

| Sr.no | Particulars | EC received dated 10.05.2021 | Details as per proposed expansion | Remarks |
|---|---|---|---|---|
| 1 | Total plot area | 2,37,860.23 sqm | 2,37,860.23 sqm | No change. |
| 2 | Deduction | (699.25+ 14569.00 +9923.76) =25,192.01sqm | (699.25+ 14569.00 +9923.76) =25,192.01sqm | No change. |
| 3 | Net Plot area | 2,12,668.22 sqm | 2,12,668.22 sqm | No change. |
| 4 | Project cost | Rs 2370.54 Cr | Rs 2377.54 Cr | Increase in project cost by 7 Cr |
| 5 | FSI | 3,62,274.68 sqm | 3,62,992.20 sqm | Increase in Total construction area due to addition of catwalk in Data center. |
| 6 | Non FSI | 3,07,739.97 sqm | 3,09,033.35 sqm | |
| 7 | Total construction | 6,70,014.65 sqm | 6,72,025.55 sqm | Rest all the buildings remains same |

| | | | | |
|---|---|---|---|---|
| | area | | | |
| **8** | Ground Coverage | 51,281.68 sqm<br>24% | 51,281.68 sqm<br>24% | No change |

| Sr.n | bldg | EC received dated 10.05.2021 | | bldg | Details as per proposed expansion | | Remarks |
|---|---|---|---|---|---|---|---|
| | B1 (IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | 57.70 | B1- (IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | 57.70 | OC received. Remains same |
| | B2 (IT building) | Part Stilt + 4 Office Flrs.+ Part 5th | 28.30 | B2- (IT building) | Part Stilt + 4 Office Flrs. + Part 5th | 28.30 | OC received. Remains same |
| | B3 (IT building) | Stilt + 3 Parking + 8 Office Flrs.+ Part 9th | 57.70 | B3- (IT building) | Stilt + 3 Parking + 8 Office Flrs. + Part 9th | 57.70 | OC received. Remains same |
| | B4 (IT building) | Stilt+7 Parking+14 Office | 100.60 | B4- (IT building) | Stilt+7 Parking+14 Office | 100.60 | No change |
| | B5-a & b(Data Center 1 & 2) | Ground + 6 + terrace + upper terrace (with mezzanine at 1st - 6th levels) | 73.20 | B5 – a & b (Data Center 1 & 2) | Ground + 8 (with mezzanine at 1st to 6th level) | 73.20 | No change in the foot print. Only addition of catwalk which will be suspended from the ceiling for maintenance. Change in nomenclature of the building configuration |
| | B6-Food court Block | G+1 floors + 2 floor (pt) + Part basement for services | 14.80 | B6- Food court Block | G+1 floors + 2 floor (pt) + Part basement for services | 14.80 | No change |
| | B7-Glass Box | Gound floor | 4.60 | B7-Glass box | Ground floor | 4.60 | No change |
| | B8 (IT building) | Stilt+7 Parking+14 Office floors | 100.60 | B8- (IT building) | Stilt + 7 Parking + 14 office floors | 100.60 | NO change |
| | B9- Residential Club | G+1 floor | 9.45 | B9- Residential Club | G+1 floor | 9.45 | No change |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | B10-Residential Tower - T2 | Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 85.05 | B10-Residential Tower - T2 | Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 85.05 | No change |
| | B11-Residential Tower – T11 | Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 83.05 | B11-Residential Tower – T11 | Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 83.05 | No change |
| | B12-Residential Tower - T1 | Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 117.35 | B12-Residential Tower - T1 | Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 117.35 | No change |
| | B13-Residential Tower - T3 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 85.05 | B13-Residential Tower - T3 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services) | 85.05 | No Change |
| | B14-Residential Tower – T10 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 120.50 | B14-Residential Tower – T10 | Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services) | 120.50 | No change |
| | Retail- High Street | L1, L2, L3 + Theatre (72 shops) +(1000 seats Multiplex) | 29.70 | Retail- High Street | L1, L2, L3 + Theatre (72 shops + 1000 seats Multiplex) | 29.70 | NO change |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Visitor Management Centre | G+1 floor | 9.00 | Visitor Management Centre | G+1 floor | 9.00 | NO change |
| | GIS Substation | G+2 floors | 15.50 | GIS Substation | G+2 floors | 15.50 | NO change |
| | Foot Over Bridge | | | Foot Over Bridge | | | NO change |

| | | | |
|---|---|---|---|
| Number of tenants and shops | Commercial –IT buildings, food court,<br>High Street (72 shops) + Multiplex (1000 Seats)<br>Residential- 888 nos. | Commercial –IT buildings, food court,<br>High Street (72 shops) + Multiplex (1000 Seats)<br>Residential- 888 nos. | NO change |
| No of Expected user | IT bldg (1,2,3,4,8,) -29212 nos ,<br>Data Centre (5a & 5b)- 70 nos,<br>Retail - High street – 1266 nos.,<br>Food Court – 1760 nos.,<br>Visitor Management Centre- 25 nos.<br>Residential + Clubhouse -4895 nos, Total- 37228 nos. | IT bldg (1,2,3,4,8,) -29212 nos. ,<br>Data Centre (5a & 5b)- 70 nos.,<br>Retail - High street – 1266 nos.,<br>Food Court – 1760 nos.,<br>Visitor Management Centre- 25 nos<br>Residential + Clubhouse - 4895 nos, Total- 37228 nos. | NO change |
| Total water requirement | IT + food Court - 1462 KLD,<br>Data Centre- 5 KLD,<br>Resi- 610 KLD<br>Retail +VMS – 30 KLD,<br>Landscaping- 313 KLD, Total- 2420 KLD | IT + food Court - 1462 KLD,<br>Data Centre- 5 KLD,<br>Resi- 610 KLD<br>Retail +VMS – 30 KLD,<br>Landscaping- 313 KLD,<br>Total- 2420 KLD | NO change |
| Sewage generation | IT + food Court - 1379 KLD,<br>Data Centre- 5 KLD,<br>Resi- 569 KLD,<br>Retail + VMS – 28 KLD Total- 1981 KLD | IT + food Court - 1379 KLD,<br>Data Centre- 5 KLD,<br>Resi- 569 KLD,<br>Retail + VMS – 28 KLD<br>Total- 1981 KLD | NO change |
| STP capacity | IT+ Food court - 1465 KLD (STP for B1, B2, B3 has been already constructed and operational),<br>Date Centre- 5 KLD,<br>Resi- 2 STP of total capacity - 626 KLD (228 KLD + 398 KLD),<br>Retail +VMS – 30 KLD<br>Total- 2126 KLD | IT+ Food court - 1465 KLD (STP for B1, B2, B3 has been already constructed and operational),<br>Date Centre- 5 KLD,<br>Resi- 2 STP of total capacity - 626 KLD (228 KLD + 398 KLD),<br>Retail +VMS – 30 KLD<br>Total- 2126 KLD | NO change |
| STP technology | IT Bldg 1,2,3 and residential bldg -MBBR & IT bldg. 4 & 8, DC and Food court -MBR | IT Bldg 1,2,3 and residential bldg -MBBR & IT bldg. 4 & 8, DC and Food court -MBR | |
| Total solid waste | IT + food court - 7743 kg/day ,<br>Date Centre- 110 kg/day , | IT + food court - 7743 kg/day , | NO change |

| | | | |
|---|---|---|---|
| generation | Resi- 2447 Kg/Day,<br>Retail – 317 Kg/Day<br>VMS- 6 Kg/Day<br>Total-10623 kg/day (10 TPD)<br>Hazardous waste for Data Centre –<br>Used oil or spent oil – 3000 kg/annum<br>Waste and residue containing oil – 2000 kg/annum<br>Contaminated cotton rags or other cleaning materials – 1000 kg/annum<br>Total petroleum Hydrocarbons – 2000 kg/annum<br>Empty containers – 1500 kg/annum<br>E-waste – 45000 kg/annum<br>battery waste – 4000 kg/annum<br>E waste IT- 28318 kg/annum | Date Centre- 110 kg/day ,<br>Resi- 2447 Kg/Day,<br>Retail – 317 Kg/Day<br>VMS- 6 Kg/Day<br>Total-10623 kg/day (10 TPD)<br>Hazardous waste for Data Centre –<br>Used oil or spent oil – 3000 kg/annum<br>Waste and residue containing oil – 2000 kg/annum<br>Contaminated cotton rags or other cleaning materials – 1000 kg/annum<br>Total petroleum Hydrocarbons – 2000 kg/annum<br>Empty containers – 1500 kg/annum<br>E-waste – 45000 kg/annum<br>battery waste – 4000 kg/annum<br>E waste IT- 28318 kg/annum | |
| RG area | 42533.64 sqm | 42533.64 sqm | NO change |
| Electrical load | IT bldg. + retail -<br>Connected load – 28.83 MW<br>Maximum demand- 17.42 MVA<br>Data Centre-<br>Connected load – 160 MW<br>Maximum demand- 150 MVA<br>Resi-<br>Connected load – 6.71 MW<br>Maximum demand- 3.98 MVA<br>Total-<br>Connected load – 195.54 MW<br>Maximum demand- 171.40 MVA | IT bldg. + retail -<br>Connected load – 28.83 MW<br>Maximum demand- 17.42 MVA<br>Data Centre-<br>Connected load – 160 MW<br>Maximum demand- 150 MVA<br>Resi-<br>Connected load – 6.71 MW<br>Maximum demand- 3.98 MVA<br>Total-<br>Connected load – 195.54 MW<br>Maximum demand- 171.40 MVA | NO change |
| DG sets | IT bldg. + retail -<br>2000 kVA: 16 Nos.<br>1250 kVA: 03Nos.<br>750 kVA: 01 Nos.<br>Data Center 1 & 2 :- 72 Nos. X 2.4 MW & 2 x 0.6 MW<br>Resi- 630 kVA: 3 nos | IT bldg. + retail -<br>2000 kVA: 16 Nos.<br>1250 kVA: 03Nos.<br>750 kVA: 01 Nos.<br>Data Center 1 & 2 :- 72 Nos. X 2.4 MW & 2 x 0.6 MW<br>Resi- 630 kVA: 3 nos | NO change |

| | | | |
|---|---|---|---|
| GIS | 2 X 150 MVA Power Transformers for DATA Center.<br>2 X 25 MVA Power Transformers for Commercial + Residential.<br>1 X 200 KVA for Substation Auxiliary as per MSEDCL norms | 2 X 150 MVA Power Transformers for DATA Center.<br>2 X 25 MVA Power Transformers for Commercial + Residential.<br>1 X 200 KVA for Substation Auxiliary as per MSEDCL norms | NO change |
| Parking Statement | 4W- 6382 No's | 4W- 6385 No's | Change |
| | 2W- 548 No's | 2W- 548 No's | NO change |

3. Proposal is an expansion of existing construction project. PP has obtained earlier Environment Clearance vide SIA/MH/MIS/165940/2020 dated 10.05.2021 which was restricted for total BUA of 2,25,708.38 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 obtain CFO NOC as per amended plan.
3. PP to obtain latest certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit audit report of existing STPs & OWCs & also ensure that treated water parameter is as per NGT norms.
5. PP to obtain PESO license for storage of HSD.

**B. SEIAA Conditions-**

1. This EC is excluding the building no B12, B13 and B14 as PP has not obtained CFO NOC for the same.
2. EC is also restricted for Zone -2 ( Residential Tower T1-T11, with podium, club house, School Building and GIS Substation) up to 94.44 m only as per civil aviation NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.

6. SEIAA after deliberation decided to grant EC for – FSI –126763.49 m2, Non FSI-117535.75 m2, Total BUA-244299.24 m2. (Plan approval No.MIDC/IFMS/Thane-2/E&MD/EE Thane2/2022/A94033, dated-17.03.2022) (restricted as per approval)

**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 give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

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

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

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

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

VIII. Green Belt Development shall be carried out considering CPCB guidelines including

selection of plant species and in consultation with the local DFO/ Agriculture Dept.

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

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

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at 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, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in 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, Thane.
6. Commissioner, Navi Mumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai.

Turnover/1/1A

Annexure III

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

**(A Government of Maharashtra Undertaking)**

Phone : 27781602

No.DE/SPA/GEN-2/1/DEF/IFMS/ 825479 /18
Office of the Deputy Engineer,
Special Planning Authority
MIDC Sub-Division No.1,
Mahape – Navi Mumbai.

Date : - 11/04/2018

To,
M/s.Newfound Properties and Leasing Pvt. Ltd.
Plot Nos. Gen-2/1D, Gen-2/1E & Gen-2/1F,
Turbhe, TTC Industrial Area,
MIDC, Navi Mumbai.

**Sub : B.C.C & D.C.C. for I.T. Building No. 1** on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, TTC Industrial Area, Turbhe, MIDC, Navi Mumbai.

**Ref :** 1) Your application vide No. SWC/14/19/20180406/549102.
2) The Final NOC issued by CFO, MIDC vide letter No. MIDC/ Fire/A-82822 dated 12/03/2018.

Dear Sir,

Please find enclosed herewith following certificate: -

- Occupancy Certificate.
- Building Completion Certificate.
- Drainage Completion Certificate.

Please acknowledge the receipt of the same.

Thanking you,

**D.A. :-** As above.

Yours faithfully,

**( A. V. Mali )**
Deputy Engineer & SPA.
MIDC, Sub-Division I (Civil),
Mahape, Navi Mumbai.

- Copy submitted to
  1) The Collector Thane, Dist. Thane for information.
  2) The Municipal Commissioner, N.M.M.C. for information.
  3) The Chief Fire Officer, MIDC, Andheri, Mumbai-93 for information.
  4) The Executive Engineer, MIDC Dn. No. II, Thane for information.
  5) The Regional Officer, MIDC Mahape, for information.
- Copy f.w.c.'s to
Architect.
- Copy to Guard file.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This certificate is accompaniment with letter No. DE/SPA/GEN-2/1/DEF/ IFMS/825479 /18 dated 17/04/2018

## OCCUPANCY CERTIFICATE.

This is to certify that the development work of **I.T. Building No. 1** on Plot Nos. **Gen-2/1D, Gen-2/1E & Gen-2/1F** in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** for **M/s. Newfound Properties and Leasing Pvt. Ltd,** completed under the supervision of **Mr. Devang N. Shah,** Architect License No. **CA/2000/25733** is permitted to be occupied for total built up area as stated in Building Completion Certificate attached.

**( A. V. Mali )**
Deputy Engineer & SPA,
MIDC, Sub-Division I (Civil),
Mahape, Navi Mumbai.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This certificate is accompaniment with letter No. DE/SPA/GEN-2/1/DEF/ IFMS/B25479 /18 dated 11/04/2018

## BUILDING COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.**, of Plot Nos. **Gen-2/1D, Gen-2/1E & Gen-2/1F** in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** have completed the **I.T. Building No.1,** on the above said plot in accordance with the building plans approved vide this office letter No. **DE/SPA/Gen-2/1/DEF/IFMS/B14077/18** dated **03.04.2018,** through the licensed Architect **Mr. Devang N. Shah,** License No. **CA/2000/25733.**

Details of units constructed are as given below ;

| | | | |
|---|---|---|---|
| 1. | Name of allottee | : | Newfound Properties and Leasing Pvt. Ltd. |
| 2. | Plot No. | : | Gen- 2/1D, Gen- 2/1E & Gen- 2/1F. |
| 3. | Net Plot Area in Sqm. | : | 212552.97 Sqm |
| 4. | Date of Transfer order | : | 20/10/2006. |
| 5. | Approval of plans | : | As per enclosed statement of BUA |
| A) | Earlier BCC issued vide letter No. ----- dated -------- | : | Nil |
| B) | Earlier Part BCC issued vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/A23405 dated 17.01.2017 for Bldg. No.2 | : | Stilt + 2 to 4<br>(FSI) 10414.36 Sqm<br>(FSI Free) 2653.88 Sqm |
| C) | Amended plan approval vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/B14077/18 dated 03/04/18 for Bldg. No.1. | : | Stilt + 3 Parking + 8 office Floors<br>(FSI) 24914.04 Sqm<br>(FSI Free) 11773.92 Sqm |
| | **Grand Total (A+C)** | : | **Stilt + 3 Parking + 8 office Floors**<br>**(FSI) 24914.04 Sqm**<br>**(FSI Free) 11773.92 Sqm** |

**Note: Please see detailed statement attached.**

| | | | |
|---|---|---|---|
| 6. | Position of construction on site as on | : | 11/04/2018. |
| | a) Built up area completed in all respect. | : | (FSI) 24914.04 Sqm<br>(FSI Free) 11773.92 Sqm |
| | b) Area under construction. | : | ----- |
| | c) Open area. | : | ----- |
| | d) Remarks | : | Construction Completed in all as per approved plans respect. |
| 7. | Remarks of Deputy Engineer, regarding observation of D.C. Rule (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plans and give any other observation which he considers necessary to give.) | : | Construction completed as per D.C. Rules. |
| 8. | Area that could be considered now as built up area for IT Bldg.No.1 . | : | (FSI) 24914.04 Sqm<br>(FSI Free) 11773.92 Sqm |
| 9. | Actual utilization of plot in view of existing construction in the form of utilization of FSI. (IT Bldg.No.1) | : | 24914.04 / 212552.97<br>0.11 < 1.80.....O.K. |
| 10. | Do you recommended grant of final lease of entire plot having regard to area of plot And construction carried out so far? | : | Yes, Subject to fulfilment of all terms and conditions of allotment order, Agreement to lease and transfer. |

**( A. V. Mali )**
Deputy Engineer & SPA,
MIDC, Sub-Division I (Civil),
Mahape, Navi Mumbai.

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
**(A Government of Maharashtra Undertaking)**

This certificate is accompaniment with letter No. DE/SPA/GEN-2/1/DEF/ IFMS/B25479/18 dated 11/04/2018

## DRAINAGE COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** on Plot Nos. **Gen- 2/1D, Gen- 2/1E & Gen- 2/1F** in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** have completed their internal drainage works with septic tank & soak pit for their **I.T. Building No.1,** as per this office Drainage plans approval letter No. **DE/MHP(C)/Gen-2/3832/2007** dated **23/11/2007** through the Licensed Plumber **Mr. Rohan V. Borkar**, **L. P. No. 5105**.

**( A. V. Mali )**
Deputy Engineer & SPA,
MIDC, Sub-Division I (Civil),
Mahape, Navi Mumbai.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

The statement is accompaniment to B.C.C. letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25478 18 dated 12/04/2018 issued by M.I.D.C. address to M/s. Newfound Properties & Leasing Pvt. Ltd. for IT Building No.1 on plot No. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, MIDC, Navi Mumbai.

| Description | Stilt/Gr. Floor Area in Sqm | 1st Floor Area in Sqm | 2nd Floor Area in Sqm | 3rd Floor Area in Sqm | 4th Floor Area in Sqm | 5th Floor Area in Sqm | 6th Floor Area in Sqm | 7th Floor Area in Sqm | 8th Floor Area in Sqm | 9th Floor Area in Sqm | 10th Floor Area in Sqm | 11th Floor Area in Sqm | Terrace Area in Sqm | Total BUA in Sqm |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| **I) Existing builtup Area : BCC issued vide letter No. NIL dated NIL** | | | | | | | | | | | | | | |
| **FSI** | 0.00 | | | | | | | | | | | | | **0.00** |
| **Free of FSI** | 0.00 | | | | | | | | | | | | | **0.00** |
| **II) Amended Plan approval vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B41077/18 dated 03.04.2018 for Building No. 1** | | | | | | | | | | | | | | |
| **FSI** | 196.05 | 157.23 | 135.70 | 135.70 | 3051.06 | 3051.06 | 2740.44 | 3051.06 | 3051.06 | 3051.06 | 2951.92 | 3051.06 | 290.64 | **24914.04** |
| **Free of FSI** | 2748.68 | 2723.32 | 3150.96 | 3150.96 | | | | | | | | | | **11773.92** |
| **Total upto date Area for BCC(I+II)** | **196.05** | **157.23** | **135.70** | **135.70** | **3051.06** | **3051.06** | **2740.44** | **3051.06** | **3051.06** | **3051.06** | **2951.92** | **3051.06** | **290.64** | **24914.04** |
| | **2748.68** | **2723.32** | **3150.96** | **3150.96** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **11773.92** |

**( A. V. Mali )**
**Deputy Engineer & SPA**
**MIDC, Sub-Division No. 1**
**Mahape, Navi Mumbai**

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
## (A Government of Maharashtra Undertaking)

**HEAD OFFICE**:- Udyog Sarthi", Mahakali Caves Road, Andheri (E), Mumbai-400093.Tele: (022) 26870052/54/27/73 Fax: (022) 26871587
**MAHAPE OFFICE**:- MIDC Div No. II, Office Building, Plot No. AM- 20, Behind Lokmat Building, Thane-Belapur Road, TTC Industrial Area, Mahape, Navi Mumbai- 400710.
Phone: 27781602
Email:- demahape1@midcindia.org
Email:- eethanedn2@midcindia.org
Website :-www.midcindia.org, Phone: 27781602

No.EE/SPA/GEN-2/1/DEF/IFMS/ **D98270** /of'18
Office of the Executive Engineer,
MIDC Division No. II, Mahape
Navi Mumbai.
Date :- 30/11/2018

To,
M/s.Newfound Properties and Leasing Pvt. Ltd.
Plot Nos. Gen-2/1D, Gen-2/1E & Gen-2/1F,
Turbhe, TTC Industrial Area,
MIDC, Navi Mumbai.

**Sub : Building Completion Certificate, Occupancy Certificate** and **Drainage Completion Certificate** for I**.T. Building No. 2** on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, TTC Industrial Area, Turbhe, MIDC, Navi Mumbai.

**Ref :** 1) Your application vide No. SWC/14/19/20181122/589301.
2) Final NOC issued by CFO, MIDC vide letter No.MIDC/Fire/ D-93024dated 27/11/2018.

Dear Sir,

Please find enclosed herewith following certificate:

- Occupancy Certificate
- Building Completion Certificate
- Drainage Completion Certificate.

Please acknowledge the receipt of the same.

Thanking you,

Yours faithfully,

**D. A. :**As above.

**Executive Engineer,& SPA,**
MIDC, Division No. - II,
Mahape, Navi Mumbai.

- Copy submitted to
  1)The Collector Thane, Dist. Thane for information.
  2)The Municipal Commissioner, N.M.M.C. for information.
  3)The Chief Fire Officer, MIDC, Andheri, Mumbai-93 for information.
- Copy f.w.c.'s.
  1) Architect.
  2) The Deputy Engineer,MIDC, Sub-Division No. I, Mahape, Navi Mumbai.
  3) The Regional Officer, MIDC Mahape, for information.

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
**(A Government of Maharashtra Undertaking)**

This letter is accompaniment to letter No.EE/SPA/GEN-2/1/DEF/IFMS/ D98270 dated 30/11/2018

**OCCUPANCY CERTIFICATE.**

This is to certify that the development work of **I.T. Building No. 2**on Plot No. **GEN-2/1D, GEN-2/1E & GEN-2/1F for M/s. Newfound Properties and Leasing Pvt. Ltd.**in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** completed under the supervision of **Shri. Devang N. Shah,** License No. **CA/2000/25733** is permitted to be occupied for total built up area as stated in Building Completion Certificate attached.

Thanking you,

Your's faithfully,

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
**(A Government of Maharashtra Undertaking)**

This letter is accompaniment to letter No.EE/SPA/GEN-2/1/DEF/IFMS/ D98270 dated 30/11/2018

## BUILDING COMPLETION CERTIFICATE

This is to certify that M/s. Newfound Properties and Leasing Pvt. Ltd.**,** of Plot No. **I.T.5,** in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** have completed the **I.T. Building No. 2,**on the above said plot in accordance with the building plans approved vide this office letter No.**DE/SPA/Gen-2/1/DEF/IFMS/E05678** dated **07.12.2016,** through the licensed Architect **Shri. Devang N. Shah,** License No. **CA/2000/25733.**

Details of units constructed are as given below

| | | | |
|---|---|---|---|
| 1. | Name of allottee | : | M/s. Newfound Properties and Leasing Pvt. Ltd. |
| 2. | Plot No. | : | Gen- 2/1D, Gen- 2/1E & Gen- 2/1F. |
| 3. | Plot Area in Sqm. | : | 212552.97 Sqm |
| 4. | Date of Transfer order | : | 20/10/2006. |
| 5. | Approval of plans | : | As per enclosed statement of BUA |
| A) | Earlier BCC issued vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/B25479/18 dated 11/04/2018 Bldg. No.1. | : | Stilt/Gr.+11 Floors<br>(FSI) 24914.04Sqm<br>(FSI Free)11773.92Sqm |
| B) | Earlier Part BCC issued vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/B25527 dated 11/04/2018 for Bldg. No.3. | : | Stilt + 3 parking floors.+5 floors<br>(FSI) 16796.33Sqm<br>(FSI Free) 11495.03Sqm |
| C) | Amended plan approval vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/ E05678 dated 07/12/16 for Bldg. No.2. | : | Stilt + 4 Floors<br>(FSI) 13665.84 Sqm<br>(FSI Free) 2653.88 Sqm |
| D) | Earlier Part BCC issued vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/A23405 dated 17.01.2017 for Bldg. No.2. | : | Stilt + 2 to 4<br>(FSI) 10414.36 Sqm<br>(FSI Free) 2653.88 Sqm |
| E) | As per amended plan approval vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/ E05678 dated 07/12/16. Now BCC proposed for Bldg. No.2 | : | 1st floor (FSI) 3251.48 Sqm |
| | **Grand Total (A+B+D+E)** | : | **(FSI) 55376.21Sqm**<br>**(FSI Free) 25922.83Sqm** |

**Note: As per annexure-1 attached.**

**...2....**

| | | | |
|---|---|---|---|
| 6. | Position of construction on site as on<br>a) Built up area completed in all respect.<br>b)Area under construction.<br>c) Open area.<br>d) Remarks | :<br><br><br>:<br>:<br>: | 28/11/2018<br>(FSI) 55376.21 Sqm<br>(FSI Free) 25922.83 Sqm<br>NIL.<br>_____<br>Construction completed as per approved plans. |
| 7. | Remarks of Deputy Engineer, regarding observation of D.C. Rule (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plans and give any other observation which he considers necessary to give.) | : | Construction completed as per D.C. Rules. |
| 8. | Area that could be considered now as built up area for IT Bldg. No.2 | : | (FSI) 13665.84 Sqm<br>(FSI Free) 2653.88 Sqm |
| 9. | Actual utilization of plot in view of existing construction in the form of utilization of FSI. {IT Bldg.No.1 + IT Bldg.No.3 (Part) + IT Bldg. No.2} | : | 55376.21 / 212552.97<br><br>0.26< 1.80 O.K |
| 10. | Do you recommended grant of final lease of entire plot having regard to area of plot And construction carried out so far? | : | Yes, Subject to fulfilment of all terms and conditions of allotment order, Agreement to lease and transfer. |

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
**(A Government of Maharashtra Undertaking)**

This letter is accompaniment to letter No.EE/SPA/GEN-2/1/DEF/IFMS/ D98270 dated 30/11/2018

## DRAINAGE COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** on Plot Nos. **Gen- 2/1D, Gen- 2/1E & Gen- 2/1F in T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai**, have completed their internal drainage works with septic tank & soak pit for their **I.T. Building No. 2,** as per this office Drainage plans approval letter No. **DE/MHP(C)/Gen-2/3834/2007,** dated **23/11/2007**through the Licensed Plumber **Mr. Rohan V. Borkar, L. P. No. 5105.**

Thanking you,

Your's faithfully,

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

**Annexure-1**

The statement is accompaniment to B.C.C. letter No. EE/SPA/Gen-2/1/DEF/IFMS/ D98270 /18 dated 30/11/2018 issued by M.I.D.C. address to M/s. Newfound Properties & Leasing Pvt. Ltd. for IT Building No.2 on plot No. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, MIDC, Navi Mumbai.

| Description | Stilt/Gr. Floor Area in Sqm | 1st Floor Area in Sqm | 2nd Floor Area in Sqm | 3rd Floor Area in Sqm | 4th Floor Area in Sqm | 5th Floor Area in Sqm | 6th Floor Area in Sqm | 7th Floor Area in Sqm | 8th Floor Area in Sqm | 9th Floor Area in Sqm | 10th Floor Area in Sqm | 11th Floor Area in Sqm | Terrace Area in Sqm | Total BUA in Sqm |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| **I) Existing builtup Area : BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25479/18 dated 11/04/2018 for Building No.1.** | | | | | | | | | | | | | | |
| **FSI** | 196.05 | 157.23 | 135.70 | 135.70 | 3051.06 | 3051.06 | 2740.44 | 3051.06 | 3051.06 | 3051.06 | 2951.92 | 3051.06 | 290.64 | **24914.04** |
| **Free of FSI** | 2748.68 | 2723.32 | 3150.96 | 3150.96 | | | | | | | | | | **11773.92** |
| **II) Existing builtup Area : Part BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25527 dated 11.04.2018 for Building No. 3** | | | | | | | | | | | | | | |
| **FSI** | 259.35 | 158.61 | 135.59 | 372.92 | 3282.01 | 3282.01 | 2741.82 | 3282.01 | 3282.01 | | | | | **16796.33** |
| **Free of FSI** | 2685.38 | 2744.84 | 3151.07 | 2913.74 | | | | | | | | | | **11495.03** |
| **III) Amended Plan approval vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/E05678 dated 07.12.2016 for Building No. 2** | | | | | | | | | | | | | | |
| **FSI** | 703.59 | 3251.48 | 3474.83 | 3474.83 | 2469.85 | | | | | | | | 291.26 | **13665.84** |
| **Free of FSI** | 2653.88 | | | | | | | | | | | | | **2653.88** |
| **IV) Existing builtup Area : Part BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/A23405 dated 17.01.2017 for Building No. 2** | | | | | | | | | | | | | | |
| **FSI** | 703.59 | | 3474.83 | 3474.83 | 2469.85 | | | | | | | | 291.26 | **10414.36** |
| **Free of FSI** | 2653.88 | | | | | | | | | | | | | **2653.88** |
| **V) BCC issued vide this letter for Building No. 2** | | | | | | | | | | | | | | |
| **FSI** | | 3251.48 | | | | | | | | | | | | **3251.48** |
| **Free of FSI** | | | | | | | | | | | | | | **0.00** |
| **Total upto date BUA for BCC (I+II+IV+V)** | **1158.99** | **3567.32** | **3746.12** | **3983.45** | **8802.92** | **6333.07** | **5482.26** | **6333.07** | **6333.07** | **3051.06** | **2951.92** | **3051.06** | **581.90** | **55376.21** |
| | **8087.94** | **5468.16** | **6302.03** | **6064.70** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **25922.83** |

**Executive Engineer & SPA**
**MIDC, Division No. - II**
**Mahape, Navi Mumbai**

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

**(A Government of Maharashtra Undertaking)**

**HEAD OFFICE**: "Udyog Sarthi", Mahakali Caves Road, Andheri (East), Mumbai- 400093.Tele:(022)26870052/54/27/73,Fax: 26871587

**MAHAPE OFFICE**: MIDC Division No. II, Office Building, Plot No.AM- 20, Behind Lokmat Building, Thane-Belapur Road, TTC Industrial Area, Mahape, Navi Mumbai - 400710. Phone: 27781602.
Email: demahape2@midcindia.org /eethane2@midcindia.org
Website :www.midcindia.org,


No.EE/SPA/GEN-2/1/DEF/IFMS/B40515
Office of the Executive Engineer &
Special Planning Authority,
MIDC Division No. II, Mahape
Date :- 25/04/2022

To,
M/s. Newfound Properties and Leasing Pvt. Ltd.
Plot Nos. Gen-2/1D, Gen-2/1E & Gen-2/1F,
Turbhe, TTC Industrial Area,
Navi Mumbai.

**Sub :** **Building Completion Certificate, Occupancy Certificate** and **Drainage Completion Certificate** for **I.T. Building No. 3** on plot Nos. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, Turbhe MIDC, Navi Mumbai.
Architect : Shri. Ashwin N. Navelkar.

**Ref :** 1) Your application vide No. SWC/14/19/20220419/773984.
2) Final NOC issued by CFO, MIDC vide letter Nos. MIDC/Fire/ A82829 and D98629 dated 12/03/2018 and 30/11/2018 respectively.

Dear Sir,

Please find enclosed herewith following certificate:

- Occupancy Certificate.
- Building Completion Certificate.
- Drainage Completion Certificate.

Please acknowledge the receipt of the same.

Thanking you,

**D. A. :** As above.

**Executive Engineer,& SPA,**
MIDC, Division No. - II,
Mahape, Navi Mumbai.

- Copy submitted to
  1)The Collector Thane, Dist. Thane for information.
  2)The Municipal Commissioner, N.M.M.C. for information.
  3)The Chief Fire Officer, MIDC, Andheri, Mumbai-93 for information.
  4)The Regional Officer, MIDC Mahape, for information.
- Copy
  f.w.c.'s
  1) Architect.
  2) The Deputy Engineer, MIDC, Sub-Division No. II, Mahape, Navi Mumbai.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
**(A Government of Maharashtra Undertaking)**

This letter is accompaniment to letter No. EE/SPA/GEN-2/1/DEF/IFMS/ B40515 dated 25/04/2022

## OCCUPANCY CERTIFICATE

This is to certify that the development work of **IT Building No. 3** on Plot No. **Gen-2/1D, Gen-2/1E & Gen-2/1F of TTC Industrial Area, MIDC, Navi Mumbai**, for **M/s. Newfound Properties and Leasing Pvt. Ltd.** completed under the supervision of **Shri. ASHWIN N. NAVELKAR**, License No. **CA/2019/105772** is permitted to be occupied for built up area as stated in Part Building Completion Certificate attached. Built up area completed as per approved Plans vide letter No. **DE/SPA/GEN-2/1/DEF/ IFMS/B14083/18** dated **03/04/2018.**

**Executive Engineer,& SPA,**
MIDC, Division No. -II,
Mahape, Navi Mumbai.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
**(A Government of Maharashtra Undertaking)**

This letter is accompaniment to letter No. EE/SPA/GEN-2/1/DEF/IFMS/ B40515 dated 25/04/2022

## BUILDING COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** of Plot No. **Gen-2/1D, Gen-2/1E & Gen-2/1F of TTC Industrial Area, MIDC, Navi Mumbai,,** have completed the **I.T. Building No. 3,** on the above said plot in accordance with the building plans approved vide this office letter No. **DE/SPA/GEN-2/1/DEF/IFMS/B14083/18** dated **03/04/2018,** through the licensed Architect **Shri. ASHWIN N. NAVELKAR**, License No. **CA/2019/105772.**

Details of units constructed are as given below

| | | | |
|---|---|---|---|
| 1. | Name of allottee | : | M/s. Newfound Properties and Leasing Pvt. Ltd. |
| 2. | Plot No. | : | Gen- 2/1D, Gen- 2/1E & Gen- 2/1F. |
| 3. | Net Plot Area in m2. | : | 212552.97 m2 |
| 4. | Date of Transfer order | : | 20/10/2006. |
| 5. | Approval of plans | : | As per enclosed statement of BUA |
| A) | Earlier BCC issued vide letter No.DE/ SPA/Gen-2/1/DEF/IFMS/ B25479/18 dated 11/04/2018 for Bldg. No.1. | : | Stilt + 3 Parking + 8 office floors<br>(FSI) : 24914.04 m2<br>(Free of FSI) : 11773.92 m2 |
| B) | Earlier BCC issued vide letter No.EE/ SPA/Gen-2/1/DEF/IFMS/D98270/of 18 dated 31.11.2018 for Bldg. No.2. | : | Stilt + 4 floors<br>(FSI) : 13665.84 m2<br>(Free of FSI) : 2653.88 m2 |
| C) | Approval of plans vide letter No.DE/ SPA/GEN-2/1/DEF/IFMS/ B14083/18 dated 03/04/2018.for Bldg. No.3 | : | Stilt + 3 Parking + 8 office floors<br>(FSI) : 26544.08 m2<br>(Free of FSI) : 11495.03 m2 |
| D) | Earlier Part BCC/OC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B255 27 dated 11.04.2018 for Bldg. No.3. | : | Stilt + 3 Parking + 5 office floors<br>(FSI) : 16796.33 m2<br>(Free of FSI) : 11495.03 m2 |
| E) | Earlier Part BCC/ OC issued vide letter No. EE/SPA/GEN-2/1/DEF/IFMS/D16796 dated 28.07.2021 for Bldg. No.3. | : | 8th office floor<br>(FSI) : 3282.01 m2 |
| F) | BCC issued now vide this letter for Bldg. No.3 | : | 6th,7th office floor and Terrace floor<br>(FSI) : 6465.74 m2 |
| | **Grand Total (A+B+D+E+F)** | : | **(FSI) : 65123.96 m2**<br>**(Free of FSI) : 25922.83 m2** |

**Note: Please see detailed statement attached.**

| | | | |
|---|---|---|---|
| 6. | Position of construction on site as on | : | 22/04/2022 |
| | a) Built up area completed in all respect. | : | (FSI) : 65123.96 m2<br>(Free of FSI) : 25922.83 m2 |
| | b) Area under construction. | : | NIL. |
| | c) Open area. | : | _____ |
| | d) Remarks | : | Construction completed as per approved plans. |
| 7. | Remarks of Deputy Engineer regarding observation of D.C. Rule (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plans and give any other observation which he considers necessary to give.) | : | Construction completed as per D.C. Rules. |
| 8. | Area that could be considered now as built up area for IT Bldg. No.3 | : | (FSI) : 26544.08 m2<br>(Free of FSI) : 11495.03 m2 |
| 9. | Actual utilization of plot in view of existing construction in the form of utilization of FSI. (IT Bldg.No.1 + IT Bldg. No.2+ IT Bldg. No.3) | : | 65123.96 / 212552.97<br><br>0.306 < 1.80 O.K. |
| 10. | Do you recommended grant of final lease of entire plot having regard to area of plot And construction carried out so far? | : | Yes, Subject to fulfilment of all terms and conditions of allotment order, Agreement to lease and transfer. |

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

The statement is accompaniment to BCC / OC letter No.EE/SPA/Gen-2/1/DEF/IFMS/ B40515 /22 dated 25/04/2022 issued by M.I.D.C. address to M/s. Newfound Properties & Leasing Pvt. Ltd. for IT Building No.3 on plot No. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, MIDC, Navi Mumbai.

| Description | Stilt/Gr. Floor Area in Sqm | 1st Floor Area in Sqm | 2nd Floor Area in Sqm | 3rd Floor Area in Sqm | 4th Floor Area in Sqm | 5th Floor Area in Sqm | 6th Floor Area in Sqm | 7th Floor Area in Sqm | 8th Floor Area in Sqm | 9th Floor Area in Sqm | 10th Floor Area in Sqm | 11th Floor Area in Sqm | Terrace Area in Sqm | Total BUA in Sqm |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| **I) Existing builtup Area : BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25479/18 dated 11/04/2018 for Building No.1.** | | | | | | | | | | | | | | |
| **FSI** | 196.05 | 157.23 | 135.70 | 135.70 | 3051.06 | 3051.06 | 2740.44 | 3051.06 | 3051.06 | 3051.06 | 2951.92 | 3051.06 | 290.64 | **24914.04** |
| **Free of FSI** | 2748.68 | 2723.32 | 3150.96 | 3150.96 | | | | | | | | | | **11773.92** |
| **II) Existing builtup Area : BCC issued vide letter No.EE/SPA/Gen-2/1/DEF/IFMS/D98270/of 18 dated 31.11.2018 for Building No. 2** | | | | | | | | | | | | | | |
| **FSI** | 703.59 | 3251.48 | 3474.83 | 3474.83 | 2469.85 | | | | | | | | 291.26 | **13665.84** |
| **Free of FSI** | 2653.88 | | | | | | | | | | | | | **2653.88** |
| **III) Amended Plan approval vide letter No.DE/SPA/GEN-2/1/DEF/IFMS/B14083/18 dated 03/04/2018 for Building No. 3** | | | | | | | | | | | | | | |
| **FSI** | 259.35 | 158.61 | 135.59 | 372.92 | 3282.01 | 3282.01 | 2741.82 | 3282.01 | 3282.01 | 3282.01 | 2953.00 | 3282.01 | 230.73 | **26544.08** |
| **Free of FSI** | 2685.38 | 2744.84 | 3151.07 | 2913.74 | | | | | | | | | | **11495.03** |
| **IV) Existing builtup Area : Part BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25527 dated 11.04.2018 for Building No. 3** | | | | | | | | | | | | | | |
| **FSI** | 259.35 | 158.61 | 135.59 | 372.92 | 3282.01 | 3282.01 | 2741.82 | 3282.01 | 3282.01 | | | | | **16796.33** |
| **Free of FSI** | 2685.38 | 2744.84 | 3151.07 | 2913.74 | | | | | | | | | | **11495.03** |
| **V) Existing builtup Area : Part BCC issued vide letter No.EE/SPA/GEN-2/1/DEF/IFMS/D16796 dated 28.07.2021 for Building No. 3** | | | | | | | | | | | | | | |
| **FSI** | | | | | | | | | | | | 3282.01 | | **3282.01** |
| **Free of FSI** | | | | | | | | | | | | | | **0.00** |
| **VI) BCC issued vide this letter for Building No. 3** | | | | | | | | | | | | | | |
| **FSI** | | | | | | | | | | 3282.01 | 2953.00 | | 230.73 | **6465.74** |
| **Free of FSI** | | | | | | | | | | | | | | **0.00** |
| **Total upto date BUA for BCC (I+II+IV+V+VI)** | **1158.99** | **3567.32** | **3746.12** | **3983.45** | **8802.92** | **6333.07** | **5482.26** | **6333.07** | **6333.07** | **6333.07** | **5904.92** | **6333.07** | **812.63** | **65123.96** |
| | **8087.94** | **5468.16** | **6302.03** | **6064.70** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **25922.83** |

**Executive Engineer & SPA**
**MIDC, Division No. - II**
**Mahape, Navi Mumbai**

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
**(A Government of Maharashtra Undertaking)**

This letter is accompaniment to letter No. EE/SPA/GEN-2/1/DEF/IFMS/ B40515 dated 25/04/2022

## DRAINAGE COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** of Plot No. **Gen-2/1D, Gen-2/1E & Gen-2/1F of TTC Industrial Area, MIDC, Navi Mumbai**,**,** have completed their internal drainage works with septic tank & soak pit for their **I.T. Building No. 3,** as per this office Drainage plans approval letter No. **DE/MHP(C)/Gen-2/3834/2007/07** dated **23/11/2007** through the Licensed Plumber **Mr. Nikhil R. Mehta, L. P. No. 2451.**

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
**(A Government of Maharashtra Undertaking)**
Office :- Office Of The Executive Engineer , 2nd Floor,
Plot No.- AM 20, TTC Indl. Area. Mahape, Navi Mumbai-410703.
e-mail : eethanedn2@midcindia.org

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**No. MIDC/SPA/ *Dn. II/MHP/A41510*** **Date: 28 / 08 /2024**

# OCCUPANCY CERTIFICATE

**Sub**:- Issue of Occupancy certificate for Building No. 5A (Data Centre) on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F in TTC Indl. Area, for M/s. Newfound Properties and Leasing Pvt. Ltd.

**Ref:** 1. Amended Plans approval vide letter No. MIDC/IFMS/THANE2/E&MD/ Thane2/2022 /A94033 dtd. 17/03/2022.
2. Final Fire N.O.C. issued by CFO, MIDC vide letter No.I/71517 dtd. 19/08/2024
3. Building Completion Certificate by Architect dtd. 19/08/2024.
4. On Line application vide SWC No- SWC/14/19/20240822/1002366
5. Site Inspection Report dated 19/08/2024

This is to certify that, M/s. Newfound Properties and Leasing Pvt. Ltd., allottee of Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, MIDC, TTC Indl. Area, have completed the development work of Building No. 5A (Data Centre) having total built up area- 98094.54 sq.m. on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F,, situated at TTC Industrial Area as per details mentioned below under the supervision of Architect C. Satyanarayanan, Reg. No. CA/95/18693.

| | | |
|---|---|---|
| 1. | Name of the Plot holder | : M/s. Newfound Properties and Leasing Pvt. Ltd. |
| 2. | Address | : Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, MIDC, TTC Indl. Area. |
| 3. | Plot area | : 237860.23 Sqm. (Gross)<br>: 212552.97 Sqm. (Net) |
| 4. | Approval of Plans | : No. MIDC/IFMS/THANE2/E&MD/Thane2/2022/ A94033 dtd. 17/03/2022 |
| 5. | Built-up Area Now Approved | : 32970.58 Sqm. |
| 6. | Previous OC issued | :1) No. DE/SPA/Gen-2/1/DEF /IFMS B25479/18 dt. 11/04/2018 for BUA 24914.04 m2 & Free of FSI 11773.92 m2<br>2) Part BCC No.DE/SPA/Gen-2/1/DEF/ IFMS B25527 dt. 11/04/2018 for BUA 16796.33 m2 & Free of FSI 11495.03 m2<br>3) No. EE/SPA/Gen-2/1/DEF /IFMS D98270/18 dt. 31/11/2018 for BUA 13665.84 m2 & Free of FSI 2653.88 m2<br>4) Part BCC No.EE/SPA/Gen-2/1/DEF/ IFMS D16796 dt. 28/07/2021 for BUA 3282.01 m2<br>5) BCC No.EE/SPA/Gen-2/1/DEF/ IFMS B40515 dt. 25/04/2022 for BUA 6465.74 m2 |
| 7. | Status of construction on site as per site Inspection report | : Completed as per approved plans. |
| | a) Built up area completed in all respect | : (FSI) : 98094.54 Sqm.<br>(Free of FSI) : 46065.07 Sqm. |
| | b) FSI Details | : FSI Consumed = 0.46 < 1.00.. OK |
| 8. | Remarks as per Site Inspection Report (submitted by Architect) | : Building work completed as per approved plans & as per MIDC DCR-2009. |
| 9. | Total Area that could be considered as built up area ( Sq.m. ) | : 98094.54 Sqm. |

10. Details of Building Constructed and Built up Area approved :

**(Area in Sqm)**

| Sr. No | Particulars | | BCC No. B-25479 Dated 11/04/2018 | Part BCC No. B-25527 Dated 11/04/2018 | BCC No. D-98270 Dated 31/11/2018 | Part BCC No. D-16796 dated 28/07/2021 | Part BCC No. B-40515 dated 25/04/2022 | Now approved for Bldg. 5A (Data Centre) | Total BUA |
|---|---|---|---|---|---|---|---|---|---|
| | | | **Bldg. 1** | **Bldg. 3** | **Bldg. 2** | **Bldg. 3** | **Bldg. 3** | **Bldg. 5A** | |
| 1 | Stilt / Gr. Floor | FSI | 196.05 | 259.35 | 703.59 | | | 2932.52 | 4091.51 |
| | | Free of FSI | 2748.68 | 2685.38 | 2653.88 | | | 1883.78 | 9971.72 |
| 2 | 1st Floor | FSI | 157.23 | 158.61 | 3251.48 | | | 4756.67 | 8323.99 |
| | | Free of FSI | 2723.32 | 2744.84 | | | | 2607.26 | 8075.42 |
| 3 | 2nd Floor | FSI | 135.70 | 135.59 | 3474.83 | | | 4697.20 | 8443.32 |
| | | Free of FSI | 3150.96 | 3151.07 | | | | 2595.32 | 8897.35 |
| 4 | 3rd Floor | FSI | 135.70 | 372.92 | 3474.83 | | | 4696.24 | 8679.69 |
| | | Free of FSI | 3150.96 | 2913.74 | | | | 2597.28 | 8661.98 |
| 5 | 4th Floor | FSI | 3051.06 | 3282.01 | 2469.85 | | | 4696.24 | 13499.16 |
| | | Free of FSI | | | | | | 2597.28 | 2597.28 |
| 6 | 5th Floor | FSI | 3051.06 | 3282.01 | | | | 4696.24 | 11029.31 |
| | | Free of FSI | | | | | | 2597.28 | 2597.28 |
| 7 | 6th Floor | FSI | 2740.44 | 2741.82 | | | | 4696.24 | 10178.50 |
| | | Free of FSI | | | | | | 2597.28 | 2597.28 |
| 8 | 7th Floor | FSI | 3051.06 | 3282.01 | | | | 875.05 | 7208.12 |
| | | Free of FSI | | | | | | 1048.94 | 1048.94 |
| 9 | 8th Floor | FSI | 3051.06 | 3282.01 | | | | 924.18 | 7257.25 |
| | | Free of FSI | | | | | | 950.70 | 950.70 |
| 10 | 9th Floor | FSI | 3051.06 | | | | 3282.01 | | 6333.07 |
| | | Free of FSI | | | | | | 667.12 | 667.12 |
| 11 | 10th Floor | FSI | 2951.92 | | | | 2953.00 | | 5904.92 |
| 12 | 11th Floor | FSI | 3051.06 | | | 3282.01 | | | 6333.07 |
| 13 | Terrace Flr. | FSI | 290.64 | | 291.26 | | 230.73 | | 812.63 |
| | **Total** | **FSI** | **24914.04** | **16796.33** | **13665.84** | **3282.01** | **6465.74** | **32970.58** | **98094.54** |
| | | Free of FSI | 11773.92 | 11495.03 | 2653.88 | | | 20142.24 | 46065.07 |
| | GRAND TOTAL | **FSI** | | | | | | | **98094.54 m2** |
| | | Free of FSI | | | | | | | 46065.07 m2 |

As requested vide ref. no. 4 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area **98094.54 sqm. (FSI-: 0.46)**.

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref no. 5, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

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

❖ Copy Submitted to :

1) The Collector Thane, District Thane for information.
2) The Dy. Assessor, Collector NMMC for information.
3) The Chief Fire Officer, MIDC, Andheri, Mumbai.

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

❖ Copy f.w.c.'s to

1) Regional Officer, MIDC Mahape, for information.
2) Architect C. Satyanarayanan, Reg. No. CA/95/18693, for information.
3) DIC, Thane,
4) Copy for Bill clerk,
5) Guard File.

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
**(A Government of Maharashtra Undertaking)**

This Certificate is accompaniment with letter No EE/ DN.II/MHP/SPA/Gen-2/1/DEF/ IFMS No. **A41510** dated 28 /08 /2024.

## DRAINAGE COMPLETION CERTIFICATE

This is to certify that M/s. Newfound Properties and Leasing Pvt. Ltd. allottee of Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F in MIDC, TTC Industrial Area, have completed their internal drainage works with septic tank & Soak pit for their factory building, as per this office drainage plans approval letter No. MIDC/ IFMS/ THANE2/ E&MD/ Thane2/2022 /A94033 dtd. 17/03/2022 through the Licensed Plumber Mr. Nikhil R Mehta, Lic. No. BMC/2451.

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

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
**(A Government of Maharashtra Undertaking)**

This Certificate is accompaniment with letter No EE/ DN.II/MHP/SPA/Gen-2/1/DEF/ IFMS No. **A41510** dated 28 /08 /2024.

## C E R T I F I C A T E

This is to certify that the Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, admeasuring 237860.23 Sqm., allotted to M/s. Newfound Properties and Leasing Pvt. Ltd. in T.T.C Industrial Area, was visited by the undersigned on 28 /08/2024 to find out the number of trees Planted & surviving on the date of issue of this certificate. The details of trees planted & survived are as under;

| | | |
|---|---|---|
| 1) | Area of Plot | : 237860.23 Sqm. |
| 2) | Tress required to be planted as per Conditions mentioned in the agreement to lease. (1 tree per 100 Sqm. & 1 tree at a Distance of 15 m. on the frontage of road Or part thereof). | : 2379 Nos. |
| 3) | Number of tress actually planted & Surviving. | : 2385 Nos. |
| 4) | The trees at Sr. No. 3 have planted within The marginal distance along the periphery Of the plot required to be kept open & Not in the land which is required for Expansion. | : Yes. |

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

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437
Fax: 24023516
Website: http://mpcb.gov.in
E-mail: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

*No.: - Format1.0/BO/CAC-cell/UAN No. 0000041280/Revalidation of CE with expansion/CAC-* 18120001 74 *Date-* 30/11/2018

To,
**M/s. Newfound Properties & Leasing Pvt. Ltd.,**
**Plot No. Gen 2/1/D,Gen 2/1/E, Gen 2/1/F**
**in Trans Thane Creek (TTC) Industrial Area,**
**MIDC, Jui Nagar, Navi Mumbai.**

**Sub : Revalidation of consent to Establish with Expansion for construction of IT Park in Red category.**

Ref : 1. Environment Clearance accorded by MoEF, GoI vide No. 21-432/2007-IA.III dtd. 5.2.2008
2. Extension of validity of Environment Clearance accorded by Environment Department, GoM vide No. 21-432/2007-IA.III dtd. 18.05.2013.
3. Amendment in Environment Clearance accorded by Environment Department, GoM vide No. SEAC-2016/CR-61/TC-1 dtd. 3.12.2016.
4. Revalidation of Consent to Establish vide No.BO/CAC-Cell/nm-5490-14/E(revalid)/CAC-4343 dated 17.4.2015 valid upti 4.2.2018
5. Minutes of Consent Appraisal Committee (CAC) meeting held on **17.9.2018**

Your application No . 0000041280 Dated 27.01.2018.

For: Revalidation of consent to Establish with expansion for construction of IT Park.

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. **The Revalidation of consent to Establish with Expansion is granted for a period upto commissioning of project or 18.5.2023 whichever is earlier.**

2. **The capital investment of the project is Rs.1361.61 Crs. (As per undertaking submitted by PP).**

3. The revalidation of Consent to Establish for construction of IT Park of project named as **M/s. Newfound Properties & Leasing Pvt. Ltd. Plot No. Gen 2/1/D,Gen 2/1/E, Gen 2/1/F in Trans Thane Creek (TTC) Industrial Area, MIDC, Jui Nagar, Navi Mumbai** on **Total Plot Area of 2,37,860.23 Sq. Mtrs. and Total construction BUA of 5,05,420.99 Sq. Mtrs** including utilities and services.

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

| Sr. no. | Description | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal |
|---|---|---|---|---|
| 1. | Trade effluent | Nil | NA | NA |
| 2. | Domestic effluent | 2887 CMD | 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:**

| Sr. no. | Description of stack / source | Number of Stack | Standards to be achieved |
|---|---|---|---|
| 1. | D.G. Sets (2000 KVA x14 Nos ) | 14 Nos. | As per Schedule –II |
| 2. | D.G. Sets (1250 KVA x2 Nos ) | 2 Nos. | As per Schedule –II |
| 3. | D.G. Sets (2250 KVA x4 Nos ) | 4 Nos. | As per Schedule –II |

**6.Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000.**

| Sr. no. | Type Of Waste | Quantity | Treatment | Disposal |
|---|---|---|---|---|
| 1 | Biodegradable | 6015 Kg/day | Will be treated in Organic Waste Digester/Bio digester | Used as Manure |
| 2 | Non-Biodegradable | 14036 Kg/day | --- | Segregate and Hand over to Local Body for recycling |
| 3 | STP Sludge | 3 Kg/day | - | Used as Manure |

**7. Conditions under E-Waste (Management and Handling) Rules, 2011 for treatment and disposal of hazardous waste**

| Sr. No. | Type Of Waste | Quantity | UOM | Treatment | Disposal |
|---|---|---|---|---|---|
| 1. | E-Waste | As actual | NIL | -- | Sale to Authorized recycler |

**8. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste**

| Sr. No. | Type Of Waste | Quantity | UOM | Treatment | Disposal |
|---|---|---|---|---|---|
| 1. | 5.1 used / Spent Oil | As per generation | Kg/M | -- | Sale to Authorized recycler |

9. This 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 agencies.
11. PP shall not exceed construction BUA permitted in Environmental clearance.
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 used on land for gardening and connected to the sewerage system provided by local body.
14. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP.
15. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
16. PP shall extend/top-up existing BG of to form total sum of Rs. 25 lakhs obtained towards provision of STP, OWC and compliance of EC & Consent to Establish conditions
17. **PP shall comply conditions stipulated Environment Clearance accorded by MoEF, GoI vide No. 21-432 /2007-IA.III dtd. 5.2.2008 & dtd. 18.05.2013 & its Amendment in Environment Clearance accorded by Environment Department, GoM vide No. SEAC-2016/CR-61/TC-1 dtd. 3.12.2016.**
18. **This consent is issued as per Office Order vide No. MPCB/CH/2018/11 Dated 26.11.2018.**

**For and on behalf of the**
**Maharashtra Pollution Control Board**

27/11/18

**(P. K. Mirashe)**
**Assistant Secretary(Technical)**

**Received Consent fee of –**

| Sr. No. | Amount (Rs.) | DR number | Date | Drawn On |
|---|---|---|---|---|
| 1. | 7604887/- | 7604887 | 29-01-2018 | Axis Bank |

**Copy to:**

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai-I.
   - They are directed to submit compliance report regarding consent condition and also ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Maharashtra Pollution Control Board

## Schedule-I

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

1) A] **Project Proponent has proposed to provide 14 Nos of Sewage Treatment Plant (STP) of capacity of 2915 CMD having MBBR Technology.**

B] The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| Sr No. | Parameters | Standards prescribed by Board |
|---|---|---|
| | | **Limiting Concentration in mg/l, except for pH** |
| 01 | BOD (3 days 27°C ) | 10 |
| 02 | Suspended Solids | 10 |
| 03 | COD | 50 |
| 04 | Residual Chlorine | 1ppm |

C] 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. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. **Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. PP shall install online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.**

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 extension or addition thereto.

3) The firm 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 | 3721 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

## Schedule-II

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

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

| Sr. No. | Stack Attached To | APC System | Height in Mtrs. | Type of Fuel | Quantity & UoM |
|---|---|---|---|---|---|
| 1. | D. G. Set (2000 KVA x 14 nos.) | Acoustic enclosure | 10* each | HSD | 7000 Lit/Hr |
| 2. | D. G. Set (1250 KVA x 2 nos.) | Acoustic enclosure | 10* each | HSD | 625 Ltr/Hr |
| 3. | D. G. Set (2250 KVA x 4 nos.) | Acoustic enclosure | 10* each | HSD | 2250 Ltr/Hr |

*** above roof of the building in which it is installed**

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:

| | | |
|---|---|---|
| Particulate matter | 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 replacement alteration well before its life come to an end or erection of new pollution control equipment.

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

5. Ambient noise level should be confirmed to prescribe standards both during day and night time. The ambient air and noise quality should be closely monitored during any construction phase in the premises.

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

Maharashtra Pollution Control Board

## Schedule-III
## Details of Bank Guarantees

| Sr. No. | Consent | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1. | Revalidation of C to E with expansion | PP shall extend existing BG to form total sum of of Rs.25 Lakh | 15 Days | towards provision of STP, OWC and compliance of EC & Consent to Establish conditions | COU or 5 years whichever is earlier | Validity of Consent+ 4 months |

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

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

Maharashtra Pollution Control Board

## Schedule – IV

**Conditions during construction phase:**

| | |
|---|---|
| a | During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters. |
| b | During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory. |
| c | Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. |

## General Conditions:

1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
7) The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the HW(MH&TM) Rules 2016, which can be recycled
8) /processed/reused/recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc should go for that purpose, in order to reduce load on incineration and landfill site/environment.
9) The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
10) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website(www.mpcb.gov.in).
12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
13) Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
14) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.

15) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.

16) Conditions for D.G. Set

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

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

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

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

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

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

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

h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel

17) The industry should not cause any nuisance in surrounding area.

18) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

19) The applicant shall maintain good housekeeping.

20) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.

21) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.

22) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.

23) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.

24) The industry shall submit quarterly statement in respect of industries' obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).

25) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.

26) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.

**27) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project**

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# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781 /4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400 022


**Consent order No :- Format1.0/BO/CAC-cell/EIC-NM-5490-14/E(revalid)/CAC- 4343**
**Date 17/04/2015**

To,
**M/s. New Found Properties & Leasing Pvt. Ltd.,**
**Plot no. C-30, Block "G", Opp. SIDBI,**
**Bandra Kurla Complex, Bandra (E),**
**Mumbai-400 051.**

**Subject: Revalidation of Consent to Establish for IT Park in RED category.**

Ref:

1. Earlier Consent to Establish granted vide no. BO/RO(P&P)/ EIC No. NM-1221-08/E/CC-51 dated 20/02/2009.
2. Environmental clearance granted by GoI vide no- 21-432/2007-IA.III dated 5.2.2008 and letter of validity extended for further 5 years by GoM vide no. 21-432/2007-IA.III dated 18.5.2013
3. Your application approved in 26th CAC meeting of 2014-15 held on 24.2.2015

Your application CE1411000446
Dated: 15 Nov 2014
For: Revalidation of Consent to Establish
under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The revalidation of consent to establish is granted for a period upto commissioning of the project or 4.2.2018 (as per EC revalidation) whichever is earlier.
2. The capital investment of the IT Park is Rs. 681.61 Crs. (As per Undertaking submitted by PP)
3. The Consent is valid for IT Park named as M/s. New Found Properties & Leasing Pvt. Ltd., Gen 2/1/D, Gen 2/1/E, Gen 2/1/F of TTC MIDC Area, Navi Mumbai on total plot area of 237807.23 sq.m. & total BUA of 416221 sq.m. including utilities as per commencement certificate issued by local body
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

| Sr. no. | Description | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal |
|---|---|---|---|---|
| 1. | Trade effluent | NIL | -- | -- |
| 2. | Domestic effluent | 2704 | As per Schedule –I | 60 % recycle and remaining to be discharge in Municipal sewer |

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

| Sr. no. | Description of stack / source | Number of Stack | Standards to be achieved |
|---|---|---|---|
| 1. | DG Set (2x1500) KVA | 2 | As per Schedule – II |
| 2. | DG Set (2x1250 KVA | 2 | |



Maharashtra Pollution Control Board

6. **Conditions under Municipal Solid Waste (Management and Handling) Rule,2000 :**

| Sr. No. | Type Of Waste | Quantity | UOM | Treatment | Disposal |
|---|---|---|---|---|---|
| 1 | Bio-degradable | 0.57 | Ton/Day | Biocomposting | Manure |
| 2 | Non-Biodegradable | 22.53 | Kg/Day | | By sale to auth. reprocessor |

7. **Conditions under Hazardous Waste (M, H & T M) Rules, 2008 for treatment and disposal of hazardous waste:**

| Sr. No. | Type Of Waste | Category | Quantity | UOM | Treatment | Disposal |
|---|---|---|---|---|---|---|
| 1 | E-waste | | | | | Sale to Authorised recycler |

8. **This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.**
9. **This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.**
10. **PP shall submit the affidavit within 15 days in the prescribed format regarding the compliance of conditions of EC and C to E.**
11. **The applicant shall comply with the conditions stipulated in Environmental clearance granted by GoI vide no- 21-432/2007-IA.III dated 5.2.2008 and letter of validity extended for further 5 years by GoM vide no. 21-432/2007-IA.III dated 18.5.2013.**

**For and on behalf of the**
**Maharashtra Pollution Control Board**

Maharashtra Pollution Control Board
MAHARASHTRA
Mumbai

**(Dr. P. Anbalagan, IAS)**
**Member Secretary**

**Received Consent fee of –**

| Sr. No. | Amount(Rs.) | DD. No. | Date | Drawn On |
|---|---|---|---|---|
| 1 | 1353320 | 110478 | 23 Sep 2014 | Axis Bank |
| 2 | 9900 | 110879 | 01 Nov 2014 | Axis Bank |
| 3 | 296000 | 111050 | 24 Nov 2014 | Axis Bank |

**Copy to:**

1. **Regional Officer – Navi Mumbai and Sub-Regional Officer- Navi Mumbai I, MPCB, Navi Mumbai. They are directed to ensure the compliance of the consent conditions.**
2. **Chief Accounts Officer, MPCB, Mumbai.**
3. **CC/CAC desk- for record & website updation purposes.**

Maharashtra Pollution Control Board

## Schedule-I

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

1) A] As per your application, you have proposed to provide SAFF based 15 nos. of Sewage Treatment Plants (STPs) with the design capacity of 180 CMD each for 15 nos. of bldg.

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 | Standards prescribed by Board |
|---|---|---|
| | | Limiting Concentration in mg/l, except for pH |
| 01 | BOD (3 days 27oC ) | 30 |
| 02 | Suspended Solids | 50 |
| 03 | COD | 100 |
| 04 | Residual Chlorine | 1ppm |

C ) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, Agriculture, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---|---|---|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 460 |
| 2. | Domestic purpose | 1712 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 1878 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 00 |



Maharashtra Pollution Control Board
MAHARASHTRA
Mumbai

## Schedule-II

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

1. **As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-**

| Sr. No. | Stack Attached To | APC System | Height in Mtrs.* | Type of Fuel | Quantity & UoM | S % | $SO_2$ Kg/Day |
|---|---|---|---|---|---|---|---|
| 1. | DG Set (2x1500 KVA | Acoustic enclosure | 15 mtrs each | LDO | 5500Lit/D | 1.8 | 198 |
| 2. | DG Set (2x1250 KVA | | 12 mtrs each | | | | |

***= above roof of the building in which it is installed**

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:**

| | | |
|---|---|---|
| Particulate matter | 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 replacement alteration well before its life come to an end or erection of new pollution control equipment.**

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

Maharashtra Pollution Control Board MAHARASHTRA Mumbai

Maharashtra Pollution Control Board

## Schedule-III
## Details of Bank Guarantees

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1 | Consent to establish (revalidation) | Rs. 10 lakh | Within 15 days of issue of consent | Towards compliance of consent conditions | Commissioning of the project or 19.2.2019 whichever is earlier. | 19.2.2019 |

Maharashtra Pollution Control Board
MAHARASHTRA
Mumbai

n Control Board

## Schedule-IV

**Conditions during construction phase:**

| | |
|---|---|
| a | During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters. |
| b | During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory. |
| c | Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. |

**General Conditions:**

1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
7) The industry should comply with the Hazardous Waste (M,H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazarsous Waste (M,H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30th June of every year.
8) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
9) **The applicant shall obtain Consent to Operate from Board before commissioning of the project.**
10) **The industry shall comply with the E- waste (M & H) Rules, 2012.**
11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website(www.mpcb.gov.in).
12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
13) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
14) Conditions for D.G. Set

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

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

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

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

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

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

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

h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel

15) The industry should not cause any nuisance in surrounding area.

16) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

17) The applicant shall maintain good housekeeping.

18) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.

19) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.

20) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.

21) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.

22) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.

23) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.

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Maharashtra Pollution Control Board
MAHARASHTRA
Mumbai

Maharashtra Pollution Control Board

Maharashtra Pollution Control Board
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# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

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

No:- Format1.0/CAC-CELL/UAN No.0000077536/CR 2001000554 Date: 07/01/2020

To,
Newfound Properties & Leasing
Pvt. Ltd. Gen-2/1D, Gen-2/1E &
Gen-2/1F, Special Economic Zone,
TTC Industrial Area, Juinagar,
MIDC, Opp. Juinagar Railway
Station Navi Mumbai, Dist. Thane.

**Sub: Renewal of consent (Part-I) with amalgamation of 1st Operate (part-II) under L.S.I Red Category**

Ref:
1. Environment Clearance accorded by Env. Dept GoM vide No. F. No. 21-432/2007-IA.III dtd 02/05/2008.
2. Extension of Environment Clearance accorded by Env. Dept GoM vide No. File .21-432/2007-IA.III, dtd. 18/05/2013.
3. Amendment in Environment Clearance accorded by Env. Dept GoM vide No. SEAC-2016/CR-61/TC-1. dtd. 12/03/2016.
4. Environment Clearance for expansion accorded by Env. Dept GoM vide No. F. No.21-139/2017-IA.III, dtd. 31/10/2018.
5. Revalidation of Consent to Establish with expansion accorded by Board vide No. Format1.0/BO/CAC-cell/UAN No. 41280/Revalidation of CE with expansion/CAC-1812000174, dtd. 30/11/2018.
6. 1st Consent to Operate (Part-II) accorded by Board vide No. Format1.0/BO/CAC-cell/UAn No. 53793/CO/CAC-1911001075. dtd. 25/11/2019.
7. Minutes of CAC meeting held on 15/11/2019 & 25/11/2019.

Your application NO. MPCB-CONSENT-0000077536 Dated 26.07.2019

For: grant of Renewal of consent (Part-I) with amalgamation of 1st consent to operate (part-II) 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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Renewal is granted for a period up to 31.08.2020**
2. **The capital investment of the project is Rs.73.27 (Part-I) + 206.75 (Part-II) = 280.02 Crs. (As per C.A Certificate submitted by industry).**



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3. The Renewal of consent (Part-I) with amalgamation of 1st Operate (part-II) is valid for IT park Buildings No. 1, 2 & 3 named as M/s. Newfound Properties & Leasing Pvt. Ltd., Gen-2/1D, Gen-2/1E & Gen-2/1F, Special Economic Zone, TTC Industrial Area, Opp. Juinagar Railway Station, Juinagar, MIDC, Navi Mumbai, Dist. Thane on Total Plot Area of 2,37,807.23 Sq.Mtrs for construction BUA of 16,319.72 (Part-I) + 92,656 (Part-II) = 1,08,975.72 Sq.Mtrs out of Total Construction Area of 5,05,420.99 Sq.Mtrs as per EC granted dated 31/10/2018 & C to E dated 30/11/2018 including utilities and services

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|---|---|---|---|
| 1 | Environment Clearance dated 05/02/2008 | 237807.23 | 416221.00 |
| 2 | Environment Clearance for expansion dated 31/10/2018 | 237807.23 | 505420.99 |
| 3 | Consent to establish for expansion dated 30/11/2018 | 237807.23 | 505420.99 |
| 4 | Consent to operate (Part-I) dated 02/08/2018 | 237807.23 | 16319.72 |
| 5 | Consent to operate (Part-II) dated 25/11/2019 | 237807.23 | 92656.00 |

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

| Sr No | Description | Permitted (In CMD) | Standards to | Disposal |
|---|---|---|---|---|
| 1. | Trade effluent | Nil | NA | NA |
| 2. | Domestic effluent | 481 | 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- 2 | DG Set (2 x 1250 KVA) | 2 | As per Schedule -II |
| S-3 to S-6 | DG Set (4 x 2000 KVA) | 4 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 1 | Bio degradable waste | 3368.16 Kg/Day | Organic waste converter followed by composting facility | Used as manure for gardening within own premises. |
| 2 | Non-Bio degradable waste | 2532.24 Kg/Day | Segregation | Sale to authorized vendor for recycling |



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| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 3 | STP Sludge | 50 Kg/Day | Drying | Used as manure for gardening within own premises. |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|---|---|---|---|---|---|
| 1 | 5.1 Used /spent oil | 5 | Ltr/M | Reprocessing | Sale to authorized Recycler |

8 The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

10 PP shall comply with the conditions stipulated in EC dated 31/10/2018 and C to E dated 30/11/2018.

11 PP shall submit undertaking in Board's prescribed format within 15 days towards compliance of conditions of Environmental Clearance (EC) and Consent to Operate conditions.

12 PP shall submit the undertaking within 15 days in the prescribed format towards the part of the built up area/ building for which application for renewal of C to O (Part-I) & 1st Consent to Operate (Part-II) is made and that the same is included in the Environmental Clearance accorded.

13 PP shall operate STP so as to achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.

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.

15 PP shall operate organic waste Converter followed by composting facility and compost obtained shall be used as manure in their own garden/ plantation.

16 PP shall extend/submit the BG of Rs. 25.0 Lakh towards O & M of pollution control system & compliance of Consent to Operate conditions.

17 This consent is issued with overriding effect of 1st operate (Part-II) granted by Board vide No. Format1.0/CAC-Cell/UAN No. 0000053973/CO-1911001075, dated 25.11.2019.

For and on behalf of the
Maharashtra Pollution Control Board.

(E. Ravendiran IAS),
Member Secretary



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**Received Consent fee of -**

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|---|---|---|---|---|
| 1 | 100000.00 | TXN1907002524 | 29/07/2019 | Online Payment |
| 2 | 25000.00 | TXN1910000919 | 14/10/2019 | Online Payment |
| 3 | 80982.00 | TXN1912001072 | 18/12/2019 | Online Payment |

**Fees paid by PP along with UAN No. 53973 is of Rs. 8,27,036/-, out of this fees Rs. 3,79,058/- is considered for this application i.e. renewal of consent (Part-I with amalgamation of 1st Operate (Part-II) & balance consent fees of Rs. 4,47,978/- is considered for 1st Operate (Part-II) period i.e. from 30.09.2018 to 31.08.2019.**

**Copy to:**

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai
   -
   - They are directed to ensure the compliance of the consent conditions.
2. Cheif Accounts Officer, MPCB,Sion, Mumbai
3. CAC Desk - for record & website updating purposes.



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**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 **495 CMD for treatment of domestic effluent of 481 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 | Standards prescribed by Board |
|---|---|---|
| | | Limiting Concentration in mg/l, except for pH |
| 1. | BOD (3 days 27o C) | 10 |
| 2. | Suspended Solids | 20 |
| 3. | COD | 50 |
| 4. | Residual Chlorine | 1ppm |

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 | 18.50 |
| 2. | Domestic purpose | 590.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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



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SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

| Stack No. | Stack Attached To | APC System | Height in Mtrs. | Type of Fuel | Quantity & UoM |
|---|---|---|---|---|---|
| S-1 to S- 2 | DG Set (2 x 1250 KVA) | NA | 7.7 | HSD | 262.5 Kg/Hr |
| S-3 to S-6 | DG Set (4 x 2000 KVA) | NA | 8.9 | HSD | 420 Kg/Hr |

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

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

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

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



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**SCHEDULE-III**
**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1 | C to O (Part-I & II) | 25.0 Lakh | 15 days | Towards O & M of pollution control system and compliance of consent conditions | 31/08/2020 | 31/12/2020 |

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

**BG Forfeiture History**

| Srno. | Consent (C2E/C2O/C2R) | Amount of BG imposed | Submission Period | Purpose of BG | Amount of BG Forfeiture | Reason of BG Forfeiture |
|---|---|---|---|---|---|---|
| 1 | Nil | NA | NA | NA | NA | NA |



Kindly verify the document on the Maharashtra Pollution Control Board Blockchain by scanning the QR code.
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## SCHEDULE-IV

### General Conditions:

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

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

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

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

5 Conditions for D.G. Set

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

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

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

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

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

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

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

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

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

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

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

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

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

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.



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Maharashtra Pollution Control Board
**60339411e5795561ebaecb09**

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

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

Infrastructure/RED/L.S.I
No:- Format1.0/CC/UAN No.0000095938/CR -2102001235

Date: 22/02/2021

To,
Newfound Properties & Leasing Pvt Ltd.,
Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone,TTC Industrial Area,
Juinagar MIDC,Opp.Juinagar Railway Station, Navi Mumbai, Dist. Thane.

**Sub: Renewal of Consent to Operate for Building No. 1, 2 & 3 for development of Integrated Information Technology Township (IITT) project in Red/LSI category.**

**Ref:**
1. Environment Clearance for expansion accorded by MoEF,GoI vide letter F.No.21-139/2017-IA-III, GoI, MoEF & CC (IA.III Section) dtd. 31/10/2018.
2. Revalidation of Consent to Establish accorded by the Board vide Format 1.0/BO/CAC-Cell/UAN No. 0000041280/Revalidation of CE with expansion / CAC-1812000174 dtd.30/11/2018.
3. Renewal of Consent to Operate part-I and amalgamation of part-II accorded by the Board vide Format 1.0 / CAC-Cell / UAN No. 0000077536 / CR-2001000554 dtd. 07/01/2020.
4. Minutes of Consent Appriasal Committee meeting held on 06/11/2020 & 09/11/2020.

Your application NO. MPCB-CONSENT-0000095938

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

1. **The Consent to Renewal is granted for a period up to 31.08.2025**
2. **The capital investment of the project is Rs.352.0919 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate for Building No. 1, 2 & 3 is valid for development of Integrated Information Technology Township (IITT) project named as Newfound Properties & Leasing Pvt Ltd.,Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone,TTC Industrial Area, Juinagar MIDC,Opp.Juinagar Railway Station, Navi Mumbai, Dist. Thane on Total Plot Area of 2,37,807.23 SqMtrs for Construction BUA of 1,08,975.72 SqMtrs out of Total Construction BUA of 5,05,420.99 SqMtrs as per EC granted dated 31/10/2018 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|---|---|---|---|
| 1 | EC for Exp- dtd. 31/10/2018 | 237860.23 | 505420.99 |



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| | | | |
|---|---|---|---|
| 2 | Revalidation of C to E- dtd. 30/11/2018 | 237860.23 | 505420.99 |
| 3 | Renewal of C to O (Part-I & II)- dtd. 31/08/2020 | 237807.23 | 108975.72 |

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 | Nil | Nil |
| 2. | Domestic effluent | 481 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes 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 & S-2 | DG Sets 1250 kVA x 2 | 02 | As per Schedule -II |
| S-3,S-4,S-5 & S-6 | DG Sets 2000 kVA x 4 | 04 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 1 | Bio-degradable Waste | 3368.16 Kg/Day | OWC followed by composting facility | Used as Manure. |
| 2 | Non-biodegradable Waste | 2532.24 Kg/Day | Segregation | By Sale to Auth. Vendor. |
| 3 | STP Sludge | 40 Kg/Day | SDB | Used as Manure. |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|---|---|---|---|---|---|
| 1 | 5.1 Used or spent oil | 5 | Ltr/M | Storage | By Sale to Auth. reprocesser |

8 The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

10 PP shall Operate & Maintain STP properly to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.

11 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

12 PP shall operate the organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.

13 PP shall not use ground water without obtaining NOC from competent authority.



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14 PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control System and compliance of Consent conditions.

For and on behalf of the
Maharashtra Pollution Control Board.

(Ashok Shingare IAS),
Member Secretary

**Received Consent fee of -**

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|---|---|---|---|---|
| 1 | 3520919.00 | MPCB-DR-1460 | 04/09/2020 | RTGS |
| 2 | 100000.00 | MPCB-DR-4342 | 12/02/2021 | NEFT |

**Copy to:**

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai



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**SCHEDULE-I**

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

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **495 CMD for treatment of domestic effluent of 481 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 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/ or connected to local body sewer line with water metering system.

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 | 18.50 |
| 2. | Domestic purpose | 590.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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



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## SCHEDULE-II

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

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

| Stack No. | Stack Attached To | APC System | Height in Mtrs. | Type of Fuel | Quantity & UoM |
|---|---|---|---|---|---|
| S-1 | DG Set 1250 kVA | Acoustic enclosure | 7.07 | HSD | 265.5 Ltr/Hr |
| S-2 | DG Set 1250 kVA | Acoustic enclosure | 7.07 | HSD | 420 Ltr/Hr |
| S-3 | DG Set 2000 kVA | Acoustic enclosure | 8.94 | HSD | 420 Ltr/Hr |
| S-4 | DG Set 2000 kVA | Acoustic enclosure | 8.94 | HSD | 420 Ltr/Hr |
| S-5 | DG Set 2000 kVA | Acoustic enclosure | 8.94 | HSD | 420 Ltr/Hr |
| S-6 | DG Set 2000 kVA | Acoustic enclosure | 8.94 | HSD | 420 Ltr/Hr |

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

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

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

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

## SCHEDULE-III

**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1 | Renewal of Consent to Operate | 25 Lakh | Extension of existing BG | Towards O & M of Pollution Control Systems and Compliance of Consent conditions. | Monthly | 31/12/2025 |

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

**BG Forfeiture History**

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



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**BG Return details**

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

**SCHEDULE-IV**

**General Conditions:**

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

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

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

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

5 Conditions for D.G. Set

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

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

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

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

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

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

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

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

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

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

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



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

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

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.

(Ashok Shingare IAS),
Member Secretary



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# MAHARASHTRA POLLUTION CONTROL BOARD

**Tel: 24010706/24010437**
**Fax: 24023516**
**Website: http://mpcb.gov.in**
**Email: cac-cell@mpcb.gov.in**

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

**Infrastructure/RED/L.S.I**
**No:- Format1.0/CAC-CELL/UAN No.0000183086/CE/2401000576**

**Date: 04/01/2024**

**To,**
**Newfound Properties & Leasing Pvt Ltd., Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone, TTC Industrial Area, Juinagar MIDC, Opp. Juinagar Railway Station, Navi Mumbai, Dist. Thane.**

Your Service is Our Duty

**Sub: Consent to Establish (Expansion) for proposed development of Integrated Information Technology Township (IITT) project under Red/LSI category.**

**Ref:**

1. Revalidation of Consent to Establish accorded by the Board vide letter Format 1.0/BO/CAC-Cell/UAN No. 0000041280/Revalidation of CE with expansion/CAC- 1812000174 dtd. 30/11/2018.
2. Earlier consent to establish (expansion) accorded by the Board vide letter No:- Format1.0/CAC-CELL/UAN No.0000124533/CE/2211001501 dated 18.11.2022.
3. Renewal of Consent (Part-I) with amalgamation of 1st Operate (Part-II) accorded by the Board vide letter Format 1.0/CAC-CELL/UAN No.0000077536/CR- 2001000554 dtd. 07/01/2020.
4. Environment Clearance for Expansion for proposed amendment for development of Integrated Information Technology Township (IITT) project comprising of IT Bldgs, Data Centre, Resi Bldg, GIS, Food Court, FOB, Retail accorded by Env. & Climate Change Dept, GoM vide letter No. SIA/MH/MIS/165940/2020 dtd. 10/05/2021.
5. Minutes of 19th Consent Appraisal Committee meeting held on 27.12.2023

Your application NO. MPCB-CONSENT-0000183086

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.637.19 Crs. (Existing - 589.24 Crs. + Expansion - 47.95 Crs.) Cr. (As per undertaking submitted by pp).**

3. **The Consent to Establish (Expansion) for proposed development of Integrated Information Technology Township (IITT) project named as Newfound Properties and Leasing Pvt. Ltd.,Plot no.Gen 2/1/D, Gen 2/1/E, Gen 2/1/F i, Integrated Information Technology Township (IITT) comprising of IT bldgs, Data Centre, Resi Bldg, GIS, Food Court,FOB, Retail, at Plot no.Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial area MIDC, Juinagar, Navi Mumbai, Thane, on Total Plot Area of 237860.23 SqMtrs for construction BUA of 2,25,708.38 + 2010 = 227,718.38 Sqmtrs out of Total Construction BUA of 6,72,025.55 SqMtrs as per EC granted dated 10.05.2021 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|---|---|---|---|
| 1 | Revalidation of C to E - dtd. 30/11/2018 | 237860.23 | 505420.99 |
| 2 | Renewal of C to O Part -I & II - dtd. 07/01/2020 | 237807.23 | 108975.72 |
| 3 | EC for Expansion - dtd. 10/05/2021 | 237860.23 | 672025.55 |
| 4 | C to E (Expansion) dated 18.11.2022 | 237860.23 | 225708.38 |

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 | Nil | Nil |
| **2.** | Domestic effluent | 1509 | As per Schedule - I | The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system. |

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-12 | DG Sets of 2000 kVA x 12 | 12 | As per Schedule -II |
| S-13 | DG Set of 1250 kVA x 1 | 01 | As per Schedule -II |
| S-14 | DG Set of 750 kVA x 1 | 01 | As per Schedule -II |
| S-15 to S-17 | DG Sets of 630 kVA x 3 | 03 | As per Schedule -II |
| S-18 to S-89 | DG Sets of 2400 kVA x 72 | 72 | As per Schedule -II |
| S-90 to S-91 | DG Sets of 600 kVA x 2 | 02 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 1 | Bio-degradable Waste | 2684 Kg/Day | OWC followed by Composting facility. | Used as Manure. |
| 2 | Non-biodegradable Waste | 5249 Kg/Day | Segregation | Handed over to Auth. Vendor. |
| 3 | STP Sludge | 100 Kg/Day | Drying | Used 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 |
|---|---|---|---|---|---|
| 1 | 5.1 Used or spent oil | 3000 | Ltr/A | Recycle | By Sale to Auth. reprocessor |
| 2 | 5.2 Wastes or residues containing oil | 2000 | Kg/Annum | Incineration | CHWTSDF |
| 3 | 33.2 Contaminated cotton rags or other cleaning materials | 1000 | Kg/Annum | Incineration | CHWTSDF |
| 4 | 33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes | 1500 | Kg/Annum | Recycle | Handed over to Auth. Vendor. |

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

| Sr No | Type of Waste | Quantity | UoM | Disposal Path |
|---|---|---|---|---|
| 1 | E-Waste | 73318.00 | Kg/Annum | Handed over to Auth. Vendor. |

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

| Sr No | Type of Waste | Quantity | UoM | Disposal Path |
|---|---|---|---|---|
| 1 | Battery Waste | 4000.00 | Kg/Annum | Handed over to Auth. recycler. |

**Specific Conditions for used Batteries:**

i. The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the authorized dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection center.

ii. The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.

iii. Bulk consumers to their user units may auction used batteries to registered recyclers only.

10. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
11. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
12. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
13. The treated sewage 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/ or connected to local body sewer line with water metering system.
14. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
15. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
16. PP shall submit BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.

17. This consent is issued with the overriding effect to earlier consent to establish (expansion) accorded by the Board vide letter No:- Format1.0/CAC-CELL/UAN No.0000124533/CE/2211001501 dated 18.11.2022.

**Received Consent fee of -**

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|---|---|---|---|---|
| 1 | 75000.00 | TXN2310000374 | 03/10/2023 | Online Payment |

**Balance fees of Rs. 30,02,700/- will be considered at the time of next renewal of consent**

**Copy to:**

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

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

2. Chief Accounts Officer, MPCB,Sion, Mumbai
3. CC-CAC updating.

## SCHEDULE-I

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

1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 1631 CMD with MBBR & MBR technology for the treatment of 1509 CMD of sewage.

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 sewage 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/ or connected to local body sewer line with water metering system.

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 | 2253.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

## SCHEDULE-II

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

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

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|---|---|---|---|---|---|---|---|
| S-1 to S-12 | DG Sets of 2000 kVA x 12 | Acoustic Enclosure | 8.94 | HSD 6000 Ltr/Hr | 1 | SO2 | - |
| S-13 | DG Set of 1250 kVA x 1 | Acoustic Enclosure | 7.07 | HSD 312.5 Ltr/Hr | 1 | SO2 | - |
| S-14 | DG Set of 750 kVA x 1 | Acoustic Enclosure | 5.48 | HSD 187.5 Ltr/Hr | 1 | SO2 | - |
| S-15 to S-17 | DG Sets of 630 kVA x 3 | Acoustic Enclosure | 5.02 | HSD 94.5 Ltr/Hr | 1 | SO2 | - |
| S-18 to S-89 | DG Sets of 2400 kVA x 72 | Acoustic Enclosure | 9.80 | HSD 43200 Ltr/Hr | 1 | SO2 | - |
| S-90 to S-91 | DG Sets of 600 kVA x 2 | Acoustic Enclosure | 4.90 | HSD 300 Ltr/Hr | 1 | SO2 | - |

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

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

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

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

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

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

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

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

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

## SCHEDULE-III

**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1 | Consent to Establish for Expansion | 25 Lakh | 15 days/extend | Towards Compliance of EC & C to E conditions. | Commissioning of the project or 5 years whichever is earlier. | Commissioning of the project or 5 years whichever is earlier. |

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

**BG Forfeiture History**

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

**BG Return details**

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

## SCHEDULE-IV

**Conditions during construction phase**

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

## General Conditions:

1. 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 sitting and control measures.

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

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

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

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

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

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 obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

## Application for Consent/ Authorisation

Sir,
I/We hereby apply for*

1. Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.

2. Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.

3. Authorization/renewal of authorization under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 in connection with my/our/existing/proposed/altered/ additional manufacturing/processing activity from the premises as per the details given below.

### Consent Information

***UAN No:***
MPCB-CONSENT-0000227513

***Application submitted on:***
02-12-2024

### Industry Information

***Consent To:***
Operate

***IIN No.:***

***Submit to:***
SRO - Navi Mumbai I

***Type of institution:***
Industry

***Industry Type:***

***Category:***
Red

***Scale:***
L.S.I

***Location of industry/activity/etc:***
MIDC

***Name of MIDC:***
TTC Indl. Area.

***EC Reqd.***
Yes

***EC Obtained***
EC Obtained

***EC Ref. No.***
1. EC No. 21-432/2007-IA.III dated 05.02.2008. 2. Extension of validity granted on 18.05.2013. 3. Amended EC No. SEAC-2016/CR-61/TC-1 dated 03.12.2016. 4. Amended EC No. F. No. 21-139/2017-IA-III, Dated: 31st October 2018 5. Expansion EC No. SEIAA-EC-0000002108 Dated: February 18, 2020 6. Amended EC No. F. No. SIA/MH/MIS/165940/2020 Dated: 10.05.2021 7. Expansion EC No. vide no. EC23B039MH122447 dated 18.05.2023

***Date of issue of EC***
May 18, 2023

***Parivesh Proposal Number***
SIA/MH/INFRA2/410004/2022

***MoEFCC/SEIAA File Number***
SIA/MH/INFRA2/410004/2022

***Whether construction-buildup area is more than 20,000 sq.mtr.(Existing Expansion Unit)***
Yes

## General Information

1. Name, designation, office address with Telephone/Fax numbers, e-mail of the Applicant Occupier/Industry/Institution / Local Body.

***Name***
Mr. Pramod Mhamane

***Address***
Raheja Tower, Plot No. C-30, Block G, Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai

***Designation***
General Manager Engineering

***Taluka***
Mumbai Suburban

***Area***
Bandra Kurla Complex

***District***
Mumbai Suburban

***Telephone***
9167640612

***Fax***

***Email***
NewfoundMPCB@kraheja.com

***Pan Number***
AABCN9253E

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2. (a) Name and location of the industrial unit/premises for which the application is made (Give revenue Survey Number/Plot number name of Taluka and District, also telephone and fax number)

***Industry name***
Building No. 5A (Data Centre), Newfound Properties and Leasing Pvt.Ltd

***Location of Unit***
Integrated Information Technology Township (IITT) comprising of IT bldgs, Data Centre, Resi Bldg, GIS, Food Court,FOB, Retail, at Plot no.Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial area MIDC, Juinagar, Navi Mumbai

***Survey number/Plot Number***
Gen 2/1/D, Gen 2/1/E, Gen 2/1/F

***Taluka***
Thane

***District***
Thane

(b) Details of the planning permission obtained from the local body/Town and Country Planning authority/Metropolitan Development authority/ designated Authority.

***Planning permission***
Maharashtra Industrial Development Corporation (MIDC)

***Planning Authority***
Maharashtra Industrial Development Corporation (MIDC)

Name of the local body under whose jurisdiction the unit is located and Name of the licence issuing authority

***Name of Local Body***
Maharashtra Industrial Development Corporation (MIDC)

***Name of the licence issuing authority***
Maharashtra Industrial Development Corporation (MIDC)

***Sanction plan/ Approved layout Plan/Commencement Certificate***

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3. Names,addresses with Telephone and Fax Number of Managing Director / Managing Partner and officer responsible for matters connected with pollution control and/or Hazardous waste disposal.

***Name of Managing Director***
Vinod Rohira

***Telephone number***
02226564582

***Fax number***

***Officer responsible for day to day business***
Mr. Manu Sunny, Facility Manager

4. (a.) Are you registered Industrial unit ?

No

***Registration number***
U70101MH2004PTC146227

***Date of registration***
Jan 1, 1970

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5. Gross capital investment of the unit without depreciation till the date of application (Cost of building, land, plant and machinery). (To be supported by an affidavit/undertaking on Rs.20/- stamp paper, annual report or certificate from a Chartered Accountant for proposed unit(s), give estimated figure)

***Gross capital (in Lakh)*** **** Verified*** **** Terms*** **** Consent Fee***

| | | | |
|---|---|---|---|
| 45382.00 | CA Certificate | 1 | 907640.00 |

6. If the site is located near sea-shore/river bank/other water bodies/Highway, Indicate the crow fly distance and the name of the water body, if any.

| ***Distance From*** | ***Distance(Km)*** | **** Name*** |
|---|---|---|
| SH/NH | 0.00 | --NA-- |
| River | 0.00 | --NA-- |
| Human Habitation | 0.00 | --NA-- |
| Religious Place | 0.00 | --NA-- |
| Historical Place | 0.00 | --NA-- |
| Creek/Sea | 2.21 | Creek/Sea |

6b. Enter Latitude and Longitude details of site

| ***Latitude*** | ***Longitude*** |
|---|---|
| 19015 | 7305 |

7. Does the location satisfy the Requirements Under relevant Central/State Govt. Notification such as Coastal Regulation Zone. Notification on Ecologically Fragile Area, Industrial Location policy, etc. If so, give details.

| ***Location*** | ***Approved Industry Area*** | ***Sensitive Area*** | ***If Yes, Name Of Area*** | ***Industry Location with Reference to CRZ*** |
|---|---|---|---|---|
| NA | No | No | NA | |

8. If the site is situated in notified industrial estate,

| | | ***Details*** |
|---|---|---|
| ***(a) Whether effluent collection, treatment and disposal system has been provided by the authority.*** | No | - |
| ***(b) Will the applicant utilize the system, if provided.*** | No | - |
| ***(c) If not provided, details of proposed arrangement.*** | No | |

9.

| ***(a) Total plot area (in squear meter)*** | ***(b) Built up area and (in squear meter)*** | ***(c) Area available for the use of treated sewage/ trade effluent for gardening/irrigation. (in squear meter)*** |
|---|---|---|
| 237860.23 | 32970.58 | 3500 |

10. Month and year of commissioning of the Unit.

2024-10-28

11. Number of workers and office staff

| ***Workers*** | ***staff*** | ***Hrs. of shift*** | ***Weekly off*** |
|---|---|---|---|
| 34 | 22 | 8 | 8hrs per shift (24/7 operation) |

12.

| | |
|---|---|
| ***(a) Do you have a residential colony Within the premises in respect of Which the present application is Made ?*** | No |

***(b) If yes, please state population staying***

| ***Number of person staying*** | ***Water consumption*** | ***Sewage generation*** | ***Whether is STP provided?*** |
|---|---|---|---|
| | | | No |

***(c) Indicate its location and distance with reference to plant site.***

| ***Number of person staying*** | ***Water consumption*** |
|---|---|

13. List of products and by-products Manufactured in tonnes/month, Kl/month or numbers/month with their types i.e.Dyes, drugs etc. (Give figures corresponding to maximum installed production capacity

**Products Name and Quantity**

| ***Product Name*** | ***UOM*** | ***Product Name*** | ***Existing*** | ***Consented*** | ***Proposed Revision*** | ***Total*** | ***Remarks*** |
|---|---|---|---|---|---|---|---|
| OTHERS | --NA-- | NA | 0 | 0 | 0 | 0 | 0 |
| OTHERS | --NA-- | NA | 0 | 0 | 0 | 0 | 0 |

**Products Name and Quantity**

| ***Product Name*** | ***UOM*** | ***Quantity*** | ***Remarks*** |
|---|---|---|---|
| NA | --NA-- | 0 | 0 |

14. List of raw materials and process chemicals with annual consumption corresponding to above stated production figures, in tonnes/month or kl/month or numbers/month.

| ***Name of Raw Material*** | ***UOM*** | ***Quantity*** | ***Hazardous Waste*** | ***Hazardous Chemicals*** | ***Remarks*** |
|---|---|---|---|---|---|
| NA | --NA-- | 0 | No | No | |

15. Description of process of manufacture for each of the products showing input, output, quality and quantity of solid, liquid and gaseous wastes, if any from each unit process.

NA

**Part B : Waste Water aspects**

16. Water consumption for different uses (m3/day)

| ***Purpose*** | ***Consumption*** | ***Effluent Generation*** | ***Treatment*** | ***Remarks*** | ***Disposal*** | ***Remarks*** |
|---|---|---|---|---|---|---|
| Domestic Pourpose | 5 | 4.5 | STP | MBR type STP of 5 KLD provided | Recycle | Treated sewage is used for Flushing & Landscaping |
| Water gets Polluted & Pollutants are Biodegradable | 0 | 0 | --NA-- | | --NA-- | na |
| Water gets Polluted,Pollutants are not Biodegradable & Toxic | 0 | 0 | --NA-- | | --NA-- | na |
| Industrial Cooling,spraying in mine pits or boiler feed | 0 | 0 | --NA-- | | --NA-- | na |
| Others | 3.3 KLD from STP is used for Landscape | | | | | |

17. Source of water supply, Name of authority granting permission if applicable and quantity permitted.

| ***Source of water supply*** | ***Name of MIDC*** | ***Name of authority granting permission*** | ***Qauntity permitted*** |
|---|---|---|---|
| MIDC | TTC Indl. Area. Mhape | MIDC | 580 |

18. Quantity of waste water (effluent) generated (m3/day)

| ***Domastic*** | ***Boiler Blowdown*** | ***Industrial*** | ***Cooling water blowdown*** |
|---|---|---|---|
| 4.5 | 0 | 0 | 0 |
| ***Process*** | ***DM Plants/Softening*** | ***Washing*** | ***Tail race discharge from*** |
| 0 | 0 | 0 | 0 |

19. Water budget calculations accounting for difference between water consumption and effluent generated.

0

20. Present treatment of sewage/canteen effluent (Give sizes/capacities of treatment units).

***Capacity of STP (m3/day)***

5

| ***Treatment unit*** | ***Size (mxm)*** | ***Retention time (hr)*** |
|---|---|---|
| Equalisation tank | 100 | 4 |

21. Present treatment of trade effluent (Give sizes/capacities of treatment units) (A schematic diagram of the treatment scheme with inlet/outlet characteristics of each unit operation/process is to be provided. Include details of residue Management system (ETP sludges)

***Capacity of ETP (m3/day)***

0

| ***Treatment unit*** | ***Size (mxm)*** | ***Retention time (hr)*** |
|---|---|---|
| NA | 0 | 0 |

22.

| | |
|---|---|
| ***(i) Are sewage and trade effluents mixed together?*** | No |
| ***If yes, state at which stage-Whether before, intermittently or after treatment.*** | NA |

23. Capacity of treated effluent sump, Guard Pond if any.

| | | |
|---|---|---|
| ***Capacity of treated effluent sump (m3)*** | NA | |
| ***Effluent sump/Guard pond details*** | No | NA |
| ***If yes, state at which stage-Whether before, intermittently or after treatment.*** | No | NA |

24. Mode of disposal of treated effluent With respective quantity, m3/day

| | | | |
|---|---|---|---|
| ***(i) into stream/river (name of river)*** | NA | ***(ii) into creek/estuary (name of Creek/estuary)*** | NA |
| ***(iii) into sea*** | NA | ***(iv) into drain/sewer (owner of sewer)*** | NA |
| ***(v) On land for irrigation on owned land/ase land. Specify cropped area.*** | NA | ***(vi) Connected to CETP*** | NA |

| | | | |
|---|---|---|---|
| ***(vii) Quantity of treated effluent reused/ recycled, m3/day Provide a location map of disposal arrangement indicating the outler(s) for sampling. Treated effluent reused / recycled (m3/day)*** | 4.5 | ***Mode of disposal types*** | Recycle |
| ***Mode of disposal types other (if any)*** | | | |

25. (a) Quality of untreated/treated effluents (Specify pH and concentration of SS, BOD,COD and specific pollutants relevant to the industry. TDS to be reported for disposal on land or into stream/river.

**Untreated Effluent**

| | | |
|---|---|---|
| ***pH*** | 6-8.5 | |
| ***SS (mg/l)*** | 300 | |
| ***BOD (mg/l)*** | 300-500 | |
| ***COD (mg/l)*** | 550-600 | |
| ***TDS (mg/l)*** | na | |
| ***Specific pollutant if any*** | ***Name*** | ***Value*** |
| 1 | | |

**Treated Effluent**

| | | |
|---|---|---|
| ***pH*** | 5.5-9 | |
| ***SS (mg/l)*** | 20 | |
| ***BOD (mg/l)*** | 10 | |
| ***COD (mg/l)*** | 50 | |
| ***TDS (mg/l)*** | na | |
| ***Specific pollutant if any*** | ***Name*** | ***Value*** |
| 1 | | |

(b) Enclose a copy of the latest report of analysis from the laboratory approved by State Board/ Committee/Central Board/Central Government in the Ministry of Environment expected characteristics of the untreated/treated effluent

This application is for 1st Consent to operate of Bldg no 5A

26. Fuel consumption

| ***Fuel Type*** | ***UOM*** | ***Fuel Consumption TPD/LKD*** | ***Calorific value*** |
|---|---|---|---|
| HSD | Ltr/Hr | 597 | 10800 |
| ***Ash content*** | ***Sulphur content*** | ***Quantity*** | ***Other (specify)*** |
| | 1 | 1 | 0 |

27. (a) Details of stack (process & fuel stacks: D. G. )

| ***(a) Stack number(s)*** | ***(b) Stack attached to*** | ***(c) Capacity*** | ***(d) Fuel Type*** |
|---|---|---|---|
| 35 | DG Sets | -- | HSD |
| ***(e) Fuel quantiy (Kg/hr.)*** | ***(f) Material of construction*** | ***(g) Shape (round/rectangular)*** | ***(h) Height, m (above ground level)*** |
| 597 | MS | Round | 78 mtr |
| ***(i) Diameter/Size, in meters*** | ***(j) Gas quantity, Nm3/hr.*** | ***(k) Gas temperature °C*** | ***(l) Exit gas velocity, m/sec.*** |
| 0.6 | 489 | 470 | 46 |

| *(m) Control equipment preceding the stack* | *(n) Nature of pollutants likely to present in stack gases such as Cl2, Nox, Sox TPM etc.* | *(o) Emissions control system provided* | *(p) In case of D.G. Set power generation capacity in KVA* |
|---|---|---|---|
| NA | SPM | Stack & accoustic hood | 3000 KVA per DG |

| *(a) Stack number(s)* | *(b) Stack attached to* | *(c) Capacity* | *(d) Fuel Type* |
|---|---|---|---|
| 35 | DG Sets | -- | HSD |
| ***(e) Fuel quantiy (Kg/hr.)*** | ***(f) Material of construction*** | ***(g) Shape (round/rectangular)*** | ***(h) Height, m (above ground level)*** |
| 597 | MS | Round | 78 mtr |
| ***(i) Diameter/Size, in meters*** | ***(j) Gas quantity, Nm3/hr.*** | ***(k) Gas temperature °C*** | ***(l) Exit gas velocity, m/sec.*** |
| 0.6 | 6000 | 470 | 46 |
| ***(m) Control equipment preceding the stack*** | ***(n) Nature of pollutants likely to present in stack gases such as Cl2, Nox, Sox TPM etc.*** | ***(o) Emissions control system provided*** | ***(p) In case of D.G. Set power generation capacity in KVA*** |
| NA | SPM | Stack & accoustic hood | 3000 KVA per DG |

27. (B) Whether any release of odoriferous compounds such as Mercaptans, Phorate etc. Are coming out from any storages or process house.

NA

28. Do you have adequate facility for collection of samples of emissions in the form of port holes, platform, ladder\etc. As per Central Board Publication “Emission regulations Part-III” ( December, 1985 )

| | | | |
|---|---|---|---|
| ***Poart hole*** | Yes | ***Details*** | Port Provided |
| ***Platform*** | Yes | ***Details*** | Platform Provided |
| ***Ladder*** | Yes | ***Details*** | Ladder provided |

29. Quality of treated flue gas emissions and process emissions. Quantity of treated flue gas emissions and process emissions.

| *Sr. No.* | *Stack attached to* | *Parameter* | *Concentration mg/Nm3* | *flow (Nm3/hr)* |
|---|---|---|---|---|
| 1 | NA | NA | | |

(Specify concentration of criteria pollutants and industry/process-specific pollutants stack-wise. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/ Central Government in the Ministry of Environment & Forests. For proposed unit furnish expected characteristics of the emissions..

NA

## Part - D: Hazardous Waste aspect

30 Information about Hazardous Waste Management as defined in Hazardous Waste (Management & Handling ) Rules, 1989 as amended in Jan.,2000. Type/Category of Waste as per

***Waste (Annually) Schedule I***

| *Cat No* | *Type* | *Qty* | *UOM* |
|---|---|---|---|
| 3.3 | 3.3 Sludge and filters contaminated with oil | 3 | Ton/Y |
| ***Max*** | ***Method of collection*** | ***Method of reception*** | ***Method of storage*** |
| | Manual | NA | Barrels |
| ***Method of transport*** | ***Method of treatment*** | ***Method of disposal*** | |

| | | |
|---|---|---|
| Vehicle of Recylcer | Will be send to authorised recycler | As per Recycler process |

| ***Cat No*** | ***Type*** | ***Qty*** | ***UOM*** |
|---|---|---|---|
| 33.2 | 33.2 Contaminated cotton rags or other cleaning materials | 2 | Ton/Y |
| ***Max*** | ***Method of collection*** | ***Method of reception*** | ***Method of storage*** |
| | Manual | NA | Barrels |
| ***Method of transport*** | ***Method of treatment*** | ***Method of disposal*** | |
| Vehicle of Recylcer | Will be send to authorised recycler | As per Recycler process | |

| ***Cat No*** | ***Type*** | ***Qty*** | ***UOM*** |
|---|---|---|---|
| 5.1 | 5.1 Used or spent oil | 23 | Ton/Y |
| ***Max*** | ***Method of collection*** | ***Method of reception*** | ***Method of storage*** |
| | Manual | NA | Barrels |
| ***Method of transport*** | ***Method of treatment*** | ***Method of disposal*** | |
| Vehicle of Recylcer | will be send to authorised recycler for recycling | Recycling by recycler | |

***Waste (Annually) Schedule II***

31. Details about use of hazardous waste

| ***Name of hazardous waste/Spent chemical*** | ***Quantity used/month*** | ***Party from whom purchased*** | ***Party to whom sold*** |
|---|---|---|---|
| NA | | NA | NA |

32.

***a. Details about technical capability and equipments available with the applicant to handle the Hazardous Waste***

NA

***b. Characteristics of hazardous waste(s) Specify concentration of relevant pollutants. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/Central Govt. in the ministry of Environment & Forests. For proposed units furnish expected characteristics***

NA

33.

***Copy of format of manifest/record Keeping practiced by the applicant.***

NA

34.

***Details of self-monitoring (source and environment system)***

NA

35.

***Are you using any imported hazardous waste. If yes, give details.***

NA

36.

***Copy of actual user Registration/certificate obtained from State Pollution Control Board/Ministry of Environment & Forests, Government of India, for use of hazardous waste.***

NA

37.

***Present treatment of hazardous waste, if any (give type and capacity of treatment units)***

NA

38. Quantity of hazardous waste disposal

***(i) Within factory***

***(ii) Outside the factory (specify location and enclose copies of agreement.)***

***(iii) Through sale (enclosed documentary proof and copies of agreement.)***

***(iv) Outside state/Union Territory, if yes particulars of (1 & 3 ) above.***

***(v) Other (Specify)***

## Part - E: Additional information

39.

***a. Do you have any proposals to upgrade the present system for treatment and disposal of effluent/emissions and/or hazardous waste.***

NA

***b. If yes, give the details with time- schedule for the implementation and approximate expenditure to be incurred on it.***

NA

40.

***Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc. (give figures separately for items implemented/to be implemented).***

Capital Cost: 100 Lakh, O&M: 46 Lakh

41.

***To which of the pollution control equipment, separate meters for recording consumption of electric energy are installed ?***

STP

42.

***Which of the pollution control items are connected to D.G. Set (captive power source) to ensure their running in the event of normal power failure***

OWC & STP

43. Nature, quantity and method of disposal of non- hazardous solid waste generated separately from the process of manufacture and waste treatment. (Give details of area/capacity available in applicant's land)

| ***Type*** | ***Quantity*** | ***UOM*** | ***Treatment*** | ***Disposal*** | ***Other Details*** |
|---|---|---|---|---|---|
| Bio degradable waste | 10 | Kg/Day | OWC | To be converted in manuare by using OWC | OWC of 250 Kg/Day is installed |
| Non Biodegradable waste | 12 | Kg/Day | Segregate | will be handover to the authorised local vendor | |
| Battery waste | 1250 | Kg/M | Segregate | Would be segregated and Sent to authorized recycler | |

| | | | | |
|---|---|---|---|---|
| E-waste | 2 | Ton/M | Segregate | Would be segregated and Sent to authorized recycler |

44. Hazardous Chemicals – Give details of Chemicals and quantities handled and Stored.

***(i) Is the unit a Majot Accident Hazard unit as per Mfg.Storage Import Hazardous Chemicals Rules ?***

HSD Tank for data centre 5A: 560 KL ( 80 KL x7 nos )

***(ii) Is the unit an isolated storage as defined under the MSIHC Rules ?***

NA

***(iii) Indicate status of compliance of Rules 5,7,10,11,12,13 and 18 of the MSIHC Rules.***

NA

***(iv) Has approval of site been obtained from the concerned authority?***

NA

***(v) Has the unit prepared an off-site Emergency Plan? Is it updated ?***

NA

***(vi) Has information on imports of Chemicals been provided to the concerned authority?***

NA

***(vii) Does the unit possess a policy under the PLI Act?***

NA

45. Brief details of tree plantation/green belt development within applicant's premises ( in hectors )

| ***Open Space Availability*** | ***Plantation Done On*** | ***Number of Trees Planted*** |
|---|---|---|
| 42533.64 Square meter | 1198 Square meter(2.8 %) | 1258 |

46.

***Information of schemes for waste Minimization, resource recovery and recycling - implemented and to be implemented, separately.***

STP & OWC of capacity 250 kg/ day is provided for waste Minimization, resource recovery and recycling.

47.

***(a) The applicant shall indicate whether Industry comes under Public Hearing, if so, the relevant documents such as EIA, EMP, Risk Analysis etc. shall be submitted, if so, the relevant documents enclosed shall be indicated accordingly.***

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***(b) Any other additional information that the applicants desires to give***

NA

***(c) Whether Environmental Statement submitted ? If submitted, give date of submission.***

Yes, Environmental Statement submitted on 4.9.24

48.

***I/We further declare that the information furnished above is correct to the best of my/our knowledge.***

49.

***I/We hereby submit that in case of any change from what is stated in this application in respect of raw materials, products, process of manufacture and***
***treatment and/or disposal of effluent, emission, hazardous wastes etc. In quality and quantity; a fresh application for Consent/Authorization shall be made and***
***until the grant of fresh Consent/Authorization no change shall be made.***

50.

***I/We undertake to furnish any other information within one month of its being called by the Board***

***Yours faithfully***

***Signature :***
***Name :***
***Designation :***

## Additional Information

### Air Pollution

| Sr No. | Air Pollution Source | Pollutants | APCS Provided | Remark |
|---|---|---|---|---|
| 1 | DG Set ( 35 No) | SPM, SO2, NOx | Adequate Stack Height as per CPCB Guidelines | - |

| | | | |
|---|---|---|---|
| ***Separate EM Provided*** | No | ***Other Emission Sources*** | NA |
| ***Measures Proposed*** | Acoustic enclosure to DG | ***Foul Smell Coming Out*** | No |
| ***Air Sampling Facility Details*** | Yes, facilities such as ladder, platform, port hole etc. are provided as per CPCB norms | | |

### D.G. Set Details

| Description | Capacity(KVA) | Remarks |
|---|---|---|
| DG set 35 nos | 3000 | - |

### Hazardous Waste Generation

| Hazardous Waste | Quantity | UOM | Treatment | Disposal | Other Details |
|---|---|---|---|---|---|
| 5.1 Used or spent oil | 23 | Ton/Y | Through authorised vendor | Through authorised vendor | - |

### CHWTSDF Details

| Member of CHWTSDF | CHWTSDF Name | Remarks |
|---|---|---|

### Cess Details

| Cess Applicable | Cess Paid | If Yes, UpTo |
|---|---|---|
| No | No | Jan 1 1900 12:00:00:000AM |

### Legal Actions

| Legal Action Taken | Legal Record Of Company | Legal Action Details | Remarks |
|---|---|---|---|
| No | | | |

| | |
|---|---|
| **Bank Guarantee Applicable:** | Yes |
| BG Details | |
| BG Amount | |
| BG Validity | 01-01-1900 |
| **Applicable against Consent:** | Yes |

- MPCB-BG-0000016876 (299871121000011)
- MPCB-BG-0000070356 (299871121000011)

| | |
|---|---|
| **Applicable against Direction:** | No |

## Annexure

# MAHARASHTRA POLLUTION CONTROL BOARD

**Tel: 24010706/24010437**
**Fax: 24023516**
**Website: http://mpcb.gov.in**
**Email: cac-cell@mpcb.gov.in**

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

**Infrastructure/ORANGE/L.S.I**
**No:- Format1.0/CAC-CELL/UAN No.0000227513/CO/2507003294**

**Date: 27/07/2025**

**To,**
**Newfound Properties & Leasing Pvt. Ltd., Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone, TTC Industrial Area, Juinagar MIDC, Opp. Juinagar Railway Station, Navi Mumbai, Dist. Thane.**

Your Service is Our Duty

**Sub: Consent to 1st Operate (Part I) for building No 5 A (Data centre), under Orange category.**

**Ref:**
1. Consent to Establish (Expansion) vide No:- Format1.0/CAC-CELL/UAN No.0000183086/CE/2401000576 dated 04.01.2024.
2. Environment Clearance granted by Env. & Climate Change Dept, GoM vide letter No. - SIA/MH/INFRA2/410004/2022 dtd. 18/05/2023.
3. Minutes of 17th Consent Appraisal Committee meeting dated 13.03.2025.

Your application NO. MPCB-CONSENT-0000227513

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

1. **The 1st Consent to Operate is granted for a period up to 30.11.2028**
2. **The capital investment of the project is Rs.453.82 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate (Part I) for building No 5 A (Data centre) named as Building No. 5A (Data Centre), Newfound Properties and Leasing Pvt. Ltd, Integrated Information Technology Township (IITT) comprising of IT bldgs, Data Centre, Resi Bldg, GIS, Food Court, FOB, Retail, at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial area MIDC, Juinagar, Navi Mumbai, Thane, on Total Plot Area of 237860.23 SqMtrs for construction BUA of 32970.58 SqMtrs out of Total Construction BUA of 6,72,025.55 SqMtrs as per EC granted dated 18/05/2023 including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

| Sr No | Description | Permitted (in CMD) | Standards to | Disposal |
|---|---|---|---|---|
| 1. | Trade effluent | Nil | 0 | NA |

| Sr No | Description | Permitted | Standards to | Disposal |
|---|---|---|---|---|
| **2.** | Domestic effluent | 4.5 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|---|---|---|---|
| S-1 | DG Sets (3000 kVA) | 1 | As per Schedule -II |
| S-2 | DG Sets (3000 kVA) | 1 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 1 | Bio degradable waste | 10 Kg/Day | OWC | To be converted in manuare by using OWC |
| 2 | Non Biodegradable waste | 12 Kg/Day | Segregate | will be handover to the authorised local vendor |

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 |
|---|---|---|---|---|---|
| 1 | 5.1 Used or spent oil | 23 | Ton/Y | will be send to authorised recycler for recycling | Recycling by recycler |
| 2 | 3.3 Sludge and filters contaminated with oil | 3 | Ton/Y | Will be send to authorised recycler | As per Recycler process |
| 3 | 33.2 Contaminated cotton rags or other cleaning materials | 2 | Ton/Y | Will be send to authorised recycler | As per Recycler process |

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

| Sr No | Type of Waste | Quantity | UoM | Disposal Path |
|---|---|---|---|---|
| 1 | E-Waste | 2.00 | Ton/M | Sale to Authorized E-waste Recycler. |

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

| Sr No | Type of Waste | Quantity | UoM | Disposal Path |
|---|---|---|---|---|
| 1 | Used Batteries | 1250.00 | Kg/M | Sale to authorized recycler. |

**Specific Conditions for used Batteries:**

i. The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the authorized dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection center.

ii. The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.

iii. Bulk consumers to their user units may auction used batteries to registered recyclers only.

10. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
11. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
12. This consent is issued pursuant to the decision of the 17th Consent Appraisal Committee Meeting held on 13.03.2025.
13. PP shall operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
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.
15. PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
16. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
17. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions.
18. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.

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 | 907640.00 | MPCB-DR-30878 | 23/12/2024 | NEFT |
| 2 | 907640.00 | MPCB-DR-35550 | 24/07/2025 | NEFT |

**Copy to:**

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

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

2. Chief Accounts Officer, MPCB,Sion, Mumbai
3. CC-CAC updating.

## SCHEDULE-I

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

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **5 CMD for treatment of domestic effluent of 4.5 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 | 5.00 |
| 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 | 3.3 KLD from STP is used for Landscape |

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 | DG Sets (3000 kVA) | Acoustic Enclosure Stack | 78.00 | HSD 597 Ltr/Hr | 1 | TPM | 150 $Mg/Nm^3$ |
| | | | | | | SO2 | 286.56 Kg/Day |
| S-2 | DG Sets (3000 kVA) | Acoustic Enclosure Stack | 78.00 | HSD 597 Ltr/Hr | 1 | TPM | 150 $Mg/Nm^3$ |
| | | | | | | SO2 | 286.56 Kg/Day |

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

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

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

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

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

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

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

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

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

## SCHEDULE-III

**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1 | C to 1st O (Part) | 2500000 | 15 days/extend | Towards O & M of pollution control systems and compliance of consent conditions. | 30.11.2028 | 30.11.2029 |

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

**BG Forfeiture History**

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

**BG Return details**

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

## SCHEDULE-IV

**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 sitting and control measures.

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

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

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

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

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

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.

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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

**Tel: 24010706/24010437**
**Fax: 24023516**
**Website: http://mpcb.gov.in**
**Email: cac-cell@mpcb.gov.in**

**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/CAC-CELL/UAN No.0000247221/CR/2509001484**

**Date: 15/09/2025**

**To,**
**Newfound Properties & Leasing Pvt Ltd., Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone,TTC Industrial Area, Juinagar MIDC,Opp.Juinagar Railway Station, Navi Mumbai, Dist. Thane.**

Your Service is Our Duty

**Sub: Grant of Renewal of consent to Operate for Building and construction project for Building No.1,2 & 3, under Orange category.**

**Ref:**

1. Environment Clearance for expansion accorded by MoEF,GoI vide letter F.No.21-139/2017-IA-III, GoI, MoEF & CC (IA.III Section) dtd. 31/10/2018.
2. Revalidation of Consent to Establish accorded by the Board vide Format 1.0/BO/CAC-Cell/UAN No. 0000041280/Revalidation of CE with expansion / CAC-1812000174 dtd.30/11/2018.
3. Renewal of Consent to Operate part-I and amalgamation of part-II accorded by the Board vide Format 1.0 / CAC-Cell / UAN No. 0000077536 / CR-2001000554 dtd. 07/01/2020.
4. Renewal of Consent to Operate accorded by the Board vide letter Format1.0/CC/UAN No.000095938/CR-2102001235 dtd. 22/02/2021.
5. Minutes of 5th Consent Appraisal Committee meeting held on 29.07.2025.

Your application NO. MPCB-CONSENT-0000247221

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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Renewal is granted for a period up to 31.08.2031**
2. **The capital investment of the project is Rs.380.06 Cr. (As per C.A Certificate submitted by industry).**
3. **The Grant of Renewal of consent to Operate for Building and construction project for Building No.1,2 & 3 named as Newfound Properties & Leasing Pvt. Ltd,Gen-2/1D, Gen-2/1/E & Gen-2/1/F, Building No. 1, 2 and 3, TTC Industrial Area, Juinagar, MIDC, Opp. Juinagar Railway Station, Thane on Total Plot Area of 237860.23 SqMtrs for construction BUA of 1,08,975.72 (Building No. 1 : 46,328.00 + Building No. 2 : 16,319.72 + Building No. 3: 46,328.00) SqMtrs out of Total Construction BUA of 6,72,025.55 Sq Mtr. (FSI and Non FSI). as per EC granted dated 31.10.2018 including utilities and services.**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|---|---|---|---|
| 1 | EC for Exp- dtd. 31/10/2018 | 237860.23 | 505420.99 |
| 2 | Revalidation of C to E- dtd. 30/11/2018 | 237860.23 | 505420.99 |
| 3 | Renewal of C to O (Part-I & II)- dtd. 31/08/2020 | 237807.23 | 108975.72 |

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 | Nil | Nil |
| **2.** | Domestic effluent | 481 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes 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 & S-2 | DG Sets 1250 kVA x 2 | 02 | As per Schedule -II |
| S-3,S-4,S-5 & S-6 | DG Sets 2000 kVA x 4 | 04 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 1 | Bio-degradable Waste | 3368.16 Kg/Day | OWC followed by composting facility | Used as Manure. |
| 2 | Non-biodegradable Waste | 2532.24 Kg/Day | Segregation | By Sale to Auth. Vendor. |
| 3 | STP Sludge | 40 Kg/Day | SDB | Used 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 |
|---|---|---|---|---|---|
| 1 | 5.1 Used or spent oil | 1.76 | KL/A | Storage | By Sale to Auth. reprocesser |

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

| Sr No | Type of Waste | Quantity | UoM | Disposal Path |
|---|---|---|---|---|
| 1 | E-Waste | 300.00 | Kg/Annum | Sale to authorized recycler. |

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

| Sr No | Type of Waste | Quantity | UoM | Disposal Path |
|---|---|---|---|---|
| 1 | Used Batteries | 8000.00 | Kg/Annum | Sale to authorized recycler. |

**Specific Conditions for used Batteries:**

i. The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the authorized dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection center.

ii. The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.

iii. Bulk consumers to their user units may auction used batteries to registered recyclers only.

10. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

11. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

12. PP shall Operate & Maintain STP properly to achieve the 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 and/ or connected to local body sewer line with water metering system.

14. PP shall operate the organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.

15. PP shall not use ground water without obtaining NOC from competent authority.

16. PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control System and compliance of Consent conditions.

. The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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 | 3800680.00 | MPCB-DR-34320 | 29/05/2025 | NEFT |
| 2 | 75000.00 | MPCB-DR-35290 | 11/07/2025 | NEFT |

**Balance amount of Rs. 2280360 will be considered at the time of next renewal of consent.**

**Copy to:**

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

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

2. Chief Accounts Officer, MPCB,Sion, Mumbai
3. CC-CAC updating.

## SCHEDULE-I

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

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **594 CMD for treatment of domestic effluent of 481 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 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/ or connected to local body sewer line with water metering system.

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 | 18.50 |
| 2. | Domestic purpose | 590.00 |
| 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 |
|---|---|---|---|---|---|---|---|
| 1 & 2 | DG Sets 1250 kVA x 2 | Acoustic Enclosure Stack | 7.70 | HSD 265.5 Ltr/Hr | 1 | SO2 | 127.44 Kg/Day |
| 3 to 6 | DG Sets 2000 kVA x 4 | Acoustic Enclosure Stack | 8.90 | HSD 420 Ltr/Hr | 1 | SO2 | 201.6 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/Nm3 |

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

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

## SCHEDULE-III

**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1 | Renewal of Consent to Operate | 25 Lakh | Extension of existing BG | Towards O & M of Pollution Control Systems and Compliance of Consent conditions. | Monthly | 31.08.2032 |

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

**BG Forfeiture History**

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

**BG Return details**

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

## SCHEDULE-IV

### 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 sitting and control measures.

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

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

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

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

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

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.

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This certificate is digitally & electronically signed.

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**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
(A Government of Maharashtra Undertaking)

No EE/Dn. II/MHP/SPA/**I/33651**/of 2023
Office of the Executive Engineer & SPA,
MIDC Dn. II, Mahape, Navi Mumbai .
**Date:28 /12 /2023**

**To,**
M/s. Newfound Properties and Leasing Pvt. Ltd.
Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F,
Turbhe, TTC Industrial Area, Navi-Mumbai.

**Sub: TTC Industrial Area.**
Approval to revised Building Plans & Drainage Plans for GIS building on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F in TTC Industrial Area for M/s. Newfound Properties and Leasing Pvt. Ltd.

Ref. 1) Your application vide No. SWC/14/521/20230829/929528.
2) Provisional Fire NOC issued by CFO, MIDC vide No. I/30382/2023 dtd.11/12/2023.

**Dear Sir,**

You have submitted combined application for revised building plan approval and drainage plan approval for GIS Building on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F in TTC Industrial Area. Above applications are examined and following approvals are here by granted.

**A] Revised Building Plan Approval**

Since you have paid following ……

| Sr. No | Scrutiny Fees Rs. | Development charges Rs. | Labour Cess Rs. | Fire & Emergency fees Rs. | Total | Receipt No. |
|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) |
| 1 | 590.00 | --- | --- | --- | 590.00 | GL24302156 Dt.21/09/2023 |
| 2 | 590.00 | --- | 154059.00 | 750221.53 | 904870.53 | GL24476113 Dt.26/12/2023 |
| | **1180.00** | --- | **154059.00** | **750221.53** | **905460.53** | **Total** |

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

1) You had submitted plans and drawings for **576.56 m²** of plinth area and uptodate plinth area will be **29088.34 m²** for the plot area of **237860.23 m²,** at present this office has approved plans for **Nil m²** of built up area and total up to date BUA will be **177110.65 m²**. This office has approved **02 Nos.** of drawing details of which are mentioned on the accompanying statement.
2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supersedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.

**A**. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter no.EE/Dn.II/SPA/C60734/2020 dated 15/10/2020 for GIS Building from the office of the Executive Engineer & SPA, MIDC, Dn.II, Mahape is treated as cancelled. The drawings approved now supersede the previously

approved drawings. You are requested to return he cancelled plans to this office or cancellation and record.

**B.** The drawings submitted now include existing/proposed structures/ Fresh proposed plans, which were not approved previously. Present approval along with the previously approved plans vide letter No EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd.14/08/2023 from the office of the Executive Engineer & SPA, MIDC, Dn.II, Mahape, is to be treated as combined approval.

3. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-
   The building plans needs to be got approved from :
   i) Directorate of Industrial Safety & Health.
   ii) Any other Govt. authorities which may be mandatory.

4. You will have to obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14/09/2006 and its subsequent amendments'.

5. You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
6. For the sanitary block, overhead water storage tank shall be provided at the rate of 500liter per W.C. or Urinal.
7. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.
8. Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
9. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
10. The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
11. No tube well, bore well or open well shall be dug.
12. Plans for any future additions, alterations or extensions will have to be got approved from this office, as well as from concerned competent authority.
13. The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
14. In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
15. The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
16. Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.

17. In case, water stream/ nalla is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rainwater through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.

18. This permission stands cancelled, if no construction work is started within twelve months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.

19. Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 ( II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.

20. This office is empowered to add, amend, vary or rescind any provisions of Building Rules& regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.

21. As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.

22. The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.

23. The basement if provided is to be used only for storage purpose. No. manufacturing activates are allowed, similarly toilet is not allowed at the basements.

24 The Name and plot number shall be displayed at main entrance of plot.

25. The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.

26. The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

27. MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt.13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any

further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.

28. Since you have consumed **0.83** of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

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

**B) Drainage Plan Approval (Internal Works)**

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

1) The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the a licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.
2) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.
3) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.
4) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.
5) You will be allowed to join your effluent to MIDC's common effluent collection System only after obtaining of necessary N.O.C. from M.P.C. Board and actual Commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system.
6) Overhead water tank shall be provided at the rate of 500 Litters per W.C./ Urinal provided.
7) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.
8) All vent pipes shall be minimum 80 mm dia size.
9) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.
10) All S.W. pipes shall be minimum of 150 mm dia size.

11) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
12) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with Arrangements for measurement of the flow.
13) In case any of the requirements, stated as above is violated by the plot holder hen he is liable for disconnection of water supply and is liable for action provided under\ MIDC., Act and various regulations and as per provision in the lease agreement.
14) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

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

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

Thanking you.

**Yours faithfully,**

RAJARAM GUNDERAO RATHOD

Digitally signed by RAJARAM GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2023-12-28 21:01+05:30

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

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

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

**Copy f.w.c.'sfor information to:**
1. The Regional Officer, MIDC Mahape.
2. Architect Ashwin Navelkar, Architect CA/2019/105772.

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

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION.

**(A Government of Maharashtra Undertaking)**

The statement is accompaniment to letter No.EE/SPA/Gen-2/1/DEF/IFMS/**I/33651**/2023 dated 28/12/2023 issued by M.I.D.C. address to M/s. Newfound Properties & Leasing Pvt. Ltd. for GIS Building on plot Nos. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, MIDC, Navi Mumbai.

1) **Fresh Plan:-** N.A.
2) **Amended plans:** - Plans approved by this office No..EE/Dn.II/SPA/C60734 dated 15.10.2020 of admeasuring to 2318.19 Sqmt (free of FSI) for GIS Building shall be treated as cancelled as the party has submitted the revised plans for approval.
3) **Additions to the previous plans:-**

**Allottees Name:- M/s. Newfound Properties & Leasing Pvt. Ltd.**, **Plot Nos. Gen-2/1D, Gen-2/1E & Gen-1/2F** **Name of Architect :- Shri. C. SATYANARAYANAN.** **SWC No. SWC/14/521/20230829/929528**

| Sr. No. | Drg. No. & Date | Description | Particular of BU/A | B.ment flr Area in sqm | Stilt / Gr. Flr. Area in sqm | 1 flr. Area in sqm | 2 flr. Area in sqm | 3 flr. Area in sqm | 4 flr. Area in sqm | 5 flr. Area in sqm | 6 flr. Area in sqm | 7 flr. Area in sqm | 8 flr. Area in sqm | 9 flr. Area in sqm | 10 flr. Area in sqm | 11 flr. Area in sqm | 12 flr. Area in sqm | 13 flr. Area in sqm | 14 flr. Area in sqm | 15 flr. Area in sqm | 16 flr. Area in sqm | 17 flr. Area in sqm | 18 flr. Area in sqm | 19 flr. Area in sqm | 20 flr. Area in sqm | 21 flr. Area in sqm | 22 flr. Area in sqm | 23 flr. Area in sqm | 24 flr. Area in sqm | 25 flr. Area in sqm | 26 flr. Area in sqm | 27 flr. Area in sqm | 28 flr. Area in sqm | 29 flr. Area in sqm | 30 flr. Area in sqm | 31 flr. Area in sqm | 32 flr. Area in sqm | 33 flr. Area in sqm | 34 flr. Area in sqm | 36 flr. Area in sqm | 37 flr. Area in sqm | 38 flr. Area in sqm | Terrace Area in sqm | Total Area in sqm |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 |
| 1 | | **BCC issued :-** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | **BLDG. NO.1** | FSI | 0.00 | 196.05 | 157.23 | 135.70 | 135.70 | 3051.06 | 3051.06 | 2740.44 | 3051.06 | 3051.06 | 3051.06 | 2951.92 | 3051.06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 290.64 | 24914.04 |
| | | No.DE/SPA/Gen-2/1/DEF/ IFMS /B25479 dated 11.04.2018. | FSI Free | 0.00 | 2748.68 | 2723.32 | 3150.96 | 3150.96 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 11773.92 |
| | | **BLDG. NO.2** | FSI | 0.00 | 703.59 | 3251.48 | 3474.83 | 3474.83 | 2469.85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 291.26 | 13665.84 |
| | | No.DE/SPA/Gen-2/1/DEF/ IFMS/ B25479 dated 30.11.2017. | FSI Free | 0.00 | 2653.88 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2653.88 |
| | | **BLDG. NO.3** | FSI | 0.00 | 259.35 | 158.61 | 135.59 | 372.92 | 3282.01 | 3282.01 | 2741.82 | 3282.01 | 3282.01 | 3282.01 | 2953.00 | 3282.01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 230.73 | 26544.08 |
| | | No.EE/SPA/GEN-2/1/DEF/ IFMS/ B40515 dtd 25.04.2022. | FSI Free | 0.00 | 2685.38 | 2744.84 | 3151.07 | 2913.74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 11495.03 |
| 2 | | **TOTAL OF BCC (A)** | **FSI** | **0.00** | **1158.99** | **3567.32** | **3746.12** | **3983.45** | **8802.92** | **6333.07** | **5482.26** | **6333.07** | **6333.07** | **6333.07** | **5904.92** | **6333.07** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | | | | | | | | | | | **812.63** | **65123.96** |
| | | | **Free** | **0.00** | **8087.94** | **5468.16** | **6302.03** | **6064.70** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | | | | | | | | | | | **0.00** | **25922.83** |
| 3 | | **Previous Plan Approval :-** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | **BLDG. NO.7 (Glass Box)** | FSI | 0.00 | 150.36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 150.36 |
| | | No.EE/Dn.II/SPA/C/60734 dated 15.10.2020. | FSI Free | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| | | **Visitor Centre** | FSI | 0.00 | 237.06 | 237.06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 474.12 |
| | | No.EE/Dn.II/SPA/C/60734/2020 dated 15.10.2020. | FSI Free | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| | | **BLDG. NO.2 (OWC Room)** | FSI | 0.00 | 36.08 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 36.08 |
| | | No.EE/Dn.II/SPA/C/60734 dated 15.10.2020. | FSI Free | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| | | **BLDG. NO.6 (Food Court)** | FSI | 0.00 | 1995.34 | 1967.21 | 104.58 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4067.13 |
| | | No.EE/Dn.II/SPA/C/60734 dated 15.10.2020. | FSI Free | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| | | **GI Substation** | FSI | 0.00 | 803.24 | 803.24 | 431.66 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| | | No.EE/Dn.II/SPA/C/60734 dated 15.10.2020. | FSI Free | 0.00 | 93.35 | 93.35 | 93.35 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| | | **Bldg. No.1 (ATM, Kiosk & Matrix offi** | FSI | 0.00 | 10.61 | | | 236.51 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 247.12 |
| | | No.EE/Dn.II/SPA/C/60734 dated 15.10.2020. | FSI Free | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| | | **BLDG. NO.5A (Data Centre)** | FSI | 0.00 | 2932.52 | 4756.67 | 4697.20 | 4696.24 | 4696.24 | 4696.24 | 4696.24 | 875.05 | 924.18 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 32970.58 |
| | | No.MIDC/IFMS/THANE2/E&MD/EET June2/2022/A94033 dtd 17.03.2022. | FSI Free | 0.00 | 1883.78 | 2607.26 | 2595.32 | 2597.28 | 2597.28 | 2597.28 | 2597.28 | 1048.94 | 950.70 | 667.12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 20142.24 |
| | | **BLDG. NO.12 (Tower-1)** | FSI | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 160.03 | 522.43 | 527.39 | 527.39 | 527.39 | 415.81 | 527.39 | 527.39 | 527.39 | 527.39 | 415.81 | 527.39 | 527.39 | 527.39 | 527.39 | 415.81 | 527.39 | 527.39 | 527.39 | 527.39 | 415.81 | 527.39 | 527.39 | 527.39 | 527.39 | 415.81 | 527.39 | 527.39 | 527.39 | 527.39 | 415.81 | 527.39 | 527.39 | 527.39 | 16,889.46 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 142.66 | 170.68 | 170.68 | 170.68 | 170.68 | 161.01 | 170.68 | 170.68 | 170.68 | 170.68 | 161.01 | 170.68 | 170.68 | 170.68 | 170.68 | 161.01 | 170.68 | 170.68 | 170.68 | 170.68 | 161.01 | 170.68 | 170.68 | 170.68 | 170.68 | 161.01 | 170.68 | 170.68 | 170.68 | 170.68 | 161.01 | 170.68 | 170.68 | 170.68 | 5,717.08 |
| | | ( Excess Balacony Area taken in FSI ) | | | 5.76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 5.76 |
| | | **BLDG. NO.10 (Tower-2)** | FSI | 0.00 | 0.00 | 230.53 | 142.25 | 426.99 | 426.99 | 426.99 | 382.66 | 426.99 | 426.99 | 426.99 | 426.99 | 382.66 | 426.99 | 426.99 | 426.99 | 426.99 | 397.17 | 436.59 | 436.59 | 436.59 | 436.59 | 397.61 | 436.59 | 436.59 | 436.59 | 436.59 | 397.61 | 436.59 | 436.59 | | | | | | | | | | | 11393.28 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | 62.35 | 62.35 | 141.00 | 141.00 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 161.78 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | 163.73 | | | | | | | | | | | 4638.33 |
| | | ( Excess Balacony Area taken in FSI ) | | | 6.56 | | | | | | | | | 3.32 | | | | | 3.76 | | | | | | 3.76 | | | | | | | | | | | | | | | | | | | 24.48 |
| | | **BLDG. NO.14 (Tower-3)** | FSI | 170.52 | 134.85 | 255.91 | 155.58 | 460.09 | 460.09 | 460.09 | 411.54 | 460.09 | 460.09 | 460.09 | 460.09 | 411.54 | 460.09 | 460.09 | 460.09 | 460.09 | 411.54 | 460.09 | 460.09 | 460.09 | 460.09 | 411.54 | 460.09 | 460.09 | 460.09 | 460.09 | 411.54 | 460.09 | 460.09 | 460.09 | 460.09 | 411.54 | 460.09 | 460.09 | 460.09 | 460.09 | | | | 15608.53 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | 110.63 | 110.63 | 131.24 | 126.53 | 153.48 | 153.48 | 153.48 | 147.63 | 153.48 | 153.48 | 153.48 | 153.48 | 147.63 | 153.48 | 153.48 | 153.48 | 153.48 | 147.63 | 153.48 | 153.48 | 153.48 | 153.48 | 147.63 | 153.48 | 153.48 | 153.48 | 153.48 | 147.63 | 153.48 | 153.48 | 153.48 | 153.48 | 147.63 | 153.48 | 153.48 | 153.48 | 153.48 | | | | 5508.77 |
| | | ( Excess Balacony Area taken in FSI ) | | | 0.33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.33 |
| | | **BLDG. NO.15 (Tower-10)** | FSI | 94.70 | 210.02 | 150.54 | 463.78 | 463.81 | 463.81 | 366.63 | 463.81 | 463.81 | 463.81 | 463.81 | 367.70 | 463.81 | 463.81 | 463.81 | 463.81 | 367.70 | 463.81 | 463.81 | 463.81 | 463.81 | 367.70 | 463.81 | 463.81 | 463.81 | 463.81 | 367.70 | 463.81 | 463.81 | 463.81 | 463.81 | 367.70 | 463.81 | 463.81 | 463.81 | 463.81 | | | | | 15183.23 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | 116.37 | 138.14 | 138.05 | 160.00 | 160.24 | 160.24 | 159.90 | 160.24 | 160.24 | 160.24 | 160.24 | 159.90 | 160.24 | 160.24 | 160.24 | 160.24 | 159.90 | 160.24 | 160.24 | 160.24 | 160.24 | 159.90 | 160.24 | 160.24 | 160.24 | 160.24 | 159.90 | 160.24 | 160.24 | 160.24 | 160.24 | 159.90 | 160.24 | 160.24 | 160.24 | 160.24 | | | | | 5678.20 |
| | | ( Excess Balacony Area taken in FSI ) | | 0.79 | 6.57 | | | | 6.78 | | | | | 6.78 | | | | | 6.78 | | | | | 6.78 | | | | | | 6.78 | | | | | 6.78 | | | | | | | | | | 48.04 |
| | | **BLDG. NO.11 (Tower-11)** | FSI | 0.00 | 0.00 | 149.45 | 495.54 | 495.57 | 495.57 | 495.57 | 393.14 | 495.57 | 495.57 | 495.57 | 495.57 | 393.14 | 495.57 | 495.57 | 495.57 | 503.02 | 401.75 | 503.02 | 503.02 | 503.02 | 503.02 | 401.75 | 503.02 | 503.02 | 503.02 | 503.02 | 401.75 | 503.02 | | | | | | | | | | | | 12622.42 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | 120.02 | 120.02 | 140.77 | 171.26 | 171.26 | 171.26 | 171.26 | 162.86 | 171.26 | 171.26 | 171.26 | 171.26 | 162.86 | 171.26 | 171.26 | 171.26 | 172.39 | 162.86 | 172.39 | 172.39 | 172.39 | 172.39 | 162.86 | 172.39 | 172.39 | 172.39 | 172.39 | 162.86 | 172.39 | | | | | | | | | | | | 4802.87 |
| | | ( Excess Balacony Area taken in FSI ) | | | 5.81 | 1.68 | 1.68 | 1.68 | 1.68 | 3.53 | 1.68 | 1.68 | 1.68 | 1.68 | 3.53 | 1.68 | 1.68 | 1.68 | 2.07 | 2.66 | 2.07 | 2.07 | 2.07 | 2.07 | 2.66 | 2.07 | 2.07 | 2.07 | 2.07 | 2.66 | 2.07 | | | | | | | | | | | | | 60.03 |
| | | **BLDG. NO.A (Club House)** | FSI | | 1462.03 | 747.74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2209.77 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | | 72.16 | 88.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 160.56 |
| | | **BLDG. NO. B1** | FSI | | 70.64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 70.64 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | | 105.57 | | | | | | | | | | | | 105.57 | | | | | | | | | | | | | | | | | | | | | | | | | | | 211.14 |

| Sr. No | Drg. No. & Date | Description | Particular of BUA | B.ment flr Area in sqm | Stilt / Gr. Flr. Area in sqm | 1 flr. Area in sqm | 2 flr. Area in sqm | 3 flr. Area in sqm | 4 flr. Area in sqm | 5 flr. Area in sqm | 6 flr. Area in sqm | 7 flr. Area in sqm | 8 flr. Area in sqm | 9 flr. Area in sqm | 10 flr. Area in sqm | 11 flr. Area in sqm | 12 flr. Area in sqm | 13 flr. Area in sqm | 14 flr. Area in sqm | 15 flr. Area in sqm | 16 flr. Area in sqm | 17 flr. Area in sqm | 18 flr. Area in sqm | 19 flr. Area in sqm | 20 flr. Area in sqm | 21 flr. Area in sqm | 22 flr. Area in sqm | 23 flr. Area in sqm | 24 flr. Area in sqm | 25 flr. Area in sqm | 26 flr. Area in sqm | 27 flr. Area in sqm | 28 flr. Area in sqm | 29 flr. Area in sqm | 30 flr. Area in sqm | 31 flr. Area in sqm | 32 flr. Area in sqm | 33 flr. Area in sqm | 34 flr. Area in sqm | 36 flr. Area in sqm | 37 flr. Area in sqm | 38 flr. Area in sqm | Terrace Area in sqm | Total Area in sqm |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 |
| 4 | | **BLDG. NO. B2** | FSI | | 40.09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 40.09 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | | 117.69 | | | | | 117.68 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 235.37 |
| | | **BLDG. NO. B3** | FSI | | 68.47 | 21.94 | 23.50 | 8.66 | -237.33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | -114.76 |
| | | No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023. | FSI Free | | 182.86 | 182.86 | 181.30 | 181.30 | | | | | | | | | 181.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | 909.62 |
| | | **TOTAL OF PLAN APPROVED (B)** | **FSI** | **266.01** | **7373.10** | **8518.73** | **6084.11** | **6789.55** | **6317.15** | **6609.08** | **6871.50** | **3250.58** | **3299.71** | **2385.63** | **2169.69** | **2180.22** | **2375.53** | **2375.53** | **2386.46** | **2176.27** | **2203.73** | **2392.97** | **2392.97** | **2403.51** | **2185.87** | **2204.17** | **2392.97** | **2392.97** | **2403.51** | **2185.87** | **2204.17** | **2390.90** | **1887.88** | **1458.07** | **1243.60** | **1402.74** | **1451.29** | **1451.29** | **1451.29** | **875.90** | **527.39** | **527.39** | **527.39** | **111459.30** |
| | | | **FSI Free** | **409.37** | **3572.10** | **4326.17** | **3900.42** | **3425.34** | **3244.04** | **3386.36** | **3400.47** | **1866.38** | **1768.14** | **1484.56** | **807.43** | **803.19** | **1104.31** | **817.44** | **817.44** | **808.56** | **805.14** | **820.52** | **820.52** | **820.52** | **810.51** | **805.14** | **820.52** | **820.52** | **820.52** | **810.51** | **805.14** | **820.52** | **648.13** | **484.40** | **474.39** | **478.55** | **484.40** | **484.40** | **484.40** | **314.49** | **170.68** | **170.68** | **170.68** | **49916.32** |
| 5 | | **TOTAL BUA APPROVED (A+B)** | **FSI** | **266.01** | **8532.09** | **12086.05** | **9830.23** | **10773.00** | **15120.07** | **12942.15** | **12353.76** | **9583.65** | **9632.78** | **8718.70** | **8074.61** | **8513.29** | **2375.53** | **2375.53** | **2386.46** | **2176.27** | **2203.73** | **2392.97** | **2392.97** | **2403.51** | **2185.87** | **2204.17** | **2392.97** | **2392.97** | **2403.51** | **2185.87** | **2204.17** | **2390.90** | **1887.88** | **1458.07** | **1243.60** | **1402.74** | **1451.29** | **1451.29** | **1451.29** | **875.90** | **527.39** | **527.39** | **1340.02** | **177110.65** |
| | | | **FSI Free** | **409.37** | **11660.04** | **9794.33** | **10202.45** | **9490.04** | **3244.04** | **3386.36** | **3400.47** | **1866.38** | **1768.14** | **1484.56** | **807.43** | **803.19** | **1104.31** | **817.44** | **817.44** | **808.56** | **805.14** | **820.52** | **820.52** | **820.52** | **810.51** | **805.14** | **820.52** | **820.52** | **820.52** | **810.51** | **805.14** | **820.52** | **648.13** | **484.40** | **474.39** | **478.55** | **484.40** | **484.40** | **484.40** | **314.49** | **170.68** | **170.68** | **170.68** | **76009.83** |
| 6 | | **Less: GI Substation** Proposed for Cancellation approved vide letter No.EE/Dn.II/ SPA/ C60734 dated 15.10.2020. | FSI Free | 0.00 | 803.24 | 803.24 | 431.66 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| | | | FSI Free | 0.00 | 93.35 | 93.35 | 93.35 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| 7 | | **NET EXISTING BUA APPROVED ( 5-6 )** | **FSI Free** | **266.01** | **8532.09** | **12086.05** | **9830.23** | **10773.00** | **15120.07** | **12942.15** | **12353.76** | **9583.65** | **9632.78** | **8718.70** | **8074.61** | **8513.29** | **2375.53** | **2375.53** | **2386.46** | **2176.27** | **2203.73** | **2392.97** | **2392.97** | **2403.51** | **2185.87** | **2204.17** | **2392.97** | **2392.97** | **2403.51** | **2185.87** | **2204.17** | **2390.90** | **1887.88** | **1458.07** | **1243.60** | **1402.74** | **1451.29** | **1451.29** | **1451.29** | **875.90** | **527.39** | **527.39** | **1340.02** | **177110.65** |
| | | | **FSI Free** | **409.37** | **10763.45** | **8897.74** | **9677.44** | **9490.04** | **3244.04** | **3386.36** | **3400.47** | **1866.38** | **1768.14** | **1484.56** | **807.43** | **803.19** | **1104.31** | **817.44** | **817.44** | **808.56** | **805.14** | **820.52** | **820.52** | **820.52** | **810.51** | **805.14** | **820.52** | **820.52** | **820.52** | **810.51** | **805.14** | **820.52** | **648.13** | **484.40** | **474.39** | **478.55** | **484.40** | **484.40** | **484.40** | **314.49** | **170.68** | **170.68** | **170.68** | **73691.64** |
| 8 | | **Now Proposed** **Add: Amended plan approval for GIS Building** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1/2 | Layout Plan, Location Plan & Entrance gate | FSI Free | 203.11 | 898.08 | 898.00 | 583.82 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | **0.00** |
| | 2/2 | 1) Gr., 1st, 2nd & Terrace Floor Plan of GIS Building 2) Section 'AA', 'BB', 'CC' & 'DD' 3) BUA Calculations | FSI Free | 40.94 | 89.71 | 89.63 | 91.46 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | **0.00** |
| 9 | | **Total BUA (7+8) :** | **FSI** | **266.01** | **8532.09** | **12086.05** | **9830.23** | **10773.00** | **15120.07** | **12942.15** | **12353.76** | **9583.65** | **9632.78** | **8718.70** | **8074.61** | **8513.29** | **2375.53** | **2375.53** | **2386.46** | **2176.27** | **2203.73** | **2392.97** | **2392.97** | **2403.51** | **2185.87** | **2204.17** | **2392.97** | **2392.97** | **2403.51** | **2185.87** | **2204.17** | **2390.90** | **1887.88** | **1458.07** | **1243.60** | **1402.74** | **1451.29** | **1451.29** | **1451.29** | **875.90** | **527.39** | **527.39** | **1340.02** | **1,77,110.65** |
| | | | **FSI Free** | **653.42** | **11751.24** | **9885.37** | **10352.72** | **9490.04** | **3244.04** | **3386.36** | **3400.47** | **1866.38** | **1768.14** | **1484.56** | **807.43** | **803.19** | **1104.31** | **817.44** | **817.44** | **808.56** | **805.14** | **820.52** | **820.52** | **820.52** | **810.51** | **805.14** | **820.52** | **820.52** | **820.52** | **810.51** | **805.14** | **820.52** | **648.13** | **484.40** | **474.39** | **478.55** | **484.40** | **484.40** | **484.40** | **314.49** | **170.68** | **170.68** | **170.68** | **76,586.39** |

a) Area of the plot = 237860.23 m2
b) Net area of the plot = 212552.97 m2
c) Plinth Area = 20283.33 m2
d) Ground Coverage = 0.10 < 0.45
e) Total B.U.A. = 177110.65 m2
f) F.S.I. Consumed = 0.83 < 1.00

RAJARAM GUNDERAO RATHOD

Digitally signed by RAJARAM GUNDERAO RATHOD
DN: c=IN,o=MIDC O &R DEPTHO ,ou=TAHSIL OF RATHOD ,cn=Reason: I am the author of this document
Location:
Date: 2025.04.29 21:51:45 IST

**Executive Engineer & SPA**
**MIDC, Division No. -II**
**Mahape, Navi Mumbai**

## LEGEND

- * BOUNDARY OF THE PLOT SHOWN BOUNDED THICK BLACK
- * PROPOSED BUILDING SHOWN BOUNDED RED
- * RECREATION AREA SHOWN IN GREEN WASH
- * AMENITY AREA SHOWN IN YELLOW WASH
- * EXISTING WORK PROPOSED TO BE DEMOLISHED SHOWN IN YELLOW HATCH
- * INTERNAL ACCESS SHOWN IN BURNT SIENNA WASH

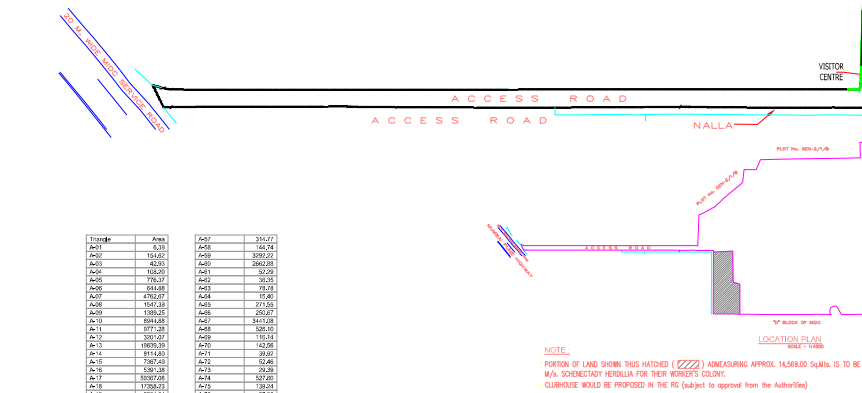
### SUMMARY STATEMENT

NET PLOT AREA = 2,22,591.96 Sq.Mt. (REFER ITEM - 3 IN PROFORMA " A")
GROUND COVERAGE PERMISSIBLE = 89596.78 Sq.Mt. (REFER ITEM - 8 IN PROFORMA " A")
BUA PERMISSIBLE = 2,00,332.76 Sq.Mt. (REFER ITEM - 7 IN PROFORMA " A")

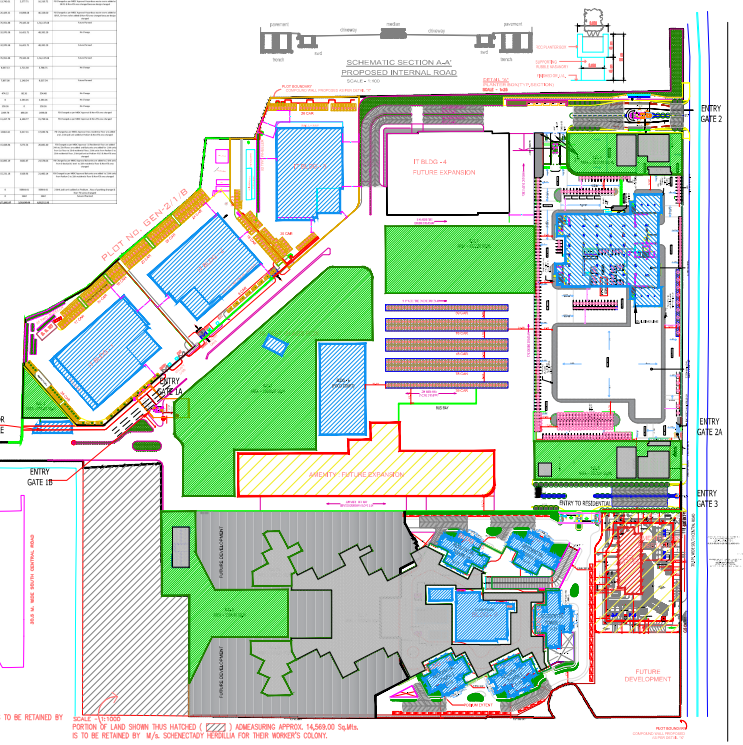
| BUILDING NUMBER | GROUND COVERAGE PROPOSED (Area in Sq.Mts.) | | No. OF FLOORS | PROPOSED | BUILDING HEIGHT PROPOSED (in mts.) | BUILDING DESCRIPTION | REMARKS |
|---|---|---|---|---|---|---|---|
| BLDG 1 | 8,427.35 | | | SUB + 3 Parking + 8 Office Floors + Part 9th | 37.75 | IT BUILDING | SEC Received on 31/08/2018 |
| | | | | 34,914.86 Sq.Mts. | | | Amendment approval received on 12/12/20 |
| | | | | 347.32 | | | Amendment approval received on 21/08/21 |
| | | | | 70.84 | | | Amendment approval received on 21/08/21 |
| NET TO AREA OF BLDG 1 | | | | 25,231.80 Sq.Mts. | | | |
| BLDG 2 | 3,960.15 | | | SUB + 4 Office Floors + Part 5th | 28.50 | IT BUILDING | SEC Received on 30/11/2018 |
| | | | | 86.88 | | | Amendment approval received on 12/12/20 |
| | | | | 40.00 | | | Amendment approval received on 21/08/21 |
| NET TO AREA OF BLDG 2 | | | | 13,152.31 Sq.Mts. | | | |
| BLDG 3 | 8,427.35 | | | SUB + 3 Parking + 8 Office Floors + Part 9th | 37.75 | IT BUILDING | SEC Received on 21/06/2022 |
| | | | | 34,144.00 Sq.Mts. | | | ( 26.04.08 - 237.33 ) + 122.17+2648.22 |
| NET TO AREA OF BLDG 3 | | | | 35,429.72 | | | Amendment approval received on 21/08/23 |
| BLDG 4 | | | | | | FUTURE EXPANSION | |
| BLDG 5A | 3,517.66 | | | 32970.50 Sq.Mts. | (G + 8) with mezzanine on 1st to 6th | 72.45 | DATE CENTRE |
| | | | | | | FUTURE EXPANSION | As per scrutiny report dated 24/07/2020 |
| BLDG 5B | | | | | | | Amendment approval received on 21/08/23 |
| BLDG 6 | 2,151.38 | | | 4667.10 Sq.Mts. | (G + 2) FOOD COURT | 14.00 | FOOD COURT |
| BLDG 7 | 163.96 | | | 163.96 Sq.Mts. | G | 4.5 | 25,000 KGS |
| BLDG 8 | | | | | | FUTURE EXPANSION | As per scrutiny report dated 24/07/2020 |
| BLDG 9 | | | | 2208.78 Sq.Mts. | 11 FLOORS | 33.35 | CLUB HOUSE |
| | | | | | | | Amendment approval received on 21/08/23 |
| BLDG 10 | 688.50 | FSI + EXCESS BALCONY (13,803.16 + 24.48 ) | | 14413.76 Sq.Mts. | Parking 3 + Parking 4 + parking 5 + 6 floors + 20 FLOORS + (Part basement for services) | 102.00 | RESIDENTIAL - T2 |
| | | | | | | | Amendment approval received on 21/08/23 |
| BLDG 11 | 734.46 | FSI + EXCESS BALCONY (13,802.49 + 40.03 ) | | 14842.49 Sq.Mts. | Parking 4 + parking 5 + 6 deck + 20 FLOORS + (Part basement for services) | 92.25 | RESIDENTIAL - T11 |
| | | | | | | | Amendment approval received on 21/08/23 |
| BLDG 12 | 784.04 | FSI + EXCESS BALCONY (16808.43 + 0.16 ) | | 16895.25 Sq.Mts. | Parking 4 + parking 5 + 6 deck + 23 FLOORS | 113.00 | RESIDENTIAL - T2 |
| | | | | | | | Amendment approval received on 21/08/23 |
| BLDG 13 | 784.04 | FSI + EXCESS BALCONY (16808.51 + 0.03 ) | | 16808.81 Sq.Mts. | Parking 2 + Parking 3 + Parking 4 + parking 5 + 6 deck + 23 FLOORS | 113.00 | RESIDENTIAL - T2 |
| | | | | | | | Amendment approval received on 21/08/23 |
| BLDG 14 | 677.16 | FSI + EXCESS BALCONY (13,533.24 +48.04 ) | | 13581.28 Sq.Mts. | Parking 2 + Parking 3 + Parking 4 + parking 5 + 6 deck + 23 FLOORS | 129.00 | RESIDENTIAL - T23 |
| | | | | | | | Amendment approval received on 21/08/23 |
| VISITOR CENTRE | 255.28 | | | 474.124 | GROUND FLOOR + 1 | 9.0 | VISITOR CENTER |
| D SUBSTATION | 1,495.96 | | | 0.00 | G + 2 FLOORS | 11.0 | D SUBSTATION |
| TOTAL | 23,658.72 | | | 177116.96 | | | As per scrutiny report dated 24/07/2020 |

GROUND COVERAGE PERMISSIBLE = 23,658.72 SQ.MTS = 23,658.72 / 2,22,591.96 x 100 = 10.62

BUA PROPOSED = 177116.96 SQ.MTS = 177116.96 / 2,22,591.96 x 100 = 79.56



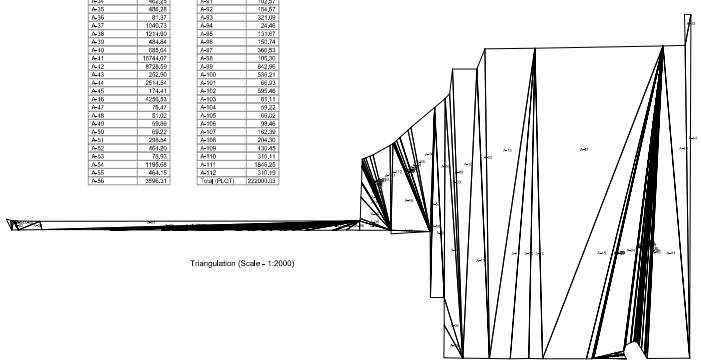

NOTE.
PORTION OF LAND SHOWN THUS HATCHED ( ) ADMEASURING APPROX. 14,569.00 Sq.Mts. IS TO BE RETAINED BY M/s. SCHENECTADY HEBQILLIA FOR THEIR WORKER'S COLONY.
CLUBHOUSE WOULD BE PROPOSED IN THE RG (subject to approval from the Authorities)




LAYOUT PLAN (Scale - 1:1000)

| Triangle | Area |
|---|---|
| A-01 | 5,33 |
| A-02 | 154,02 |
| A-03 | 42,93 |
| A-04 | 103,20 |
| A-05 | 778,37 |
| A-06 | 644,68 |
| A-07 | 4762,67 |
| A-08 | 1547,39 |
| A-09 | 1389,25 |
| A-10 | 5944,68 |
| A-11 | 8771,28 |
| A-12 | 3201,07 |
| A-13 | 19839,39 |
| A-14 | 8114,80 |
| A-15 | 7367,43 |
| A-16 | 5391,48 |
| A-17 | 53067,08 |
| A-18 | 17358,53 |
| A-19 | 2201,04 |
| A-20 | 285,65 |
| A-21 | 142,93 |
| A-22 | 80,69 |
| A-23 | 146,57 |
| A-24 | 11222,34 |
| A-25 | 167,28 |
| A-26 | 53,97 |
| A-27 | 108,97 |
| A-28 | 192,40 |
| A-29 | 1645,23 |
| A-30 | 317,17 |
| A-31 | 987,27 |
| A-32 | 596,48 |
| A-33 | 584,15 |
| A-34 | 492,25 |
| A-35 | 486,28 |
| A-36 | 81,27 |
| A-37 | 1045,73 |
| A-38 | 1214,80 |
| A-39 | 484,04 |
| A-40 | 685,64 |
| A-41 | 16744,07 |
| A-42 | 8728,59 |
| A-43 | 202,90 |
| A-44 | 251,34 |
| A-45 | 174,41 |
| A-46 | 4295,33 |
| A-47 | 78,47 |
| A-48 | 51,02 |
| A-49 | 69,26 |
| A-50 | 69,22 |
| A-51 | 208,44 |
| A-52 | 461,20 |
| A-53 | 78,93 |
| A-54 | 1165,68 |
| A-55 | 464,15 |
| A-56 | 3596,31 |

| | |
|---|---|
| A-57 | 314,77 |
| A-58 | 144,74 |
| A-59 | 3292,22 |
| A-60 | 2862,28 |
| A-61 | 32,29 |
| A-62 | 36,35 |
| A-63 | 78,78 |
| A-64 | 15,80 |
| A-65 | 271,35 |
| A-66 | 292,87 |
| A-67 | 3441,28 |
| A-68 | 526,40 |
| A-69 | 110,14 |
| A-70 | 142,56 |
| A-71 | 39,92 |
| A-72 | 52,46 |
| A-73 | 29,39 |
| A-74 | 527,60 |
| A-75 | 138,24 |
| A-76 | 87,38 |
| A-77 | 195,05 |
| A-78 | 85,92 |
| A-79 | 51,29 |
| A-80 | 47,57 |
| A-81 | 37,34 |
| A-82 | 187,40 |
| A-83 | 25,77 |
| A-84 | 19,02 |
| A-85 | 37,89 |
| A-86 | 94,97 |
| A-87 | 81,80 |
| A-88 | 0,75 |
| A-89 | 118,21 |
| A-90 | 63,38 |
| A-91 | 102,57 |
| A-92 | 154,37 |
| A-93 | 321,09 |
| A-94 | 24,46 |
| A-95 | 131,87 |
| A-96 | 155,74 |
| A-97 | 365,23 |
| A-98 | 105,30 |
| A-99 | 842,95 |
| A-100 | 538,21 |
| A-101 | 66,03 |
| A-102 | 595,46 |
| A-103 | 81,11 |
| A-104 | 93,22 |
| A-105 | 90,02 |
| A-106 | 98,46 |
| A-107 | 162,39 |
| A-108 | 294,30 |
| A-109 | 430,48 |
| A-110 | 315,11 |
| A-111 | 1845,28 |
| A-112 | 510,19 |
| Total (PLOT) | 222000,23 |



Triangulation (Scale - 1:2000)

### R.G CALCULATIONS:

| NAME | AREA |
|---|---|
| R.G1 | 6307,33 |
| R.G2 | 5297,85 |
| R.G3 | 3548,88 |
| R.G4 | 766,52 |
| R.G5 | 3012,56 |
| R.G6 | 12049,25 |
| R.G7 | 13765,73 |
| Total RG Area | 44783,23 |

### BUILDING WISE FSI STATEMENT

| BUILDING | FSI AREA REQD | FSI AREA NON REQD | BALC | PASS | STAIR | LIFT | TENE |
|---|---|---|---|---|---|---|---|
| A-4 (IDB BU...) | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 13,68 | 0 |
| Total | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 13,68 | 0 |

| A | AREA STATEMENT | SQ.MTS. |
|---|---|---|
| | AREA OF SUBDIVIDED PLOTNo. GEN-2/1/D AS PER DEMARCATION | 8,033.87 |
| | AREA OF SUBDIVIDED PLOTNo. GEN-2/1/E AS PER DEMARCATION | 2,14,920.11 |
| | AREA OF SUBDIVIDED PLOTNo. GEN-2/1/F AS PER DEMARCATION | 14,906.25 |
| 1 | TOTAL AREA OF SUBDIVIDED PLOT NoS. GEN-2/1/D, GEN-2/1/E, GEN-2/1/F AS PER DEMARCATION AND AS PER DOCUMENT | 2,37,860.23 |
| 2 | DEDUCTIONS FOR | |
| a | PROPOSED ROAD AREA | -- |
| b | PORTION RETAINED BY THE "OWNERS" AS PER DOCUMENT AS PER LETTER VIDE MDC/ROM/HP/TTC/GENN 2:1/A/2787 DATED 21.08.2017 | 15,268.25 |
| c | ANY OTHER DEDUCTIONS | 0.00 |
| d | TOTAL (a+b+c) | 15,268.25 |
| 3 | NET AREA OF PLOT AFTER DEDUCTIONS (1-2d) | 2,22,591.98 |
| 4 | AREA FOR RG REQUIRED (@ 10% OF ITEM-3 ABOVE) | 22,259.20 |
| 5 | AREA FOR AMENITY REQUIRED (@ 5% OF ITEM-3 ABOV ) | 11,129.60 |
| 6 | BUA PERMISSIBLE (0.90 FSI) (0.90 OF ITEM-3 ABOVE) | 2,00,332.78 |
| 7 | BUA PERMISSIBLE FOR IT /ITES USE AS PER IT POLICY (0.90 FSI) (2,22,591.98 Sq.Mt. X 90%) | 2,00,332.78 |
| 8 | GROUND COVERAGE PERMISSIBLE (@ 40% OF ITEM 3) | 89036.79 |
| 9 | BUA APPROVED IN BUILDING Nos. - 1, 2, 3, 5A, 6, 7 VISITOR CENTRE, 9, 10, 11,12,14,15 | 1,77,110.58 |
| 10 | GROUND COVERAGE PROPOSED IN IT BUILDING Nos. - 1, 2, 3, 5A, 6, 7, 9, 10,11,12,14,15, VISITOR CENTRE | 23,638.72 |
| 11 | GROUND COVERAGE PROPOSED IN G I SUBSTATION | 1495.96 |
| 12 | AREA FOR RG PROVIDED | -- |
| a | AREA FOR RG PROVIDED ON MOTHER EARTH | 30102.79 |
| b | AREA FOR RG PROVIDED ON PODIUM & BASEMENT TOP | 14507.10 |
| | TOTAL AREA FOR RG PROVIDED ( a+ b) | 44,609.89 |
| 13 | AREA FOR AMENITY PROVIDED | 14,352.21 |
| 14 | TOTAL EXISTING BUILT UP AREA (BLDG NO. 1, 2, 3, 5A, 6, 7, VISITOR CENTER, BLDG 9,10,11,12,14,15, AND PART AMENDMENT (B1, B2, B3) | 1,77,110.58 |
| 15 | TOTAL NEW PROPOSED GI SUBSTATION ( FREE OF FSI = 2,583,01 ) | 0.00 |
| 16 | BALANCE BUILT UP AREA | 23,222.20 |

### FSI DETAILS

| | BASIC FSI | PREMIUM FSI | TOTAL IN -CENTIVE | INCENTIVE FSI FOR GREEN BUILDING IF APPLICABLE | RESIDENTIAL-LARY AREA | NON RESIDENCIAL-LARY AREA | TOTAL | INCLUSIVE HOUSING (20%) IF APPLICABLE | DRAWING VALUE |
|---|---|---|---|---|---|---|---|---|---|
| 2. - INDEX | | | | | | | | | |
| 2.1 - PERMISSIBLE INDEX | 1.00 | 2.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.00 | 0.00 | 0.00 |
| 2.2 - EXISTING CONSUMED INDEX | 0.79 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.79 | 0.00 | 0.00 |
| 2.3 - BALANCE INDEX TO BE CONSUME | 0.21 | 2.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.21 | 0.00 | 0.00 |
| 2.4 - TOTAL PERMISSIBLE PLINE AREA | 223850.72 | 475720.46 | 0.00 | 44710.74 | 0.00 | 0.00 | 696274.18 | 44710.74 | 0.00 |
| 2.5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2.4) | 223613.03 | 0.00 | 223613.03 | 0.00 | 0.00 | 0.00 | 223613.03 | 0.00 | 0.00 |
| 2.6 - INDEX CONSUMED | 0.00 | 0.00 | 0.12 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

### PARKING STATEMENT

DATA CENTER BLDG NO 3A

CAR PARKING STATEMENT

| SR. NO | DESCRIPTION | NOS |
|---|---|---|
| 1 | PARKING REQUIREMENT 1 CAR PER 200 SQ.M OF FSI AREA (32,970.58/ 200) | 165 |
| 2 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 16 |
| 3 | TOTAL CAR PARKING REQUIREMENT BLOCK 8&A | 181 |
| 4 | CAR PARKING REQUIREMENT FOR BLOCK B1-B | 181 |
| 5 | TOTAL CAR PARKING REQUIRED IN PHASE 2 | 362 |
| 6 | TOTAL CAR PARKING PROPOSED | 362 |

CAR PARKING STATEMENT

BLDG NO 3

| SR. NO | DESCRIPTION | NOS |
|---|---|---|
| 1 | PARKING REQUIREMENT 1 CAR PER 50 SQ.M OF OFFICE BUA (26805.54 + 38,091/100) | 529 |
| 2 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 53 |
| 3 | TOTAL CAR PARKING REQUIREMENT | 582 |
| 4 | TOTAL CAR PARKING PROPOSED | 584 |

NOTE : BUA REDUCED, HENCE NO ADDITIONAL PARKING PROPOSED.

CAR PARKING STATEMENT

BLDG NO 2

| SR. NO | DESCRIPTION | NOS |
|---|---|---|
| 1 | PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF OFFICE BUA (13685.54 + 36,091/100) | 137 |
| 2 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 14 |
| 3 | PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF OFFICE BUA (4,031/100) | 1 |
| 4 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 1 |
| | TOTAL CAR PARKING REQUIREMENT | 153 |
| | TOTAL CAR PARKING PROPOSED | 153 |

CAR PARKING STATEMENT

BLDG NO 1

| SR. NO | DESCRIPTION | NOS |
|---|---|---|
| 1 | PARKING REQUIREMENT 1 CAR PER 50 SQ.M OF OFFICE AREA (24914.04/50) | 498 |
| 2 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 50 |
| 3 | PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF ADDITIONAL OFFICE AREA (247.10/100) | 3 |
| 4 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 1 |
| 5 | PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF ADDITIONAL OFFICE AREA (60.17/100) | 1 |
| 6 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 1 |
| 7 | TOTAL CAR PARKING REQUIREMENT | 554 |
| 8 | TOTAL CAR PARKING PROPOSED | 554 |

CAR PARKING STATEMENT

VISITOR CENTRE

| SR. NO | DESCRIPTION | NOS |
|---|---|---|
| 1 | PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF OFFICE BUA (474.12/100) | 5 |
| 2 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 1 |
| 3 | TOTAL CAR PARKING REQUIREMENT | 6 |
| 4 | TOTAL CAR PARKING PROPOSED | 6 |

BUILDING 1 - CAR
BUILDING 2 - CAR
BUILDING 3 - CAR
TOTAL CARS 226 +312 = 538

Parking provided inside building (B1, B2, B3)= 813 cars

Open provided (for B1, B2, B3, Visitor Center & Glass box)= 538 cars

PARKING STATEMENT TOWER - 1

| C.A/TENANEMT | NO. OF TENMS | PER FLAT | PARKING REQD |
|---|---|---|---|
| BELOW 45 | -- | 1/4 TENMS | -- |
| 45 TO 60 | -- | 1/2 TENMS | -- |
| 60 TO 100 | 134 NOS | 1/1 TENMS | 134 NOS |
| ABOVE 100 | 60 NOS | 2/1 TENMS | 120 NOS |
| TOTAL | 194 NOS | | 254 NOS |
| ADD 10% VISITOR'S PARKING | | | 26 NOS |
| TOTAL RESIDENTIAL PARKING REQUIRED | | | 280 NOS. |
| TOTAL CAR PARKING PROPOSED | | | 280 NOS. |

PARKING STATEMENT TOWER - 3

| C.A/TENANEMT | NO. OF TENMS | PER FLAT | PARKING REQD |
|---|---|---|---|
| BELOW 45 | -- | 1/4 TENMS | -- |
| 45 TO 60 | 126 NOS | 1/2 TENMS | 63 NOS |
| 60 TO 100 | 138 NOS | 1/1 TENMS | 138 NOS |
| ABOVE 100 | - | 2/1 TENMS | - |
| TOTAL | 264 NOS | | 201 NOS |
| ADD 10% VISITOR'S CAR PARKING & TWO WHEELER | | | 21 NOS |
| TOTAL RESIDENTIAL PARKING REQUIRED | | | 222 NOS. |
| TOTAL CAR PARKING PROPOSED | | | 201 NOS. |

2 WHEELER PARKING FOR COMMERCIAL AREA

| BLDG | 2W PARKING AS PER RULE | 2W PARKING PROVIDED |
|---|---|---|
| B1 | 50 | 50 |
| B2 | 14 | 14 |
| B3 | 53 | 53 |
| BSA(DC1) | 16 | 16 |
| B7 | 0 | 0 |
| GLASS BOX | 1 | 1 |
| VISITOR MMTG CENTRE | 1 | 1 |
| TOTAL FOR | 135 | 135 |

PARKING STATEMENT TOWER - 2

| C.A/TENANEMT | NO. OF TENMS | PER FLAT | PARKING REQD |
|---|---|---|---|
| BELOW 45 | -- | 1/4 TENMS | -- |
| 45 TO 60 | 99 NOS | 1/2 TENMS | 50 NOS |
| 60 TO 100 | 109 NOS | 1/1 TENMS | 109 NOS |
| ABOVE 100 | - | 2/1 TENMS | - |
| TOTAL | 208 NOS | | 159 NOS |
| ADD 10% VISITOR'S CAR PARKING & TWO WHEELER | | | 16 NOS |
| TOTAL RESIDENTIAL PARKING REQUIRED | | | 175 NOS. |
| TOTAL CAR PARKING PROPOSED | | | 220 NOS. |

PARKING STATEMENT TOWER - 10

| C.A/TENANEMT | NO. OF TENMS | PER FLAT | PARKING REQD |
|---|---|---|---|
| BELOW 45 | -- | 1/4 TENMS | -- |
| 45 TO 60 | 2 NOS | 1/2 TENMS | 1 NOS |
| 60 TO 100 | 136 NOS | 1/1 TENMS | 136 NOS |
| ABOVE 100 | 60 NOS | 2/1 TENMS | 120 NOS |
| TOTAL | 198 NOS | | 257 NOS |
| ADD 10% VISITOR'S CAR PARKING & TWO WHEELER | | | 26 NOS |
| TOTAL RESIDENTIAL PARKING REQUIRED | | | 283 NOS. |
| TOTAL CAR PARKING PROPOSED | | | 285 NOS. |

PARKING STATEMENT TOWER -11

| C.A/TENANEMT | NO. OF TENMS | PER FLAT | PARKING REQD |
|---|---|---|---|
| BELOW 45 | -- | 1/4 TENMS | -- |
| 45 TO 60 | -- | 1/2 TENMS | -- |
| 60 TO 100 | 106 NOS | 1/1 TENMS | 106 NOS |
| ABOVE 100 | 47 NOS | 2/1 TENMS | 94 NOS |
| TOTAL | 153 NOS | | 200 NOS |
| ADD 10% VISITOR'S PARKING | | | 20 NOS |
| TOTAL RESIDENTIAL PARKING REQUIRED | | | 220 NOS. |
| TOTAL CAR PARKING PROPOSED | | | 220 NOS. |

SUMMARY TABLE

| | |
|---|---|
| TOTAL RESIDENTIAL PARKING REQUIRED TOWER 1 | 280 NOS. |
| TOTAL RESIDENTIAL PARKING REQUIRED TOWER 2 | 175 NOS. |
| TOTAL RESIDENTIAL PARKING REQUIRED TOWER 3 | 222 NOS. |
| TOTAL RESIDENTIAL PARKING REQUIRED TOWER 10 | 283 NOS. |
| TOTAL RESIDENTIAL PARKING REQUIRED TOWER 11 | 220 NOS. |
| TOTAL RESIDENTIAL PARKING REQUIRED FOR ALL TOWERS | 1,180 NOS. |
| PARKING PROVIDED FOR TOWER 1,2,3,10 & 11 IN PODIUM | 1215 NOS. |
| OPEN VISITOR CAR PARKING PROVIDED FOR ALL TOWERS | 123 NOS. |
| PARKING PROVIED FOR TOWER 1,2,3,10 & 11 | 1,338 NOS. |
| VISITOR CAR PARKING & TWO WHEELER PARKING | 109 NOS. |

PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAJARAM GUNDERA O RATHOD

Digitally signed by RAJARAM GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD, o=Personal
Reason: I am the author of this document
Location:
Date: 2023-10-28 21:02:49 00

PROJECT INFORMATION

| | |
|---|---|
| CASE | Addition or Extension |
| LOCATION | Non-Congested Area |
| PLOT USE | Industrial Buildings |
| PLOT SUB USE | IITT |
| AREA STATEMENT | SQ.M. |
| 1. AREA OF PLOT (Minimum area of a, b, c to be considered excluding NP) | 237860.23 |
| (a) As per ownership document (7/12, CTS extract) | 0.00 |
| (b) As per measurement sheet | 237860.23 |
| (c) as per site | 0.00 |
| 2. DEDUCTIONS FOR | |
| (a) Proposed D.P. / S.P. R.W. Area/Service Road /Highway | 0.00 |
| (b) Area R.G. Reservation area | 0.00 |
| (Total (a+b)) | 0.00 |
| 3. BALANCE PLOT AREA ( - 2 ) | 237860.23 |
| 4. AMENITY SPACE (if any/exists) | |
| (a) Required - | 11603.21 |
| (b) Adjustment of 20(a) if any - | 0.00 |
| (c) Relocation Proposed - | 14369.22 |
| 5. NET PLOT AREA (3-4+5) | 223653.72 |
| 6. RECREATIONAL OPEN SPACE (if applicable) | |
| (a) Required - | 23788.22 |
| (b) Proposed - | 44782.23 |
| 7. INTERNAL ROAD AREA | 0000.00 |
| 8. PLOTABLE AREA (if applicable) | 0000.00 |
| 9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Zone 2 + Base FSI) | 223653.72 |
| 10. ADDITION OF FSI ON PAYMENT OF PREMIUM | |
| (a) Maximum permissible premium FSI - based on road width / TOD zone. | 475720.46 |
| (b) Proposed FSI on payment of premium. | 0.00 |
| 11. TRANSIT AND TOD LOADING | |
| (a) Extra area against DCR, exist (2.0 x Sr. No. 2 (a)) if any | 0.00 |
| (b) Extra area against Amenity Space if handed over (1.00 or 1.25 x Sr. No. 4 (b)and (e)) | 000.00 |
| (c) TDR area | 0.00 |
| (d) Total (a+b) - TDR loading proposed (11 (a)+(b)+(c)) | 26813.23 |
| 12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7 | |
| 13. TOTAL ENTITLEMENT OF FSI | |
| (a) (1 + 10(c) + 11(d) + 12 whichever is applicable | 699274.18 |
| (b) Additional FSI (with 60%/100% with payment of charges) | 0.00 |
| (c) Total entitlement (a+b) | 699274.18 |
| 14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 or as applicable) (1.0 or 1.5) | 699274.18 |
| 15. TOTAL BUILT-UP AREA PROPOSED. (including area at sr.no.17 b) | |
| (a) Demolished Area. | 24445.27 |
| (b) Existing Built-up Area. | 777110.58 |
| (c) Proposed Built-up Area (as per Plans) | 0.00 |
| (d) Total (b+c) | 777110.58 |
| 16. F.S.I. CONSUMED (15/13) (not to be more than serial No.14 above.) | 3.79 |
| 17. AREA FOR INCLUSIVE HOUSING, if any | |
| (a) Required 20% of S.No.2) | 000.00 |
| (b) Proposed | 000.00 |

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED MR. & THE DIMENSIONS OF THE ABOVE, ETC. STATED ON THE PLAN AREA AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

LEGEND

| | |
|---|---|
| PLOT BOUNDARY SHOWN THICK BLACK | |
| PROPOSED WORK SHOWN RED FILLED IN | |
| DIMENSIONS LINE SHOWN RED DOTTED | |
| WATER LINE SHOWN BLUE DOTTED | |
| EXISTING TO BE RETAINED HATCHED | |
| DEMOLISHION SHOWN HATCHED YELLOW | |

CAR PARKING STATEMENT

GLASS BOX

| SR. NO | DESCRIPTION | NOS |
|---|---|---|
| 1 | PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF OFFICE BUA (150.30/100) | 2 |
| 2 | ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING) | 1 |
| 3 | TOTAL CAR PARKING REQUIREMENT | 3 |
| 4 | TOTAL CAR PARKING PROPOSED | 3 |

OWNERS NAME & SIGN: Newtound Properties and Leasing Pvt Ltd NARAYANAN CHITADE

ARCH.NAME,SIGN & ADD: SHIVPRABHU

PROJECT INFORMATION

| | |
|---|---|
| PLOT NO | : Gen2/1D,Gen2/1E,Gen2/1F |
| USE | : Industrial Buildings |
| SUBUSE | : IITT |
| NODE | : CTS/CS |
| SECTOR NO | |
| PLOT ADDRESS | : CTS/CS ,Block No. ,Plot No.Gen 2/1D,Gen2/1E,Gen2/1F ,Road/Strt |

| | |
|---|---|
| PERMIT NO | : |
| AWARD NO | : SWC/14/2/2012 /0/0/0/0/0/0/0/0 |
| KEY NO | : 5858 |
| SCALE | : 1:100 |
| DATE | : 16-11-2023 |
| SHEET NO | : 1 / 2 |

PROJECT TYPE - Building Development

SEAL OF APPROVAL

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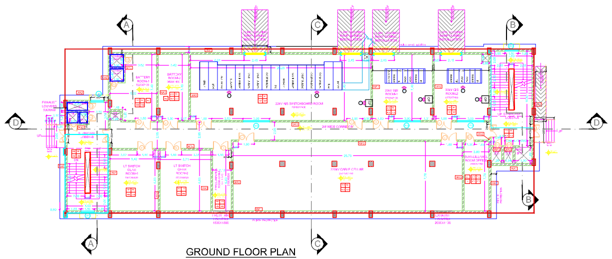
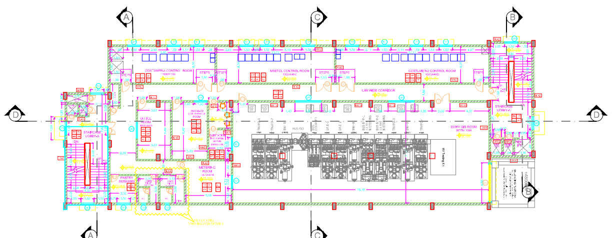
Location:
Date: 2023-12-28 21:02+05:30

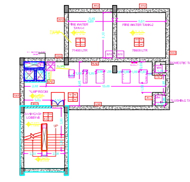
BUILDING: A (GIS BUIL...)



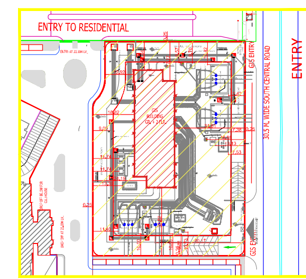
GROUND FLOOR PLAN
SCALE : 1: 200



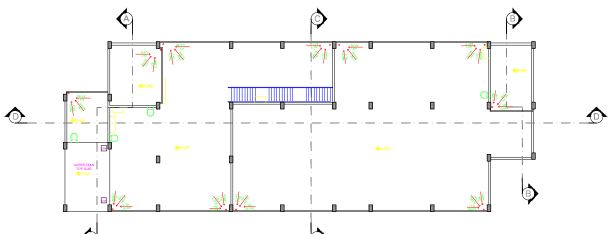
FIRST FLOOR PLAN
SCALE : 1: 200



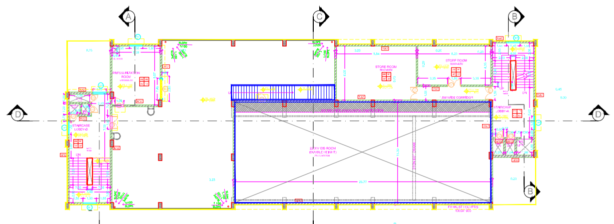
BASEMENT FLOOR
scale-1:200



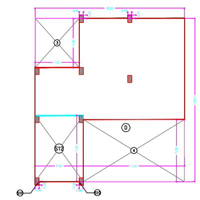

KEY PLAN



TERRACE FLOOR
SCALE : 1: 200



SECOND FLOOR PLAN
SCALE : 1: 200



BASEMENT FLOOR AREA DIAGRAM AND CALCULATIONS
SCALE : 1: 200

BUILT UP AREA CALCULATION

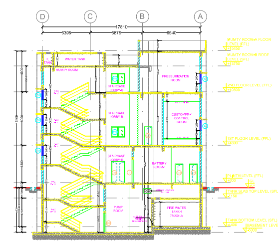
| BASEMENT FLOOR | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| D. | 16.86 | x | 18.41 | x | 1NO | = | 310.39 SQ.MT. | |
| S10. | 0.45 | x | 0.38 | x | 2NO | = | 0.34 SQ.MT. | |
| | TOTAL ADDITION | | | | | = | 310.73 SQ.MT. | X |

DEDUCTIONS

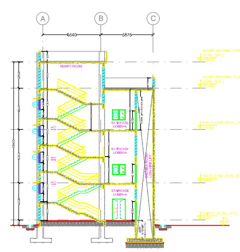
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 3. | 5.00 | x | 5.55 | x | 1NO | = | 27.75 SQ.MT. | |
| 4. | 11.41 | x | 7.00 | x | 1NO | = | 79.87 SQ.MT. | |
| | TOTAL DEDUCTION | | | | | = | 107.62 SQ.MT. | Y1 |
| | TOTAL BUILT UP AREA [X – Y1] | | | | | = | 203.11 SQ.MT. | X1 |

STAIRCASE, LIFT & LOBBY AREA

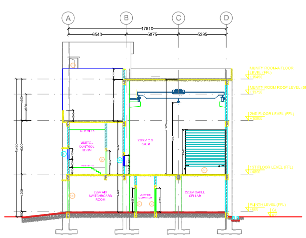
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| S10. | 0.45 | x | 0.38 | x | 2NO | = | 0.34 SQ.MT. |
| S11. | 5.45 | x | 7.45 | x | 1NO | = | 40.60 SQ.MT. |
| | TOTAL ADDITION | | | | | = | 40.94 SQ.MT. |



SECTION-AA
scale-1:200



SECTION-BB
scale-1:200



SECTION-CC
scale-1:200

BUILT UP AREA CALCULATION

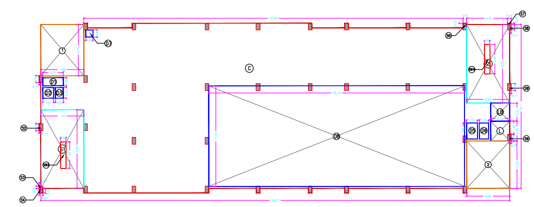
| SECOND FLOOR | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| C | 52.72 | X | 18.41 | X | 1NO | = | 970.57 SQ.MT. | |
| | TOTAL ADDITION | | | | | = | 970.57 SQ.MT. | X |

DEDUCTIONS

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1. | 4.83 | x | 5.75 | x | 1NO | = | 22.77 SQ.MT. | |
| 2. | 4.83 | x | 5.33 | x | 1NO | = | 25.74 SQ.MT. | |
| D1. | 2.30 | x | 0.90 | x | 1NO | = | 2.07 SQ.MT. | |
| D2. | 1.20 | x | 1.20 | x | 1NO | = | 1.44 SQ.MT. | |
| D3. | 0.90 | x | 1.20 | x | 1NO | = | 1.08 SQ.MT. | |
| D5. | 1.20 | x | 1.80 | x | 1NO | = | 2.16 SQ.MT. | |
| D6. | 1.04 | x | 1.80 | x | 1NO | = | 1.87 SQ.MT. | |
| D7. | 0.80 | x | 0.80 | x | 1NO | = | 0.64 SQ.MT. | |
| D8. | 28.78 | x | 11.30 | x | 1NO | = | 325.21 SQ.MT. | |
| SW3. | 0.60 | x | 2.98 | x | 1NO | = | 1.79 SQ.MT. | |
| SW4. | 0.60 | x | 3.30 | x | 1NO | = | 1.98 SQ.MT. | |
| | TOTAL DEDUCTION | | | | | = | 386.75 SQ.MT. | Y1 |
| | TOTAL BUILT UP AREA [X – Y1] | | | | | = | 583.82 SQ.MT. | X1 |

STAIRCASE, LIFT & LOBBY AREA

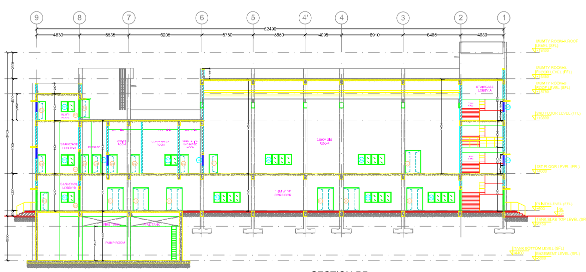
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| L. | 2.13 | x | 2.23 | x | 1NO | = | 4.75 SQ.MT. | |
| LB. | 2.13 | x | 2.02 | x | 1NO | = | 4.30 SQ.MT. | |
| S1. | 4.83 | x | 8.83 | x | 1NO | = | 42.65 SQ.MT. | |
| S2. | 0.17 | x | 0.75 | x | 1NO | = | 0.13 SQ.MT. | |
| S3. | 0.17 | x | 0.24 | x | 1NO | = | 0.04 SQ.MT. | |
| S4. | 0.40 | x | 0.52 | x | 1NO | = | 0.21 SQ.MT. | |
| S5. | 4.83 | x | 8.83 | x | 1NO | = | 42.65 SQ.MT. | |
| S6. | 0.40 | x | 0.52 | x | 1NO | = | 0.21 SQ.MT. | |
| S7. | 0.40 | x | 0.15 | x | 1NO | = | 0.06 SQ.MT. | |
| S8. | 0.17 | x | 0.60 | x | 1NO | = | 0.10 SQ.MT. | |
| S9. | 0.17 | x | 0.75 | x | 2NO | = | 0.25 SQ.MT. | |
| | TOTAL ADDITION | | | | | = | 95.23 SQ.MT. | ST3 |



SECOND FLOOR AREA DIAGRAM AND CALCULATIONS
SCALE : 1: 200

DEDUCTIONS

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| SW3. | 0.60 | x | 2.98 | x | 1NO | = | 1.79 SQ.MT. | |
| SW4. | 0.60 | x | 3.30 | x | 1NO | = | 1.98 SQ.MT. | |
| | TOTAL DEDUCTION | | | | | = | 3.77 SQ.MT. | SD3 |
| | TOTAL BUILT UP AREA [ST3 – SW1] | | | | | = | 91.46 SQ.MT. | STD3 |



SECTION-DD
scale-1:200

BUILT UP AREA CALCULATION

| GROUND FLOOR | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A. | 52.72 | x | 18.41 | x | 1NO | = | 970.57 SQ.MT. | |
| | TOTAL ADDITION | | | | | = | 970.57 SQ.MT. | X |

DEDUCTIONS

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1. | 4.83 | x | 5.75 | x | 1NO | = | 27.77 SQ.MT. | |
| 2. | 4.83 | x | 5.33 | x | 1NO | = | 25.74 SQ.MT. | |
| D1. | 2.30 | x | 0.90 | x | 1NO | = | 2.07 SQ.MT. | |
| D2. | 1.20 | x | 1.20 | x | 1NO | = | 1.44 SQ.MT. | |
| D3. | 0.90 | x | 1.20 | x | 1NO | = | 1.08 SQ.MT. | |
| D4. | 1.50 | x | 1.40 | x | 2NO | = | 4.20 SQ.MT. | |
| D5. | 1.20 | x | 1.80 | x | 1NO | = | 2.16 SQ.MT. | |
| D6. | 1.04 | x | 1.80 | x | 1NO | = | 1.87 SQ.MT. | |
| D9. | 0.80 | x | 0.80 | x | 1NO | = | 0.64 SQ.MT. | |
| SW1. | 0.60 | x | 4.60 | x | 2NO | = | 5.52 SQ.MT. | |
| | TOTAL DEDUCTION | | | | | = | 72.49 SQ.MT. | Y1 |
| | TOTAL BUILT UP AREA [X – Y1] | | | | | = | 898.08 SQ.MT. | X1 |

STAIRCASE, LIFT & LOBBY AREA

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| L. | 2.13 | x | 2.23 | x | 1NO | = | 4.75 SQ.MT. | |
| LB. | 2.13 | x | 2.02 | x | 1NO | = | 4.30 SQ.MT. | |
| S1. | 4.83 | x | 8.83 | x | 1NO | = | 42.65 SQ.MT. | |
| S2. | 0.17 | x | 0.75 | x | 1NO | = | 0.13 SQ.MT. | |
| S3. | 0.17 | x | 0.24 | x | 1NO | = | 0.04 SQ.MT. | |
| S4. | 0.40 | x | 0.52 | x | 1NO | = | 0.21 SQ.MT. | |
| S5. | 4.83 | x | 8.83 | x | 1NO | = | 42.65 SQ.MT. | |
| S6. | 0.40 | x | 0.52 | x | 1NO | = | 0.21 SQ.MT. | |
| S7. | 0.40 | x | 0.15 | x | 1NO | = | 0.06 SQ.MT. | |
| S8. | 0.17 | x | 0.60 | x | 1NO | = | 0.10 SQ.MT. | |
| S9. | 0.17 | x | 0.75 | x | 2NO | = | 0.25 SQ.MT. | |
| | TOTAL ADDITION | | | | | = | 95.23 SQ.MT. | ST1 |

DEDUCTIONS

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| SW1. | 0.60 | x | 4.60 | x | 2NO | = | 5.52 SQ.MT. | |
| | TOTAL DEDUCTION | | | | | = | 5.52 SQ.MT. | SD1 |
| | TOTAL BUILT UP AREA [ST1 – SD1] | | | | | = | 89.71 SQ.MT. | STD1 |

BUILT UP AREA CALCULATION

| FIRST FLOOR | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| B | 52.72 | X | 18.41 | X | 1NO | = | 970.57 SQ.MT. | |
| | TOTAL ADDITION | | | | | = | 970.57 SQ.MT. | X |

DEDUCTIONS

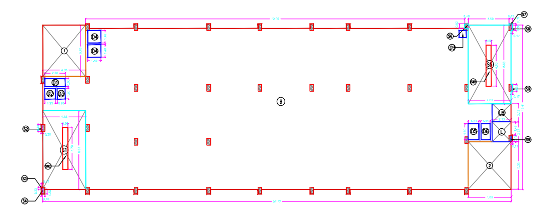
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1. | 4.83 | x | 5.75 | x | 1NO | = | 27.77 SQ.MT. | |
| 2. | 4.83 | x | 5.33 | x | 1NO | = | 25.74 SQ.MT. | |
| D1. | 2.30 | x | 0.90 | x | 1NO | = | 2.07 SQ.MT. | |
| D2. | 1.20 | x | 1.20 | x | 1NO | = | 1.44 SQ.MT. | |
| D3. | 0.90 | x | 1.20 | x | 1NO | = | 1.08 SQ.MT. | |
| D4. | 1.50 | x | 1.40 | x | 2NO | = | 4.20 SQ.MT. | |
| D5. | 1.20 | x | 1.80 | x | 1NO | = | 2.16 SQ.MT. | |
| D6. | 1.04 | x | 1.80 | x | 1NO | = | 1.87 SQ.MT. | |
| D9. | 0.80 | x | 0.80 | x | 1NO | = | 0.64 SQ.MT. | |
| SW2. | 0.60 | x | 4.73 | x | 1NO | = | 2.84 SQ.MT. | |
| SW1. | 0.60 | x | 4.60 | x | 1NO | = | 2.76 SQ.MT. | |
| | TOTAL DEDUCTION | | | | | = | 72.57 SQ.MT. | Y1 |
| | TOTAL BUILT UP AREA [X – Y1] | | | | | = | 898.00 SQ.MT. | X1 |

STAIRCASE, LIFT & LOBBY AREA

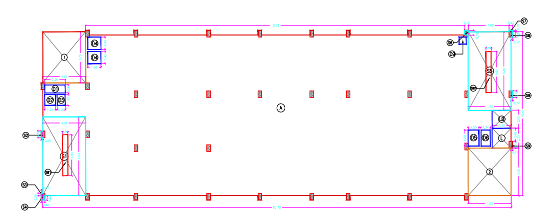
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| L. | 2.13 | x | 2.23 | x | 1NO | = | 4.75 SQ.MT. | |
| LB. | 2.13 | x | 2.02 | x | 1NO | = | 4.30 SQ.MT. | |
| S1. | 4.83 | x | 8.83 | x | 1NO | = | 42.65 SQ.MT. | |
| S2. | 0.17 | x | 0.75 | x | 1NO | = | 0.13 SQ.MT. | |
| S3. | 0.17 | x | 0.24 | x | 1NO | = | 0.04 SQ.MT. | |
| S4. | 0.40 | x | 0.52 | x | 1NO | = | 0.21 SQ.MT. | |
| S5. | 4.83 | x | 8.83 | x | 1NO | = | 42.65 SQ.MT. | |
| S6. | 0.40 | x | 0.52 | x | 1NO | = | 0.21 SQ.MT. | |
| S7. | 0.40 | x | 0.15 | x | 1NO | = | 0.06 SQ.MT. | |
| S8. | 0.17 | x | 0.60 | x | 1NO | = | 0.10 SQ.MT. | |
| S9. | 0.17 | x | 0.75 | x | 2NO | = | 0.25 SQ.MT. | |
| | TOTAL ADDITION | | | | | = | 95.23 SQ.MT. | ST2 |

DEDUCTIONS

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| SW2. | 0.60 | x | 4.73 | x | 1NO | = | 2.84 SQ.MT. | |
| SW1. | 0.60 | x | 4.60 | x | 1NO | = | 2.76 SQ.MT. | |
| | TOTAL DEDUCTION | | | | | = | 5.60 SQ.MT. | SD2 |
| | TOTAL BUILT UP AREA [ST2 – SD2] | | | | | = | 89.63 SQ.MT. | STD2 |



FIRST FLOOR AREA DIAGRAM AND CALCULATIONS
SCALE : 1: 200



GROUND FLOOR AREA DIAGRAM AND CALCULATIONS
SCALE : 1: 200

GROUND FLOOR COVERAGE AREA = 1495.98
( INCLUDING CALCULATION U/G TANK, TRAFO.– 1, TRAFO.– 2, TRAFO.– 3, TRAFO.– 4, BOT FOR 25MVA TR – 1 & 2 & BOT FOR 25MVA TR–3 & 4, PROPOSED MONOPOLE TOWER )

FLOOR WISE FSI STATEMENT: A (GIS BUILDING)

| BUILDING | FSI AREA | | BALC | PASS | STAIR | LIFT | TENE |
|---|---|---|---|---|---|---|---|
| | RESI | NON RESI | | | | | |
| TERRACE FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.42 | 0 |
| SECOND FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.42 | 0 |
| FIRST FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.42 | 0 |
| GROUND FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.42 | 0 |
| BASEMENT FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 13.68 | 0 |

AREA STATEMENT FOR GIS BUILDING ( FREE OF FSI )

| FLOOR | TOTAL B/U AREA |
|---|---|
| BASEMENT FLOOR | 203.11 |
| GROUND FLOOR | 898.08 |
| 1ST FLOOR | 898.00 |
| 2ND FLOOR | 583.82 |
| TERRACE FLOOR | ----- |
| **TOTAL AREA** | **2,583.01** |

AREA SUMMARY FOR GIS STAIRCASE ( FREE OF FSI )

| FLOOR | STAIRCASE, LIFT & LOBBY AREA |
|---|---|
| BASEMENT FLOOR | 40.94 |
| GROUND FLOOR | 89.71 |
| 1ST FLOOR | 89.63 |
| 2ND FLOOR | 91.46 |
| TERRACE FLOOR | ----- |
| **TOTAL AREA** | **311.74** |

OWNERS NAME & SIGN: Newfound Properties and Leasing P... | ARCH.NAME,SIGN & ADD: SATYANARAYANAN CHITADE

PROJECT INFORMATION

| | |
|---|---|
| PLOT NO | : Gen2/1D,Gen2/1E,Gen2/1F |
| USE | : Industrial Buildings |
| SUBUSE | : IITT |
| NODE | : CTS/CS |
| SECTOR NO | : |
| PLOT ADDRESS | : CTS/CS:,Block No:,,Plot No:Gen 2/1D,Gen2/1E,Gen2/1F,Road/Stre |

| | | | |
|---|---|---|---|
| PERMIT NO | | | |
| INWARD NO | SWC/14/521/202 30829/929528 | | |
| KEY NO | 8858 | SCALE | 1:100 |
| DATE | 16-11-2023 | SHEET NO | 2 / 2 |

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I/30382/2023

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

**(A Government of Maharashtra Undertaking)**

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

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

**Date: 11/12/2023.**

**M/s. Newfound Properties and Leasing Pvt Ltd.**
**Plot No, Gen-2/1D MIDC, TTC**
**Indl. Area.**

**Sub: Grant of "Provisional No Objection Certificate" for the Proposedconstruction of GIS Building on Plot No. Gen-2/1D MIDC, TTC Indl, Area.**

**Ref:** Your application vide no; SWC/14/521/20230829/929528.

Dear Sir,

This has reference to the above this office has **"No Objection (Provisional)"** for your proposed construction of GIS buildings on plot no. Gen-2/1D, at MIDC, TTC Indl. Area. The details of the constructions as per the drawing submitted by you are as mapped under your BPAMS application. The plot area of the co. is **2,37,860.23 Sq mtr.** and the existing built up area is **1,77,110.58 Sqm** & the proposed built up area is **0.00 Sq. Mtr.** (Excluding the Free of FSI Area). The height of the proposed structure is **15.40 mtr.** The area wise details of each floor areas under:-

***Building : A (GIS BUILDING) (Table 3b-2)***

| Floor Name | Terrace | Stair | Lift | Duct(Void, V Shaft, Chowk) |
|---|---|---|---|---|
| **Basement Floor...** | 0.000 | 0.000 | 0.000 | 0.000 |
| **Ground Floor...** | 0.000 | 0.000 | 0.000 | 811.510 |
| **First Floor...** | 0.000 | 0.000 | 0.000 | 811.510 |
| **Second Floor...** | 0.000 | 0.000 | 0.000 | 471.640 |
| **Terrace Floor...** | 949.010 | 0.000 | 0.000 | 0.000 |
| **Total :** | **949.01** | **0.00** | **0.00** | **2094.66** |

**The occupant load in above buildings should not exceed in any case as prescribed in Table – 3 of National Building Code 2016, part IV.**

***This N.O.C. is valid subject to fulfillment of the following conditions:***

1. **The plans of the proposed construction (adhering to the D.C. Rules of MIDC & National Building Code-2016 where necessary), should be approved by the Executive Engineer, Division Mahape, (Special Planning Authority).**
2. **The Drainage completion certificate & Occupation certificate should be obtained from Executive Engineer Division Mahape. The B.C.C. & D.C.C. shall be issued subject to "Final NO-Objection Certificate" from fire department.**
3. **The approval from CCEO/ PESO shall be obtained for the proposed layout for storage of Petroleum Products of A, B & C Class.**
4. **Under Section 3 of Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (hereinafter referred to as "said Act")** The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2016 and as amended from time to time failing which it shall be treated as a violation of the said Act.
5. **As per the provision as under: - 10 of the said Act**. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing. Such other related activities required to be carried out in any place or building or part thereof: A list of License Agency is available on Maharashtra Fire Services website www.mahafireservice.gov.in**.** No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance

6. **Under Section 11 of the said Act,** the fire service fees shall be assessed and the same shall be payable after serving the notice to that effect or prior to issue of the building completion certificate or occupancy certificate whichever is earlier.
7. **Under Section 45 of the said Act,** the owner/occupier or developer shall appoint Fire Officer/Officers and staff for taking adequate Fire and Life Safety Measures, qualifications and experience of such persons be got approved from the Chief Fire Officer & Fire Advisor, MIDC Fire Services.
8. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
9. Proper roads in the premises should be provided for easy mobility of the Fire Brigade Appliance & Marginal spaces around the building should be kept free from obstructions & open to sky at all the time. Minimum marginal spaces should be confirming with **Table No.10 of D.C. Rules of MIDC, 2009.** The load bearing capacity of internal roads shall not be less than **45 Tons.**
10. All portable firefighting equipment installed at various locations as per local hazard such as Co2-DCP, Foam as per **IS: 15683**, & it must be strictly confirming to relevant IS specification. It is recommended for every 100 Sq. Meter one fire extinguisher should be provided for electrical installation Co2 extinguisher of 4.5 Kg should be provided.
11. All the firefighting equipment shall be well maintained and should be easily accessible in case of emergency.
12. Emergency Telephone numbers like **"Police", "Fire Brigade", "Hospital", "Doctors",** and **"Responsible persons of the office"** should be displayed in Fire Control Room, Security Office and in Reception area.
13. It shall be ensured that security staff & every employee of the office, security are trained in handling **firefighting equipment & in firefighting.**
14. The Fire Exit Drill or Evacuation Drill should be plan and instruction should be given to the staff minimum **four times in a year** and drill should be carried out **twice in a year.**
15. Cautionary boards such as **"DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "EXTINGUISHER", "FIRE HYDRANT"** etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in dark.
16. **"On-Site" & "Off-Site"** emergency plan shall be prepared & mock drills shall be conducted twice a year & instructions to every employee shall be given once in three months.
17. The use of combustible surface finishes on walls (including facade of the building) and ceiling affects the safety of the occupants of the building. Such finishes tend to spread the fire and even though the structural elements may be adequately fire resistant, serious danger to life may result. It is therefore, essential to have adequate precautions to minimize spread of flame on wall, façade of building and ceiling surfaces.
18. The finishing materials used for various purposes and décor shall be such that it shall not generate toxic fumes / smoke.
19. Automatic smoke venting facilities shall be provided for safe use of exits in windowless buildings.
20. Natural draft smoke venting shall utilize roof vents in walls at or near the ceiling level, such vents shall be normally open, or, if closed, shall be designed for automatic opening in case of fire, by release of smoke sensitive devices.
21. Where smoke venting facilities are installed for purposes of exit safety, these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served, using available exit facilities with a margin of safety to allow for unforeseen contingencies.
22. The fluorescent glow signs like "**Staircase", "Extinguisher", "Fire Escape" "Hydrant Point", Manual Call Point" "Exit", "Lift"** shall be installed on strategic locations in all common areas of the building like passages, Corridors etc.

23. Fire evacuation orders & exit map shall be provided in every floor & in lobbies of the buildings.
24. LPG banks should not be stored on upper floor for cooking etc. The kitchen for commercial purpose on uppers floors is not permitted.
25. The Glassing and facade other Glasses should have at least one hour fire resistance and should be UL approved and in accordance with NFPA requirements.
26. This being a very special type of building if any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings.
27. The Chief Fire Officer & Fire Advisor, M.I.D.C. reserves all right to modify the fire safety recommendations and it shall be responsibility of company authorities to maintained close liaison with fire department.
28. **A high rise building during construction shall be provided with the following fire protection measures, which shall be maintained in good working condition at all times:**

- **Dry riser of minimum 100 m.m. dia. Pipe with hydrant outlets on the floors constructed with a fire service inlet.**
- **The use of combustible surface finishes on walls (including facade of the building) and ceiling affects the safety of the occupants of the building. Such finishes tend to spread the fire and even though the structural elements may be adequately fire resistant, serious danger to life may result. It is therefore, essential to have adequate precautions to minimize spread of flame on wall, façade of building and ceiling surfaces.**
- **The finishing materials used for various purposes and décor shall be such that it shall not generate toxic fumes / smoke.**
- **Automatic smoke venting facilities shall be provided for safe use of exits in windowless buildings.**
- **Natural draft smoke venting shall utilize roof vents in walls at or near the ceiling level, such vents shall be normally open, or, if closed, shall be designed for automatic opening in case of fire, by release of smoke sensitive devices.**
- **Where smoke venting facilities are installed for purposes of exit safety, these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served, using available exit facilities with a margin of safety to allow for unforeseen contingencies.**
- **If the building or part of building is Sub-leased, sold to some other company then the prospective buyer / sub-leased must obtain "No – Objection Certificate" form this office before occupying the building / floors. You are hereby informed to incorporate suitable clause to that effect in sub-lees agreement or agreement for sale.**
- **Pressurization should be provided to the all the staircases and Lift Shaft's & Lift lobbies of the building. The mechanism for the pressurization shall act automatically with the fire alarm/ sprinkler system and it shall be possible to operate this mechanically also.**

29. **The Final NOC for the above building will be issued after satisfactory installation of Fire Prevention & Fire Protection arrangement. This building should not be occupied without obtaining Final NOC from this Dept. & OC from the SPA, MIDC, failing which you will be solely responsible for the consequences, if any.**
30. **The NFPA 37: 2021 Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines & IS 12456: Code of Practice for FIRE PROTECTION OF ELECTRONIC DATA PROCESSING INSTALLATION shall be followed.**

**Standard Specifications and Regulations to be followed: -**

a. D.C. Rules of MIDC & Part-3 & 4 National Building Code: 2016,
b. **IS: 3844** – for installation and maintenance of internal fire hydrants and hose reels on premises.
c. **IS: 2189** – for selection, installation and maintenance of automatic fire detection and alarm system.
d. **IS: 15683** – for selection, installation and maintenance of portable first aid fire extinguishers.

e. IS : 9583 : 1981 Emergency lighting units.
f. IS 12456 : 1988 Code of practice for fire protection of electronic data processing installation.
g. IS 4963 : 1987 Recommendations for buildings and facilities for physically handicapped.
h. IS 3614 ( Part I ) :1966 Specification for fire check doors.

## Other Important Codes & Standards:-

1. **Code of practice for Fire Safety Buildings IS-1642 – for Details of Construction.**
2. **Code of Practice of Fire Safety of Buildings IS-1643– Exposure Hazard.**
3. **Code of Practice of Fire Safety of Buildings IS-1644 – Exit requirement and Personal Hazard.**
4. **IS : 15105 – Design and installation of fixed automatic sprinkler fire extinguishing system.**
5. **IS 9668 : 1990 Code of practice for provision and maintenance of water supplies and firefighting.**
6. **IS 2175 : 1988 Specification for heat sensitive fire detectors for use in automatic fire alarm system.**
7. **IS 11360 : 1985 Specification for smoke detectors for use in automatic electrical fire alarm system.**
8. **IS 9457 : 1980 Safety colours and safety signs.**
9. **IS 12349 : 1988 Fire protection – Safety sign**
10. **IS 12407 : Graphic symbols for fire protection plan.**

## FIRE PREVENTION
## Passive Fire protection required.

**Requirement and Provision**: - The following passive fire protection systems will have to be followed and installed for the Life Safety of the building as per Part 3 & 4 of National Building Code 2016:-

| Sr. No. | Clause Number | Description. |
|---|---|---|
| 1. | Clause NO: 3.3.1 & 3.3.2 | **Fire Test General Requirement:** Element / Component shall have the requisite fire resistance performance when tested in accordance with the accepted standards. |
| 2. | Clause NO: C-9 | **Compartmentation:** The building shall be suitably compartmentalized so that the fire & smoke remain confined to the area where the fire incident has occurred & does not spread to other part of the building. |
| 3. | Clause NO: 4.10.5 | **Smoke Extraction System:** The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system. |
| 4. | Clause NO: 3.4.12.3 | **Smoke management:** Where smoke venting facilities are installed for the purpose of exit safety these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served using available exit facilities, with margin of safety to allow for unforeseen contingencies. |
| 5. | Clause NO: C-1.17 | **Fire rated ducts:** Where the ducts passes through fire walls, the opening around the duct shall be sealed with fire resisting materials having the fire resistant rating of the compartment. Where the duct crosses the compartment which is fire rated for same fire rating. Depending on the services passing around the duct work, which may be affected in case of fire temperatures rising, the ducts shall be insulated |
| 6. | Clause NO: C-1.12 a | **Cable ducts:** The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible material having the same fire resistance as the fire rating of the duct. |
| 7. | Clause NO: C-1.12 e | **Fire rated ceilings: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.** |

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| | | |
|---|---|---|
| 8. | Clause NO: 3.3.3 | **Steel protection: Load bearing steel beams & columns of building having total covered area of 500Sq.Mtrs. and above shall be protected against failure collapse of structure in case of fire. This could be achieved by using appropriate methodology using suitable fire rated materials as per the accepted standards.** |
| 9. | Clause NO: 4.13 | **Fire escape enclosure: Fire towers shall be constructed of walls with a 2 hours fire rating without openings other than the exit doorway, with platforms, landings & balconies with the same fire rating of 2 Hours.** |
| 10. | Clause NO: C-1.4 | **Glazing: If glazing or glass bricks are used in a stair case shall have fire rating of minimum 2 hours.** |
| 11. | Clause NO: 3.4.19 | **Glazing: If glass is used as a façade for building it shall have minimum 1 hour fire rating.** |
| 12. | Clause NO: 3.4.8.3 | **Fire stopping: Every vertical opening between the floors of a building shall be suitably enclosed or protected as necessary to provide reasonable safety to the occupants while using the means of egress by preventing spread of fire, smoke or fumes through vertical openings from floor to floor, which will allow the occupants to complete their safe use of means of egress.** |
| 13. | Clause NO: 3.4.8.4 | **Fire Stopping: Openings in the walls or floors which are provided for the passage of all building services like cables, electrical wiring & telephone cables etc. Shall be protected by the enclosure in the form of Ducts/shafts with a fire resistance of not less than 2 Hours.** |
| 14. | Clause NO: C-1.9 | **Fire stopping service ducts & shafts: Service ducts & shafts shall be enclosed by walls of 2 hours & doors of 1 hour fire rating. All such ducts/shafts shall be properly sealed & fire stopped at all floors.** |
| 15. | Clause NO: C-1.12 | **Fire stopping cable ducts penetration: The electrical distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as the fire rating of the cable duct.** |

**REQUIREMENT AND PROVISION: - The following Fire Protection System is required for the fire safety of the proposed Data Centre: -**

| Sr. No. | FIRE FIGHTING INSTALLATION | Requirements | Provision | Remarks |
|---|---|---|---|---|
| 1. | Portable Fire Extinguishers | Required in all buildings on each floor. | **IS: 15683 & 2190.** | Portable Fire Extinguisher should be installed confirming to IS 15683 & other I.S. codes |
| 2. | Hose Reel | Required at prominent places. | At Various strategic Locations. | On each floor in the Staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm **confirming to IS 884:1985** |
| 3. | Wet Risers & Down Comers | **Required in entire Bldg.** | In all staircases & fire escape staircases | Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed **confirming to IS:5290.** |
| 4. | Yard Hydrant or Ring hydrant system around the building. | **Required around the proposed buildings.** | Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-636 along with Standard Branch (Universal) confirming to IS-2871. **The distance between 2 Hydrants should not be more than 30 Mtrs. The guidelines should be followed as per IS 3844:1989 & IS 13039:2012.** | |
| 5. | Manually Operated Fire Alarm System | **Required in all entire building** | At every floor on strategic location | Manually Operated Fire Alarm should be provided; it should be connected to alternate power supply. |
| 6. | Underground Static Storage Tank | **Required** 1,00,000 liters | | This water storage should be exclusively for Fire Fighting. (For each building) |

| | | | |
|---|---|---|---|
| 7. | Terrace Level Tank | **Required** 20,000 Ltrs. | For wet riser cum down comer. On each terrace of building |
| 8. | **Fire Pump** (For each building) | 2 No. 1620 lpm electrical driven main pumps<br>1 No. 1620 lpm Diesel driven stand by pump<br>2 No. 180 lpm electric driven jockey pump.<br>450 lpm electric driven Booster Pump on terracetank. | Fire Fighting pumps shall be well maintained.<br>A separate arrangement of pumping should be done for sprinkler system.<br>All the fire pumps must be centrifugal pumps only.<br>Booster pump should be providedon each terrace. |
| 9. | **Addressable Automatic smoke Detection System & Fire alarm system.** | Required in entire building at all floors<br>(If false ceiling voids exceeding 800mm of height above false Detection System should be provided) | **Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm system & IS 2189:2008 Selection, Installation and Maintenance of Automatic Fire-Detection and Alarm System should be followed.** |
| 10. | **Automatic Sprinkler system.** | Required in entire building at all floors and Fire Pump Room<br>(If false ceiling voids exceeding 800mm of height above false ceiling sprinkler should be provided) | **Separate Pumping arrangement should be provided for the Sprinkler system.**<br>**Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system** |
| 11. | **Fire Doors** | Required for all staircases. it should be self-closing type. | Fire Doors of **2 hrs. Fire Resistance Rating** should be provided in all buildings at the entrance of all the staircases on all floors. **Certification from the Competent Authority shall be obtained & submitted to this office for record.** |
| 12. | **Manual Call Point** | Required in all building. | Manual Call Point should be provided at prominent places in all buildings |
| 13. | Emergency Lights | Required in escape routes. | For speedy evacuation in case of emergency. With alternate power backup. |
| 14. | PA System with Talk Back Facility | Required | To guide the occupants in case of emergency. |
| 15. | Auto D.G. Backup | Required | Required for all fire safety systems. |
| 16. | Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs | Required at Prominent Places. | Sign indicators should provide at prominent places as per the guidelines given in<br>**IS:9457 for Safety colour and Safety**<br>**IS:12349 for Fire Protection Safety Signs**<br>**IS: 12407 for Graphics symbols for Fire Protection Plan.** |
| 17. | Fire Brigade Connection- For Static Water Tank and For Hydrant System | | Required at the Main Gate and on fire water tank |

**<u>GUIDELINES FOR INTERNAL STAIRWAYS as per NBC 2016:</u>**

**a)** Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted. Width of Staircase should be **1.5 M.**

**b)** **No Gas piping shall be laid down in the stairway.**

**c)** Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to an external walls and shall be completely enclosed.

**d)** Internal staircase shall not be arranged around lift shaft unless the later is entirely enclosed by material of fire resistance rating as that for type of construction itself.

**e)** The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.

**f)** No living space, store or other space, involving fire risk, shall open directly in to staircase.

**g)** The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other

than a door provided to form a draught lobby.

**h)** The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.

**i)** **Exits shall be so located that it will not be necessary to travel more than 30 Mtrs. from any point to reach the nearest exit.**

**Staircase Design requirement:**

**1.** The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**

2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.

3. No living space, store or other fire risk shall open directly in to the staircases.The main and external staircases shall be continuous from ground floor to the terrace level.

4. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.

**5.** The width of the staircase shall not be less than **1.5 Mtrs.**

**Staircase Enclosures:-**

1. The external enclosing walls of the staircase shall be of the brick or the RCC construction having the fire resistance of not less than two hours. All enclosed staircases shall have access through self-closing door of one hour fire resistance. These shall be single swing doors opening in the direction of escape. The door shall be fitted with the check action door closers.

2. The staircase enclosures on the external wall of the building shall be ventilated to the atmosphere at each landing.

3. Permanent vent at the top equal to the 5% of the cross section area of the enclosure and openable sashes at each floor level with area equal to 1 to 15 % of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 meter above the surrounding roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing a positive pressure of 5 mm w.g. by an electrically operated blower/ blowers shall be maintained.

4. The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/ sprinkler system and be provided with manual operation facilities.

**FIRE ESCAPE: (ENCLOSED TYPE ) SHALL COMPLY THE FOLLOWING: -**

**1.** **Travel Distance should be maintained as per the guidelines given in D.C. Rules of MIDC. Exits and staircase guidelines should be followed as per MIDC's DC Rules and National Building Code-2016.**

**2.** **Fire escape constructed of M.S. angles, wood or glass is not permitted.**

**3.** **Opening of the Fire Escape Staircase should be from outside.**

**4.** Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition .

**5.** Fire Escape Staircase shall be directly connected to the ground.

**6.** Entrance to the Fire Staircase shall be separate and remote from the internal staircase.

**7.** Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.

**8.** The route to the external staircase shall be free of obstructions at all times.

**9.** The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.

**10.** No Staircase, used as a fire escape, shall be inclined at an angel greater than 45 $^{0}$ from the horizontal

**11.** **The width of the staircase should as given in DC Rules of MIDC. The other detailed provision for exits in accordance with National building code - 2016.**

**12.** Fire Staircase shall have straight flight not less than **150 c.m. wide** with 20 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.

**13.** Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.

**14. All the staircase doors on every floor shall be provided with two hours fire resistive doors having panic bars at both the sides.**

**Compartmentation :-**

**General –**

a) It is important to limit the spread of fire in any building. The usual method is to use fire barriers. In some instances these barriers need to be penetrated for ductwork, plumbing and electrical systems, and in such cases, use of passive fire protection measures shall be done so that the integrity of these barriers is not compromised.

b) Floor(s) shall be compartmented with area as given below.

All floors shall be compartmented/ zoned with area of each compartment being not more than 750 $m^2$. The maximum size of the compartment shall be as follows, in case of sprinklered basement/building:

| Sr. No. | Use | Compartmentation Area $m^2$ |
|---|---|---|
| (1) | (2) | (3) |
| i) | Basement car parking | 3000 |
| ii) | Basement (other than car parking) | 2000 |
| iii) | Institutional Buildings: Subdivision C-1 | 1800 |
| iv) | Institutional Buildings: Subdivision C-2 and C-3 | 1125 |
| v) | Mercantile and assembly buildings | 2000 |
| vi) | Business buildings | 3000 |
| vii) | All other buildings (Excluding low hazard and moderate hazard industrial buildings and storage buildings) [1)] | 750 |
| [1)] Compartmentation for low hazard and moderate hazard industrial buildings and storage buildings shall be done in consultation with local fire department. | | |

In addition, there shall be requirement of a minimum of two compartments if the floor plate size is equal or less than the areas mentioned above. However, such requirement of minimum two compartments shall not be required, if the floor plate is less than 750 $m^2$. Compartmentation shall be achieved by means of fire barrier having fire resistance rating of 120 min.

**Staircase and Corridor Lightings:**

a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis.

b) Staircase and corridor lighting shall also be connected to alternate source of supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains.

c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.

d) Emergency lights shall be provided in the staircase/corridor.

e) All wires & other accessories used for emergency lights shall have fire retardant property.

f) A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans & blowers, smoke extraction and damper system in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines & circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump or parallel HV/LV supply from a separate substation shall be provided with appropriate transformer for emergency. If this arrangement is provided then the arrangement of generator is not mandatory.

**Emergency and Escape Lighting :-**

1. Emergency lighting shall be powered from a source independent of that supplying the normal lighting.

2. Escape lighting shall be capable of
   A) Indicating clearly and unambiguously the escape routes.
   B) Providing adequate illumination along such routes to allow safe movement of persons towards and through the exits.
   C) Ensuring that fire alarm call points and firefighting equipment's provided along the escape routes can be readily located.
3. The horizontal luminance at floor level on the centerline of an escape route shall be not less than 10 lux. In addition, for escape routes up to 2 m wide, 50 percent of the route width shall be lit to a minimum of 5 lux.
4. The emergency lighting shall be provided to be put on within 1 s of the failure of the normal lighting supply.
5. Escape lighting luminaries should be sited to cover the following locations
   a) Near each intersection of corridors
   b) At each exit door
   c) Near each change of direction in the escape rout
   d) Near each staircase so that each flight of staircase receives direct light.
   e) Near any other change of floor level.
   f) Outside each final exit and close to it
   g) Near each fire alarm call point.
   h) Near firefighting equipment, and
   i) To illuminate exit and safety signs as required by the fire department.
6. Emergency lighting systems shall be designed to ensure that a fault or failure in any one luminaire does not further reduce the effectiveness of the system.
7. The luminaries shall be mounted as low as possible but at least 2 m above the floor level.
8. Signs are required at all exits, emergency exits and escape routes, which should comply with the graphic requirements of the relevant Indian Standard.
9. Emergency lighting luminaries and their fittings shall be of nonflammable type.
10. It is essential that the wiring and installation of the emergency lighting system are of high quality so as to ensure their perfect serviceability at all times.
11. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1 hour and 30 minutes even for the smallest premises.
12. The emergency lighting system shall be well maintained by periodical inspections and tests so as to ensure their perfect serviceability at all times.

**Illumination of Means of Exit :-**

Staircase and corridor lights shall confirm to the following:-

a) The staircase and corridor lighting shall be on separate circuit and shall be independently connected so that it could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crises.

b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains; and

c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the sand by supply.

**Exit Requirement:**

1. An exit may be doorway, corridor, Passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit landing to an adjoining building at the same level.
2. Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
3. Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electric circuit on an alternative source of supply.
4. To prevent spread of fire and smoke, fire doors with 2 hours fire resistance shall

be provided at appropriate places along the escape routes and particularly at the entrance to lift lobby and stair well where a 'funnel or flue effect' may be created inducing an upward spread of fire.

5. All exits shall provide continuous means of egress to the exterior of a building or to an exterior open spaces leading to the street.
6. Exits shall be so arranged that they may be reached without passing through another occupied unit.

**BASEMENT**

a) Basement exits shall be sufficient to provide for the capacity of the basement as determined in accordance with 4.4.2.1. of NBC-2016 Part IV. In no case shall there be less than two independent basement exits.
b) Basements having incidental occupancies to main occupancy shall be planned with exit requirements of the basements for the actual occupancy within the basement.
c) Where basement is used for car parking and also there is direct approach from any occupancy above to the basement, door openings leading to the basement shall need to be protected with fire doors with 120 min fire rating, except for exit discharge doors from the basements.

**Guide Line for Basement:- BASEMENT PROVISION :**

- The basement shall not be used for residential purposes.
- The provisions specified under the Development Control Rules should be followed.
- The basement to be constructed within the building envelope and subject to maximum coverage on floor 1 (entrance floor) may be put to only the following uses:
  a. Storage of household or other goods of ordinarily non-combustible material;
  b) Strong rooms, bank cellars, etc;
  c) Air-conditioning equipment and other machines used for services and utilities of the building; and
  d) Parking spaces.

**The basement shall have the following requirements:-**

a) Every basement shall be in every part at least 2.4 m in height from the floor to the underside of the roof slab or ceiling;
b) Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to byelaws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans air-conditioning systems, etc;
c) The minimum height of the ceiling of any basement shall be 0.9 m and the maximum 1.2 m above the average surrounding ground level.
d) Adequate arrangements shall be made such that surface drainage does not enter the basement.
**e) Automatic Sprinkler system should be provided for the Basement area.**
**f) Dewatering system should be provided for the Basement.**
**g) Fire Doors should be provided for the Basement opening.**
**h) Separate Ramp should be provided for IN and OUT entry.**
i) For the protection of basement automatic sprinkler system should be provided for entire basement.
j) De-watering arrangement should be made in the basement. Separate dedicated dewatering pumps shall be provided..
k) The Sprinkler pump should be separate and should be interlink with wet riser
l) The basement should be provided with two exits, diagonally opposite to each other
m) The staircase should have at least four-hour fire resistance. The stair case provided for the upper floors shall not communicate to the basement. Separate staircase with separate entry from ground floor shall be provided for basement.
n) The basement should be used only for storage of non-hazardous goods and for A.C. equipments and other utility machines (Excluding Transformers)

o) The alternate power supply should be provided for the basement.
p) Proper Mechanical ventilation should be provided to basement.
**q) The Ramp should not be constructed in marginal space. And width of ramp shall not be less than 3.5 Mtrs.**

The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.

C-1.6 2 The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper stores of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of 1 h resistance. **For travel distance see 4.5 If the travel distance exceeds as given in Table 21, additional staircases shall be provided at proper places.**

C-1.6.3 In multistory basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

C-1.6.4 Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat/smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

C-1.6.4.1 Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

C-1.6.4.2 Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in 3.4.11.5.

C-1.6.4.3 Mechanical extractors shall have an alternative source of supply.

C-1.6.4.4 Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

**<u>Guidelines for Firefighting pump house</u> :**

**The requirements shall be as given below:**

- It is preferable to install the pump house at ground level. Pump house shall be situated so as to be directly accessible from the surrounding ground level.
- Pump house shall be installed not lower than the second basement. When installed in the basement, staircase with direct accessibility (or through enclosed passageway with 120 min fire rating) from the ground, shall be provided. Access to the pump room shall not require to negotiate through other occupancies within the basement.
- Pump house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).
- Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
- No other utility equipment shall be installed inside fire pump room.
- Insertions like flexible couplings, bellows, etc, in the suction and delivery piping shall be suitably planned and installed.
- Installation of negative suction arrangement and submersible pumps shall not be allowed.
- Pump house shall be sufficiently large to accommodate all pumps, and their accessories like PRVs, installation control valve, valves, diesel tank and electrical panel.
- Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.
- Exhaust pipe of diesel engine shall be insulated as per best engineering practice and taken to a safe location at ground level, considering the back pressure.
- Fire pumps shall be provided with soft starter or variable frequency drive starter.

**Service Ducts and Shafts:-**

- Openings in walls or floors which are necessary to be provided to allow passages of all buildings services like cables, electrical wirings, telephone cables, plumbing pipes, etc. shall be protected by enclosure in the form of ducts/shafts having a fire resistance not less than 120 min. The inspection door for electrical shafts/ducts shall be not less than 120 min. Further, medium and low voltage wiring running in shafts/ducts, shall either be armoured type or run through metal conduits.
- The space between the electrical cables/conduits and the walls/slabs shall be filled in by a fire shop material having fire resistance rating of not less than 120 min. This shall exclude requirement of fire stop sealing for low voltage services shaft.
- For plumbing shafts in the core of the building, with shaft door opening inside the building, the shafts shall have inspection doors having fire resistance rating not less than 30 min.
- For plumbing shafts doors which open in wet areas or in naturally ventilated areas or on external wall of the building, the shafts may not require doors having any specified fire rating.
  NOTE- In the case of buildings where it is necessary to lower or lift heavy machinery or goods from one floor to the other, it may be necessary to provide larger openings in the floor. Such openings shall be provided with removable covers which shall have the same strength and fire resistance as the floor.

**ELECTRICAL SERVICES:**

1. For the requirements regarding installations from the point of view of Fire Safety, guidelines should be followed as mentioned in **IS Standard :1646 Code of practice for Fire safety Buildings: Electrical Installations.**
2. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
3. **Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.**
4. Separate circuits for water pumps, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
5. The inspection panel doors and any other opening in the shaft shall be provided with **air tight doors having fire resistance of not less than 2hrs.**
6. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit.
7. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. **The doors provided for the service room shall have fire resistance of not less than two hours**.

**Electrical services shall conform to the following: (High Rise building)**

a) The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fireresistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits; Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts/solid rising mainsinstead of cables is preferred;

b) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled;

c) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;

d) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services, above false ceiling, shall have 660 V grade insulation. The false ceiling, including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling reference may be made to good practice.

e) An independent and well ventilated service room shall be provided on the ground

level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h;

f) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cables by providing a partition in the duct. Meter rooms on upper floors shall not open into stair case enclosures and shall be ventilated directly to open air outside; and

g) Suitable circuit breakers shall be provided at the appropriate points.

**Guidelines for Substation/Transformers**

- Areas in substation shall not be used as storage/dump areas or for other utility purposes other than those required for the functioning of the substation.
- The substation area should be adequately ventilated.
- An independent, ventilated or air conditioned MV panel room shall be provided on the ground level or first basement. This room shall be provided with access from outside (or through exit passageway accessible from outside). The MV panel room shall be provided with fire resistant walls and doors of fire resistance of not less than 120 min.
- If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumers cables by providing a partition in the shaft.
- Meter rooms on upper floors shall not open into staircase enclosures and should be ventilated directly to open air outside or in electrical room of 120 min fire resistant walls.
- Electrical MV main distribution panel and lift panels shall be provided with CO2/inert gas flooding system for all panel compartments with a cylinder located beside the panel.

**Oil filled substation**

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

**Dry type substation**

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

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

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

**Details of "Fire Protection Fund Fees" as per New circular No, MIDC/Fire Dept/P- 82144, Dt; 13/09/2023, are as follows.**

I/30382/2023

| | Total Amount as per the challan. | Advance "Fire Protection Fund fees" paid by M/s. Newfound Properties and Leasing Pvt Ltd. vide receipt no. vide receipt no. MCH/10284/2023, Dt. 01/12/2023. | Balance "Fire Protection Fund fees" needs to be recovered by SPA |
|---|---|---|---|
| (i) | (ii) | (iii) | (iv) |
| Fire & Emergency Fees. | Rs. 6,35,780.95/- | Rs. 0.00/- | Rs. 7,50,221.53/- |
| Total | Rs. 6,35,780.95/- | Rs. 0.00/- | Rs. 7,50,221.53/- |

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

Thanking you.

Yours faithfully,

Santosh Shridhar Warick
Digitally signed by Santosh Shridhar Warick
Date: 2023.12.11 14:37:35 +05'30'

**(S. S. Warick)**
**Chief Fire Officer & Fire advisor**
**MIDC, Mumbai - 400093.**

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

I/30382/2023

भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST
& CLIMATE CHANGE

Integrated Regional Office
Ground Floor, East Wing
New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-moef@gov.in

F.No: EC-1584/RON/2022-NGP/ 5811

Date: 06.06.2022

To,
**The Member Secretary, SEIAA**
**Environment Department,**
**Govt.of Maharashtra,**
**Mantralaya, Mumbai,**
**Maharashtra**

Sub: Environmental clearance granted for proposed amendment for development of Integrated Information Technology Township (IITT) (of M/s. Newfound Properties and Leasing Private Limited) comprising of IT bldgs, Data Centre, Resi. Bldg, GIS, Food Court, FIB, Retail at MIDC Juinagar, Navi Mumbai, Maharashtra
Ref: SEIAA, Govt. of Maharashtra letter no. SIA/MH/MIS/168640/2020 dated 10.05.2021

Madam,

I am directed to invite your kind attention on the above subject and letter under reference. Monitoring report of compliance status of conditions stipulated Environmental clearance granted for proposed amendment for development of Integrated Information Technology Township (IITT) (of M/s. Newfound Properties and Leasing Private Limited) comprising of IT bldgs, Data Centre, Resi. Bldg, GIS, Food Court, FIB, Retail at MIDC Juinagar, Navi Mumbai, Maharashtra is enclosed herewith. The site inspection of the project was carried out on 04.05.2022.

SEIAA, Maharashtra vide letter dated 10.05.2021 granted environmental clearance for the amendment of project for Integrated Information Technology Township (IITT) comprising of 17 commercial and residential buildings. During the site inspection, it was observed that 3 buildings were completed and occupied. No other construction was 3 STPs of capacity 582 CMD was provided. One OWC (capacity 3 tonnes/day) was provided for the treatment of wet waste. Dry waste is disposed of through M/s Triton Greentech Innovations Private Limited. Green belt was developed over an area of 30060.90 sq.m. Recharge pits were provided for the occupied buildings. Environmental quality was monitored through MoEF&CC recognised laboratory.

This issues with the approval of DDGF (Central)/ Regional Officer, IRO, MoEF&CC, Nagpur.

A. Suresh Kumar 06/06/2022
Suresh Kumar Adapa
Scientist 'E'

**Encl: as above**

**Copy to:**

1. The Additional Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
2. M/s. Newfound Properties and Leasing Private Limited, MIDC Juinagar, Navi Mumbai, Maharashtra (PP shall submit time bound action plan for the compliance of non/partial compliances mentioned in this report)

Suresh Kumar Adapa
Scientist 'E'

ENVIRO WATERTECH

# ENVIRO WATERTECH ENGINEERS

Contact : +91 20 3500 0784, 3500 0785 GST No.: 27AKZPD7521L1Z J
Email: projects@envirowatertech.com • Website: www.eaepl.com

**Regd. Office:** 401, Kalpavruksha Apartment, Raja Mantri Road, Off. Mhatre Bridge, Opp. Gharkul Lawns, Karvenagar, Pune-411052

**Date: 30th March, 2023.**

**To,**
**M/s. Newfound Properties & Leasing Pvt. Ltd,**
30, G Block Rd, G Block,
Bandra Kurla Complex,
Bandra East, Mumbai – 400051.

***Site: Mindspace: IT – BUILDING: I, MIDC, Jui-Nagar, Navi-Mumbai.***

## CERTIFICATE OF STP AUDIT

We hereby certify that **Sewage Treatment Plant of Cap: 192 KLD** has been successfully supplied & erected at **'Mindspace - IT Building # 1', Jui – Nagar, Navi – Mumbai** for the treatment of sewage.

The STP is designed with **MBR Treatment Process**. All tanks & electromechanical Equipments' are as per design requirement. The STP is well maintained & working satisfactorily.

The treated water is been used for gardening & flushing purposes.

Thanking You.

Regards,

**For ENVIRO Watertech Engineers,**

ENVIRO WATERTECH ENGINEERS

**Rohan H. Desai**

ENVIRO WATERTECH

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30, G Block Rd, G Block,
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The STP is designed with **MBR Treatment Process**. All tanks & electromechanical Equipments' are as per design requirement. The STP is well maintained & working satisfactorily.

The treated water is been used for gardening & flushing purposes.

Thanking You.

Regards,

**For ENVIRO Watertech Engineers,**

ENVIRO WATERTECH ENGINEERS

**Rohan H. Desai**

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**Regd. Office:** 401, Kalpavruksha Apartment, Raja Mantri Road, Off. Mhatre Bridge, Opp. Gharkul Lawns, Karvenagar, Pune-411052

**Date: 30th March, 2023.**

**To,**
**M/s. Newfound Properties & Leasing Pvt. Ltd,**
30, G Block Rd, G Block,
Bandra Kurla Complex,
Bandra East, Mumbai – 400051.

***Site: Mindspace: IT – BUILDING: II, MIDC, Jui-Nagar, Navi-Mumbai.***

## CERTIFICATE OF OWC AUDIT

We hereby certify that **Organic Waste Convertor (OWC) of Cap: 1000 Kg/Day** has been successfully supplied & erected at **'Mindspace - IT Building # 2', Jui – Nagar, Navi – Mumbai** for the treatment of biodegradable waste/garbage.

The type of OWC is **Semi-Automatic Batch Composting**. The OWC is well maintained & working satisfactorily.

The output compost is been used for potted plants & gardening purposes.

Thanking You.

Regards,

**For ENVIRO Watertech Engineers,**

**Rohan H. Desai**

ENVIRO WATERTECH ENGINEERS

ENVIRO WATERTECH

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Email: projects@envirowatertech.com • Website: www.eaepl.com

**Regd. Office:** 401, Kalpavruksha Apartment, Raja Mantri Road, Off. Mhatre Bridge, Opp. Gharkul Lawns, Karvenagar, Pune-411052

**Date: 30th March, 2023.**

**To,**
**M/s. Newfound Properties & Leasing Pvt. Ltd,**
30, G Block Rd, G Block,
Bandra Kurla Complex,
Bandra East, Mumbai – 400051.

***Site: Mindspace: IT – BUILDING: II, MIDC, Jui-Nagar, Navi-Mumbai.***

# CERTIFICATE OF STP AUDIT

We hereby certify that **Sewage Treatment Plant of Cap: 102 KLD** has been successfully supplied & erected at **'Mindspace - IT Building # 2', Jui – Nagar, Navi – Mumbai** for the treatment of sewage.

The STP is designed with **MBR Treatment Process**. All tanks & electromechanical Equipments' are as per design requirement. The STP is well maintained & working satisfactorily.

The treated water is been used for gardening & flushing purposes.

Thanking You.

Regards,

**For ENVIRO Watertech Engineers,**

ENVIRO WATERTECH ENGINEERS

**Rohan H. Desai**

ANNEXURE IX


भारत सरकार
Government of India
वाणिज्य और उद्योग मंत्रालय
Ministry of Commerce & Industry
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन (पैसो)
Petroleum & Explosives Safety Organisation (PESO)
ए-1 और ए-2 विंग, पाँचवा तल, केंद्रीय कार्यालय परिसर, सी.बी.डी. बेलापुर
नवी मुंबई (महा.)- 400614
A1 & A2 wing, 5th Floor, C.G.O. complex, CBD Belapur, Navi Mumbai (M.S.),
Mumbai - 400614

E-mail : **jtccemumbai@explosives.gov.in**
Phone/Fax No : **022 - 27575946,27573881**


संख्या /No : **A/P/WC/MH/15/3500 (P565883)** दिनांक /Dated : **26/07/2023**

सेवा में /To,

**M/s. NEWFOUND PROPERTIES AND LEASING PRIVATE LIMITED,**
**Plot No. C-30, Block G, Opp. SIDBI, Bandra Kurla Complex,,,**
**Bandra (E), Mumbai**
**Bandra (E),**
**Mumbai,**
**Taluka: Mumbai,**
**District: MUMBAI**
**State: Maharashtra**
**PIN: 400051**

विषय /Sub : **M/s. NEWFOUND PROPERTIES AND LEASING PRIVATE LIMITED,**
**Plot No, GEN 2/1D, GEN 2/1E, GEN 2/1F, IN TTC, Turbhe, Thane, Taluka: Thane, District: THANE, State: Maharashtra, PIN: 400706** में प्रस्तावित पेट्रोलियम वर्ग **B** अधिष्ठापन के अनुमोदन के सम्बन्ध में ।

Proposed Petroleum Storage Class **B** Installation at **Plot No, GEN 2/1D, GEN 2/1E, GEN 2/1F, IN TTC, Turbhe, Thane, Taluka: Thane, District: THANE, State: Maharashtra, PIN: 400706** Approval Regarding.

महोदय
/Sir(s),

कृपया आपके पत्र क्रमांक **OIN1376713** दिनांक **26/07/2023** का अवलोकन करें ।
Please refer to your letter No. **OIN1376713** dated **26/07/2023**

Drawing(s) nos. **BOM063-ACM-XX-XX-DR-E-1183** dated **24/05/2023**, **BOM063-ACM-XX-XX-DR-E-1183** dated **24/05/2023**, अनुमोदित किया जाता है तथा प्रत्येक आरेखण की एक प्रति विधिवत पृष्ठांकित कर लौटाई जा रही है ।

The Drawing(s) nos. **BOM063-ACM-XX-XX-DR-E-1183** dated **24/05/2023**, **BOM063-ACM-XX-XX-DR-E-1183** dated **24/05/2023**,showing the site and layout etc. of the specified installation is/are approved and one copy of the same is returned herewith in token of approval.

अग्रिम कार्रवाई हेतु इस कार्यालय को प्रेषित करें ।
The following documents which are necessary for the grant of a licence in Form XV under Petroleum Rules, 2002 for the subject installation may please be submitted to this office for further action in the matter.

1. प्ररूप IX (संलग्न)में विधिवत भरा हुआ एवं हस्ताक्षरित आवेदन।
   An Applicatioin in Form IX (enclosed) duly filled in and signed.
2. पेट्रोलियम नियम 2002 के तहत ऑनलाइन आवेदन पोर्टल पर उपलब्ध ई-भुगतान सुविधा के माध्यम से अनुज्ञप्ति शुल्क रू **30500/-**(प्रति वर्ष – अधिकतम 10 वर्ष तक) ऑनलाइन जमा किया जाना है ।
   A license fee of Rs. **30500/-** (per year - maximum upto 10 years) to be submitted online through e-payment facility available on online application portal under petroleum Rules, 2002.
3. अनुमोदित प्लान की ब्लू प्रिंट या सीएडी (CAD) प्रिंट में चार प्रतियाँ।
   Four copies of the approved plans in blue print or cad print incorporating the conditions, of approval if any, without any ink corrections, duly signed by the authorised signatory
4. इस संगठन द्वारा मान्यता प्राप्त सक्षम व्यक्ति व्दारा उनके हस्ताक्षर के स्टेंप सहित जारी पेट्रोलियम नियम 2002 के अंतर्गत नियम 130 और 126 में आवश्यकक निर्धारित प्ररूप (संलग्न-) में सेफ्टी और टेस्ट प्रमाण-पत्र।
   Safety and Test Certificate required under rule 130 and 126 of the Petroleum Rules, 2002 in the prescribed proforma (copies enclosed) issued by Competent person.recognised by this organisation bearing his signature stamp.
5. पेट्रोलियम नियम, 2002 के नियम 144 के तहत निर्धारित प्रपत्र के अनुसार जिला प्राधिकरण (एलएसडीए) मॉड्यूल के लाइसेंसिंग सिस्टम के माध्यम से जारी किया गया अनापत्ति प्रमाण पत्र, उनके हस्ताक्षर और मुहर के साथ पृष्ठांपकित आरेखण /प्लातन की प्रति के साथ ही । युआरएल : https://lsda.peso.gov.in/LSDAOnline/Login.aspx के माध्यam से ऑनलाइन एनओसी आवेदन, ई-फाइलिंग किया जा सकता है।
   No objection certificate issued under Rule 144 of the Petroleum Rules, 2002 as per prescribed proforma by the District Authority through Licensing System for District Authority (LSDA) module only together with a copy of drawings/plans endorsed with his sign and seal. Online NOC application eFiling may be accessed through URL : https://lsda.peso.gov.in/LSDAOnline/Login.aspx
6. कार्यालय से होनेवाले पत्राचार पर हस्ताक्षर करने के लिए अधिकृत व्यक्ति(यों) के नमूना हस्ताक्षर।
   Specimen signature(s) of the person(s) authorised to sign the correspondence intended for this organisation .

जी.एस.आर. 519(ई) दिनांक 05/06/2000 द्वारा भारत सरकार, पेट्रोलियम तथा प्राकृतिक गैस मंत्रालय द्वारा अधिसूचित आदेश 2000 के 'सॉलवेन्ट, रैफिनेट तथा स्लॉप (अधिग्रहण, बिक्री, भंडारण और ऑटोमोबाइल में उपयोग की रोकथाम) आवश्यकता/प्रावधान का कृपया पालन करें ।

Please follow the requirement/provision of " Solvent, Raffinate and Slop ( Acquisition, Sale, Storage & Prevention of use in Automobiles)" Order 2000 notified by Government of India, Ministry of Petroleum and Natural Gas vide G.S.R. 519(E) dated 05/06/2000.

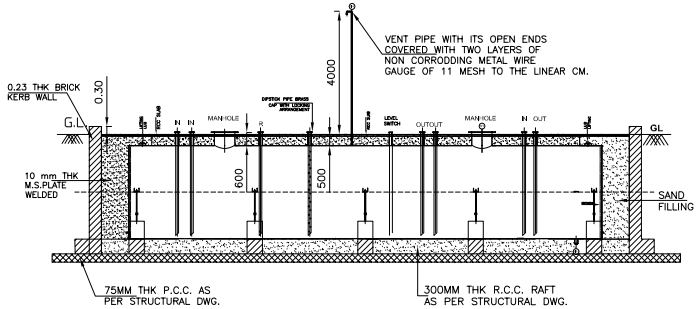
फिर भी, यह अनुमोदन/अनुमति अन्य प्राधिकारियों से आवश्यक अनुमति/क्लीयरन्स प्राप्त करने से या यथा लागू अन्य विधियों से छूट नही देती है ।
This approval/permission, however, does not absolve from obtaining necessary permission/clearance from other authorities or under other statutes as applicable.

भवदीय /Yours faithfully,

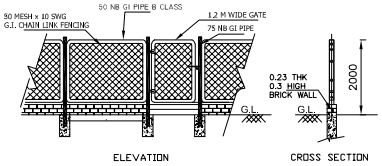
**((अमित कुमार)**
**(Amit Kumar))**
**विस्फोटक नियंत्रक**
**Controller of Explosives**
**कृते संयुक्त मुख्य विस्फोटक नियंत्रक**
**For Jt. Chief Controller of Explosives**
**नवी मुंबई (महा.)/Mumbai**

(अधिक जानकारी जैसे आवेदन की स्थिति, शुल्क तथा अन्य विवरण के लिए हमारी वेबसाइट : http://peso.gov.in देखें)
(For more information regarding status,fees and other details please visit our website: http://peso.gov.in)

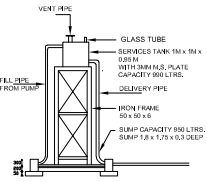
**Note:-This is system generated document does not require signature.**



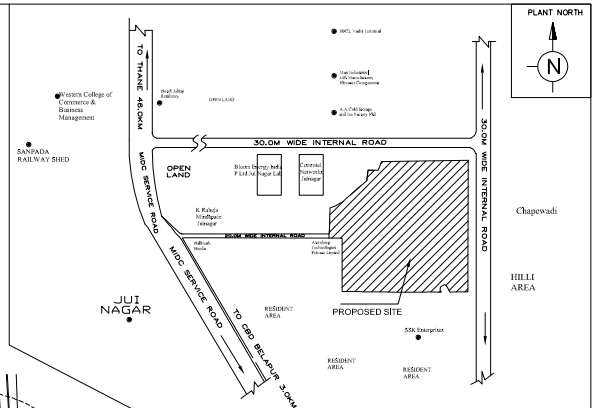

LONGITUDINAL SECTION OF U/G PET. STORAGE TANK (TYP. AS PER IS : 10987)



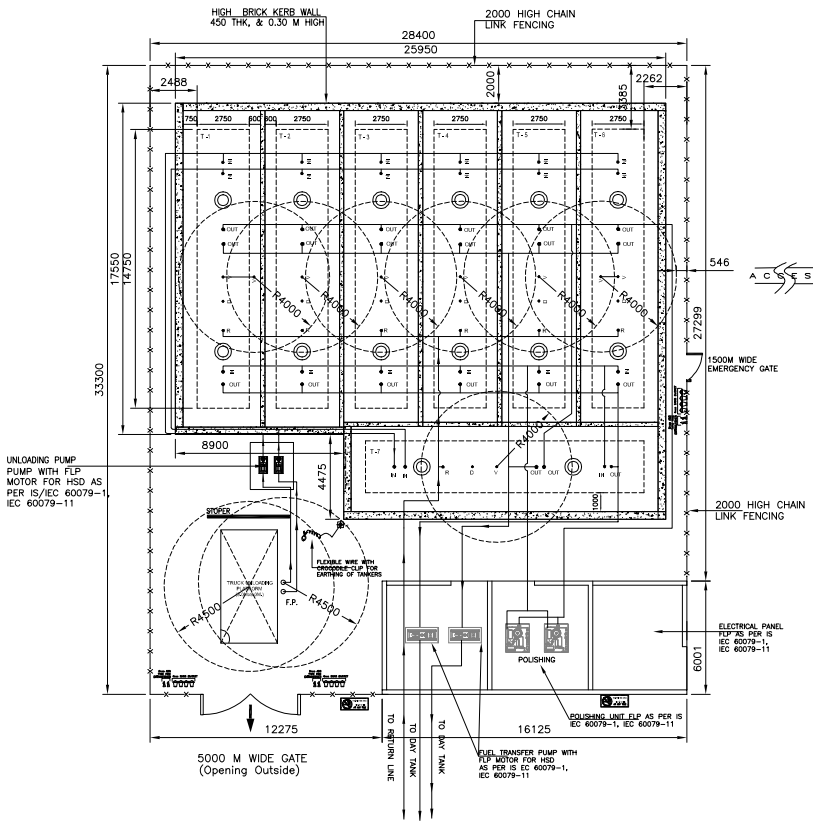

CROSS SECTION OF CHAIN LINK FENCING ( Typ.)



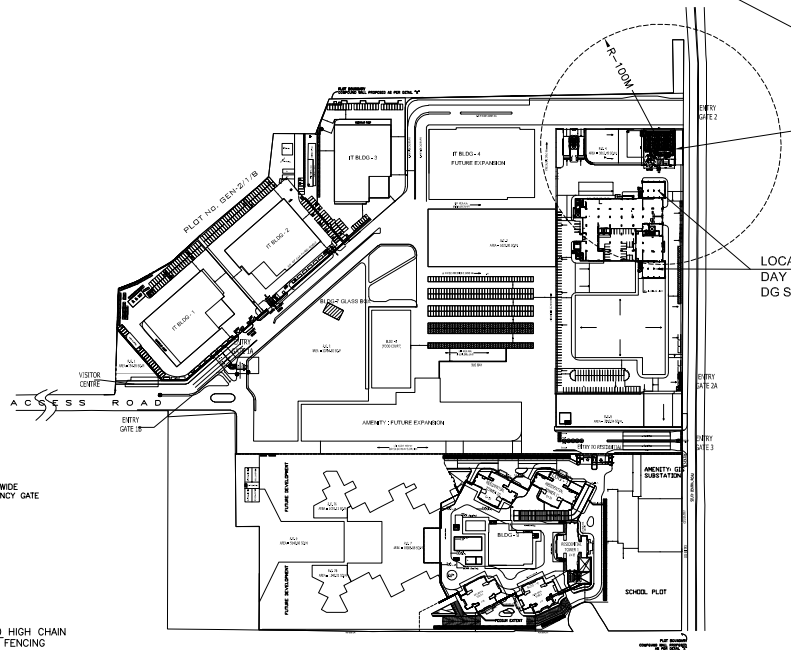

DETAIL OF DAY TANK




LOCATION PLAN




UNDER GROUND HSD TANK INSTALLATION LAYOUT PLAN




PLOT / KEY PLAN

**NOTES:-**

1) TANKS SHALL BE PROPERLY EARTHED
2) ALL ELECTRICAL APPARATUS SHALL BE FLAMEPROOF AS IS CODE IS/IEC 60079-1, IEC 60079-11
3) UNDER GROUND PIPE LINES PASS TROUGH SLEEVES AND OVERHEAD PIPE LINES SHALL BE WELL SUPPORTED
4) SFB : SAND FILLED BUCKETS EACH CAP.10 KGS
   FE : FIRE EXTINGUISHERS DRY CHEMICAL POWDER TYPE EACH CAP. 9KGS
6)INSTRUCTION BOARDS :
   "NO SMOKING PLEASE"
   "EXPLOSIVE LICENCE NO.-----"
5) TANKS WILL BE FABRICATED AS PER IS: 10987
6) ALL GATES OPENING OUTSIDE

| LIST OF ELECTRIAL EQUIPMENT | |
|---|---|
| MOTOR FOR PUMP | TYPE APPROVED BY CHIEF CONTROLLER OF EXPLOSIVES, PESO NAGPUR AND SHALL BE AS PER IS/IEC 60079-1, IEC 60079-11 |
| PUSH BOTTON STARTER | TYPE APPROVED BY CHIEF CONTROLLER OF EXPLOSIVES, PESO NAGPUR AND SHALL BE AS PER IS/IEC 60079-1, IEC 60079-11 |

TANK DETAIL AS PER IS : 10987 (UNDER GROUND)

| SR NO. | PET. TO STORE | PET. CLASS | SIZE | CAPACITY | NO. OF TANKS |
|---|---|---|---|---|---|
| TANK 1 | HSD | "B" | 2.75 ø x 14.75L. | 80.0 KL | 1 NOS. |
| TANK 2 | HSD | "B" | 2.75 ø x 14.75L. | 80.0 KL | 1 NOS. |
| TANK 3 | HSD | "B" | 2.75 ø x 14.75L. | 80.0 KL | 1 NOS. |
| TANK 4 | HSD | "B" | 2.75 ø x 14.75L. | 80.0 KL | 1 NOS. |
| TANK 5 | HSD | "B" | 2.75 ø x 14.75L. | 80.0 KL | 1 NOS. |
| TANK 6 | HSD | "B" | 2.75 ø x 14.75L. | 80.0 KL | 1 NOS. |
| TANK 7 | HSD | "B" | 2.75 ø x 14.75L. | 80.0 KL | 1 NOS. |

GENERAL NOTES :

1. ALL PIPES PASSING UNDER ROADS SHALL BE ENCASED IN HUME PIPE SLEEVES OF ADEQUATE DIA
2. BARE PIPES, IF BURIED, SHALL BE WRAPPED AND COATED AS PER IS : 10221 TO PROTECT AGAINST COROSSION
3. ALL PIPES SHALL BE BUTT WELDED OR SOCKET WELDED (FOR SIZES 40NB & BELOW) EXCEPT FOR EQUIPMENT/VALVES CONNECTIONS.
4. ADEQUATE FIRE EXTINGUISHERS SHALL BE PROVIDED IN THE TANK FARM AREA.
5. OPENING IN DYKE WALL SHALL BE SEALED WITH PCC AFTER THE HYDRO-TEST OF PIPING IS COMPLETED
6. ENTIRE PETROLEUM STORAGE FACILITY IS FENCED BY MIN. 2000 MM HIGH FENCING
7. ALL VALVES DIRECTLY MOUNTED ON TANK SHALL BE IN FORGED/CAST STEEL CONSTRUCTION
8. THE TANKS SHALL REST ON RCC FONDATION. REF COND. 3(I) OF LICENCE IN FORM XV
9. THE TANKS, MOTOR & ELECTRIC FITTING SHALL BE EARTHED AT TWO DISTINCTIVE POINTS ON DIMETRICALLY OPPOSITE SIDES REF RULE 127
10. TANKS SHALL BE IN WELDED CONSTRUCTION AND MADE FROM MILD STEEL PLATE CONFIRMING IS – 2062
11. TANKS SHALL BE DESIGNED, FABRICATED, TESTED AND INSPECTED AS PER IS : 10987 FOR HORIZONTAL CYLINDRICAL TANKS
12. ALL ELECTRICAL/ELECTRONIC FITTINGS VIZ. LIGHT FITTINGS, STARTERS/SWITCHES, MOTORS ETC., SHALL BE "FLAME PROOF" OF A TYPE APPROVED BY CHIEF CONTROLLER OF EXPLOSIVES, PESO NAGPUR AND SHALL BE AS PER IS/IEC 60079-1, IEC 60079-11 [REF RULE 106]
13. TANK VENT OPENING SHALL BE COVERED WITH NON CORRODING METAL WIRE GAUGE OF 2 LAYER OF MIN. 11 MESH PER LINEAR CM REF COND. 4 OF LICENCE IN FORM XV
14. THE GROUND INSIDE THE FENCED AREA OF THE INSTALLATION AND THE PROTECTED AREA SURROUNDING IT SHALL BE CLEAN AND FREE FROM ALL VEGETATION, WASTE/RUBISH MATERIAL AND ANY FLAMMABLE ITEMS.
15. THE FILL POINTS SHALL BE PROVIDED AT APPROPRIATE PLACES.
16. "NO SMOKING" BOARDS, SHALL BE PROVIDED AT APPROPRIATE PLACES
17. THE DIP PIPE INSIDE THE TANK SHALL BE PERFORATED & COVERED WITH TWO LAYERS OF METALLIC WIRE MESH & SHALL BE NORMALLYKEPT COVERED WITH CAP AT THE TOP
18. DAY TANK PROVIDED AS THE FUEL SHALL BE CONSUMED

Signature and Stamped

For Newfound Properties and Leasing Private Limited

Signature
Name of Signatory : Mr. Pramod Mhamane
Designation : Associate Vice President – Engineering

| REV. | DESCRIPTION | PREPARED BY | CHECKED BY | APPROVED BY | DATE |
|---|---|---|---|---|---|
| 01 | | | | | |
| 00 | | | | | |

| | |
|---|---|
| CUSTOMER NAME | M/s. NEWFOUND PROPERTIES AND LEASING PVT. LTD. |
| SITE LOCATION | PLOT NO. :- GEN 2/1D, GEN 2/1E, GEN 2/1F<br>VILLAGE :- TURBHE<br>TALUKA :- THANE, DISTRICT :- THANE.<br>STATE :- MAHARASHTRA, PIN CODE :- 400706<br>NEAREST POLICE STATION :- TURBHE<br>NEAREST RAILWAY STATION . JUI NAGAR |
| PROJECT | PETROLEUM STORAGE INSTALLATION CLASS B (HSD U/G TANK) |
| DRAWING TITLE | LAYOUT CUM SITE /LOCATION PLAN |

| | | | |
|---|---|---|---|
| DRAWN : G.A | ENGINEERED : – | SCALE : NTS | METHOD OF PROJECTION |
| CHECKED : | APPROVED : B.B | DATE : 24/05/23 | |

| DRAWING NO. | SHEET | REV. |
|---|---|---|
| BOM063-ACM-XX-XX-DR-E-1183 | | |

Digitally signed by AMIT KUMAR
Reason: Approval No. : A/P/WC/MH/15/3500
Location:West Circle [P565883]
Date:2023.07.26 05:47:43 +05:30

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

## Form 4

**See rules 6(5),13(8),16(6) and 20(2) of Hazardous and other wastes 2016**

## FORM FOR FILING ANNUAL RETURNS

[ To be submitted to state pollution control board/pollution control committee by 30th June of every year for the preceeding period April to march]

| ***Unique Application Number:*** | ***Submitted On:*** | ***Industry Type :*** |
|---|---|---|
| MPCB-HW_ANNUAL_RETURN-0000052695 | 24-04-2025 | Generator |

***Submitted for Year:***

2025

| ***1. Name of the generator/operator of facility*** | ***Address of the unit/facility*** |
|---|---|
| Newfound Properties & Leasing Pvt. Ltd. | Plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Jui Nagar, Navi Mumbai-400051 |

| ***1b. Authorization Number*** | ***Date of issue*** | ***Date of validity of consent*** |
|---|---|---|
| Format 1.0/CAC-CELL/UAN No.0000124533/CE/2211001501 | Nov 18, 2022 | Nov 17, 2027 |

| ***2. Name of the authorised person*** | ***Full address of authorised person*** |
|---|---|
| Mr. Pramod Cherat | Plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Jui Nagar, Navi Mumbai-400051 |

| ***Telephone*** | ***Fax*** | ***Email*** |
|---|---|---|
| 09899713631 | 02226564306 | ashishg@kraheja.com |

3.Production during the year (product wise), wherever applicable

| ***Product Type **** | ***Product Name **** | ***Consented Quantity*** | ***Actual Quantity*** | ***UOM*** |
|---|---|---|---|---|
| OTHERS | Not Applicable as project is for Construction of an IT Park | 0.0000 | 0 | --NA-- |

## PART A: To be filled by hazardous waste generators

### 1. Total Quantity of waste generated category wise

| ***Type of hazardous waste*** | ***Wate Name*** | ***Consented Quantity*** | ***Quantity*** | ***UOM*** |
|---|---|---|---|---|
| 5.1 Used or spent oil | Used / Spent Oil | 3.000 | 1.38 | KL/Anum |
| 5.2 Wastes or residues containing oil | Wastes or residues containing oil | 2.000 | 0 | MTA |
| 33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes | Empty barrels /containers /liners contaminated with hazardous chemicals /wastes | 1.500 | 0 | MTA |
| 33.2 Contaminated cotton rags or other cleaning materials | Contaminated cotton rags or other cleaning materials | 1.000 | 0 | MTA |

2. Quantity dispatched category wise.

| ***Type of Waste*** | ***Quantity of waste*** | ***UOM*** | ***Dispatched to*** | ***Facility Name*** |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| 5.1 Used or spent oil | 1.38 | KL/Anum | Recycler or Actual user | Plus Lubricants Gut no. 228 (P1), S. No. 43, Satepada Road, Village Abithghar, Taluka Wada, District Palghar – 421303, Maharashtra |
| 5.2 Wastes or residues containing oil | 0 | MTA | 0 | NA |
| 33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes | 0 | MTA | 0 | NA |
| 33.2 Contaminated cotton rags or other cleaning materials | 0 | MTA | 0 | NA |

### 3. Quantity Utilised in-house,If any

| ***Type of Waste*** | ***Name of Waste*** | ***Quantity of Waste*** | ***UOM*** |
|---|---|---|---|
| | NA | 0 | KL/Anum |

### 4. Quantity in storage at the end of the year

| ***Type of Waste*** | ***Name of Waste*** | ***Quantity of Waste*** | ***UOM*** |
|---|---|---|---|
| 5.1 Used or spent oil | Used / Spent Oil | 0.3 | KL/Anum |
| 5.2 Wastes or residues containing oil | Wastes or residues containing oil | 0 | MTA |
| 33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes | Empty barrels /containers /liners contaminated with hazardous chemicals /wastes | 0 | MTA |
| 33.2 Contaminated cotton rags or other cleaning materials | Contaminated cotton rags or other cleaning materials | 0 | MTA |

### 5. Quantity disposed in landfills as such and after treatment

| ***Type*** | ***Quantity*** | ***UOM*** |
|---|---|---|
| Direct landfilling | Not applicable | KL/Anum |
| Landfill after treatment | Not applicable | KL/Anum |

| 6. Quantity incinerated (if applicable) | ***UOM*** |
|---|---|
| Not applicable | KL/Anum |

### Personal Details

| ***Place*** | ***Date*** | ***Designation*** |
|---|---|---|
| Navi Mumbai | 2025-04-24 | General Manager |

| Sr NO | Vehicle NO | Supplier | PUC NO. | Valid Date | Sign | Remarks |
|---|---|---|---|---|---|---|
| 01 | MH47Y 7145 | HCEC | MH04600 4800 15676 | 14/2/2026 | | |
| 02 | MH03 DV 2886 | B-Tech | MH003015 60016219 | 08/03/2026 | | |
| | | Date 5/07/2025 | | | | |
| 1 | MH04LQ 9816 | H.CEC. | MH0040277 0007041 | 18/02/2026 | | |
| | | Date 10/7/2025 | | | | |
| 01 | MH46BF 8456 | HCEC | – | on Line 16/12/2025 | | |
| 02 | MH03 DV 3829 | HCEC | – | 07/07/25 | | |
| 03 | MH43BX 3037 | RD Portable | — | 02/08/25 | | |
| | | Date 12/07/2025 | | | | |
| 01 | MH43 BP 9542 | HCEC | – | 09/2/2026 | | Checked by |
| 02 | MH46CU 1132 | R.D.P. | MH04601540 005734 | 30/6/2026 | | 14/7/25 |
| | | Date 18/07/2025 | | | | |
| 1) | MH46 BP 3928 | R.D.P. | MH0040387 0003628 | 23/01/2026 | | |
| | | Date 21/7/2025 | | | | |
| 01 | MH04HS 0171 | R.D Portable | MH004093 50008001 | 27/10/25 | | |
| | | 04/08/2025 | | | | |
| 01 | ~~MH04HY 2365~~ | | ~~MH04601420 26817~~ | ~~08/11/25~~ | | |
| 01 | MH04HY | Sahi trading co | | | | |

| Sr NO | Vehicle NO | Supplier | PUC NO | Valid Date | Sign | Remarks |
|---|---|---|---|---|---|---|
| 1 | MH04 HY 2365 | Sahi Trading Co. | ON Line | 01/10/2025 | | |
| 2 | MH46 BC 0055 | HCEC | MH0460122 000324 | 29/03/26 | | |
| | | Date – 06/08/2025 | | | | |
| 01 | MH05 FJ 9941 | HCEC | ON Line | 7/05/2027 | | |
| | | Date – 11/08/2025 | | | | |
| 01 | MH43 BX 7461 | JN2 | MH004038 70004639 | 10/06/2026 | | |
| 02 | MH46 F 2667 | JN2 | ON Line | 13/09/25 | | |
| | | Date 14/08/2025 | | | | |
| 01 | MH04KU 9797 | KRC | MH048023 20063807 | 14/11/2025 | | |
| | | Date 18/08/2025 | | | | |
| 01 | MH04 KP 4348 | KRC | MH2020000 8426 | 31/July 2030 | | |
| | | Date 21/08/2025 | | | | |
| 01 | MH04HS 0171 | RD Portable | MH00400 3750008001 | 27/1025 | | |
| 02 | MH46DR 1446 | HCEC | ON Line | 11/01/2026 | | |
| | | Date 23/08/28 | | | | |
| 01 | MH05 AM | HCEC | ON Line | 05/12/2025 | | |

| SR. N. | Vehicle No | Supplier | PUC No | Valdit Exp | Sigh. | Remark |
|---|---|---|---|---|---|---|
| 21 | MH43BP 3055 | B.K.E | MH04300 13001671 6 | 10/04/26 | | |
| | | Date 19/05/25 | | | | |
| 1 | MH46AR 9901 | R.D. Portable | New | — | Ali | |
| 2 | MH46BF 2738 | — " — | MH0030255 0020750 | 23/09/25 | — " — | |
| 3 | MH46BQ1565 | — " — | MH0740014 0041848 | 17/06/25 | — " — | |
| 4 | MH46F2155 | — " — | MH0030255 0022857 | 29/11/25 | — " — | |
| 5 | MH46BF 6321 | — " — | MH0460125 0004648 | 03/03/25 | — " — | |
| 6 | MH46AR 6249 | — " — | New | — | — " — | |
| 7 | MH04LE9607 | Sushant Glass | MH004013300021 26L | 09-09-2025 | B. | |
| | | Date 20/05/25 | | | | |
| 1 | MH02FX 2506 | KRC | MH0020057 0006565 | 21/06/25 | Ali | |
| 2 | MH04LE6746 | HCEC | MH0040395 0002569 | 08/08/25 | — " — | |
| 3 | MH03DV0915 | Sushant Glass | MH006302700 000025 | 21/08/25 | | |
| | | Date 21/05/2025 | | | | |
| 1 | MH01EM 3173 | Trivi | MH00327 00000744 | 13/02/2026 | W | |
| 2 | MH01DD 4022 | Trivi | MH046014 2002831 37 | 22/08/2025 | W | |
| 3 | MH47Y 9636 | Trivi | MH047019 0010824 | 19/09/2025 | W | |
| 4 | MH48BM 1373 | Ripl | GJ023002 6 0003179 | 13/07/25 | W | |
| | | Date 22/05/25 | | | | |
| 1 | MH03CU 8861 | Sushant G. | MH003009 09 10304 | 14/10/2025 | B. | |
| | | Date 23/05/25 | | | | |
| 1 | MH04EL 4055 | S/Glass | MH046000 10022190 | 20/08/25 | Ali | |
| 2 | MH03EG 7321 | Trivi | MH003025 60025927 | 16/01/2026 | W | |
| | | Date 09/06/2025 | | | | |
| 1 | MH43BU 9829 | Dashmesh | MH043008000 3950 | 4/10/25 | | |
| 2 | MH46CM | | | | | |

| SR No | Vehicle No | Supplier | PUC No | Valdit Exp | Sigh. | Remark |
|---|---|---|---|---|---|---|
| 5 | MH03 DS4088 | 8/9/2025 | MH004011 60075842 | 27 Oct 25 | | |
| 17 | MH43 CE0592 | B/Glass | MH04300 80001371 2 | 09/03/2026 | | |
| | | Date 13/06/25 | | | | |
| 11 | MH12 TN 6387 | Sushtik | MH043008 50022833 | 11/06/2025 | | |
| | | | 13/06/2025 | | | |
| 11 | MH03DC 9890 | KRC | MH003007 00 146481 16/02/26 | 16/02/26 | | |
| | | Date 16/06/2025 | | | | |
| 1. | MH43CK 0379 | KRC | New | — | Kuldeep | |
| 2. | MH43BX 2603 | MH043012 3 0006911 10/12/2025 | KRC | — | Kuldeep | |
| 3 | | Date 17/06/2025 | | | | |
| 1 | MH48T 2995 | KRC | MH014008 9 0016336 | 12/03/26 | | |
| | | Date 19/06/25 | | | | |
| 1 | MH48CU 2280 | S/G. | MH046011 2 0022421 | 28/07/2025 | | |
| | | Date - 20/06/25 | | | | |
| 1 | MH43CE 2285 | KRC | MH04301 330006598 | 01/09/2026 | Ali | |

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

## FORM FOR FILING ANNUAL RETURNS

[To be submitted by producer/manufacturer/refurbisher/dismantler/recycler/bulk consumer by 30th day of June following the financial year to which that return relates]

***Submitted For***

April 2024-March 2025

***Apply As***

Bulk Consumer

***1. Name of the Bulk Consumer***

M/s. Newfound Properties and Leasing Pvt. Ltd.

***Address of the Bulk Consumer /recycler***

Plot No. GEN2/1/E, TTC Industrial Area, MIDC Juinagar, Navi Mumbai-400706.

***2. Name of the authorised person***

Mr. Ashish Gupta

***Full address of authorised person***

Plot No. GEN2/1/E, TTC Industrial Area, MIDC Juinagar, Navi Mumbai-400706.

***Telephone***

9899713631

***Email***

ashishg@kraheja.com

***Fax***

NA

### 3. BULK CONSUMERS:

***Type***

NA

***Quantity(MT)***

0

***4. Name of the destination where E-waste is channelized***

Not applicable

***Address of the destination where E-waste is channelized***

Not applicable

***Place***

Navi Mumbai

***Date***

Apr 25, 2025

EC ADVERTISEMENT (JOINAGAR PROJECT)
NAVSHAKTI

ANNEXURE XIII



within 14 days from the date hereof otherwise the sale will be completed in respect of the Premises, without reference to such claims and the same, if any, shall be considered as waived.
Dated this 04th day of June 2021

Sd/-
PRASAD D. BORKAR
Advocate

## जाहीर सूचना

"न्यूफाऊंड प्रॉपर्टीज ॲण्ड लिजिंग प्रा. लिमिटेड"

आमच्या प्लॉट नं. जीएन२/१/डी, जीएन२/१/ई, जीएन२/१/एफ, ट्रान्स ठाणे खाडी औद्योगिक विभाग, महाराष्ट्र औद्योगिक विकास महामंडळ जुई नगर, नवी मुंबई ह्या भूखंडावरील एकात्मिक माहिती तंत्रज्ञान ज्या मध्ये आय.टी. बिल्डींग, डेटा सेंटर, रहिवाशी इमारत, जिआयएस, फूडकोर्ट, पादचारी पूल, दुकाने यांचा अंतर्भाव असलेल्या नगर रचनेचा विस्तार करण्याच्या प्रस्तावित प्रकल्पास महाराष्ट्राच्या राज्यस्तरीय पर्यावरण आघात मूल्यांकन प्राधिकरणाच्या क्र. एस्.आय.ए./एम्.एच./एम.आय.एस्./१६५९४०/२०२० दिनांक १०/०५/२०२१ च्या पत्रान्वये पर्यावरणविषयक परवानगी मिळाली आहे. या परवानगी पत्राच्या प्रति महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांच्या कार्यालयात व पर्यावरण विभाग महाराष्ट्र शासन यांच्या https://www.ecmpcb.in/login/granted_ec_certificate या संकेतस्थळावर उपलब्ध आहेत.

स्थळ : मुंबई
दिनांक : ०४/०६/२०२१

## जाहीर सूचना

तमाम जनतेला याद्वारे सूचना देण्यात येते की, श्री. [illegible] यांनी मालकी [illegible]

| | | |
|---|---|---|
| ११. | सतिश एम. शाह | ६०३, ६वा मजला |
| १२. | मुकेश दक्सिनी | ५०१, ५वा मजला |
| १३. | सुरेखा डोधिया | ५०२, ५वा मजला |
| १४. | ऋषिकेश किरी | ६०१, ६वा मजला |
| १५. | अर्जुन गांधी | ६०३, ६वा मजला |
| १६. | कल्पना आर. शेट्ये आणि राजन शेट्ये | ८०२, ८वा मजला |

दि. २९/०२/२०१६ रोजीच्या पूनर्विकास कराराच्या पान क्र. १२ वरील कलम क्र. १३ च्या अटीमध्ये आणि वरीलसदर सभासदांसह निष्पादित आणि नोंदणीकृत कायम वैकल्पिक निवासकरीता कराराच्या अटीमध्ये सदर सभासदांनी वरीलसदर नवीन फ्लॅट्सच्या संदर्भामध्ये भरण्यायोग्य सर्व्हिस टॅक्स थकबाकीच्या भरण्यामध्ये कसूरवार ठरले आहेत आणि तेथे सर्व्हिस टॅक्सच्या भरण्याकरीता सदर फ्लॅटसाठी दायित्व जोडलेले आहे. वरील परिस्थिती पाहता तमाम जनतेला याद्वारे कळविण्यात येते की, सदर सभासदांसह कोणत्याही करार, परवाना, गहाण, विक्री, धारणाधिकार, भेट, विश्वस्त, प्रभार इ. द्वारे किंवा अंतर्गत त्यांच्या संदर्भित फ्लॅटच्या संदर्भामध्ये व्यवहार करू नये आणि जर ते करत असल्यास, ते त्यांच्या स्वतःच्या रक्कम आणि जोखिमेवर करतील आणि तसे व्यवहार वरीलसदर सभासदांद्वारे सर्व्हिस टॅक्सच्या भरण्यासाठी सापेक्ष असतील.

**मिळकतीचे परिशिष्ट**

गाव पहाडी, गोरेगाव (पश्चिम), तालुका-बोरिवली, जिल्हा-मुंबई उपनगराच्या सीटीएस क्र. ९३९ ए/१४ धारक आणि ९१०.०२ चौरस यार्डस संलग्नित ७६०.८० चौरस मीटर्स द्वारे समाविष्टीत हाऊसिंग स्किम प्लॉट क्र. २० आणि २१, सर्व्हे क्र. १४६ (भाग), प्लॉट क्र. १ (भाग), शेड क्र. ७७ धारक जमिनीच्या प्लॉटचे सर्व ते भाग आणि विभाग च्यासह नाडियाडवाला कॉलनी क्र. १, एस.व्ही. रोड, मालाड (पश्चिम), मुंबई-४०० ०६४ येथे स्थित शांती अपार्टमेंट अशी

The spirit of Mumbai is now 93 years old!

## शुद्धिपत्रक खालील प्रमाणे

बालविकास प्रकल्प अधिकारी अंधेरी-३ या प्रकल्पाअंतर्गत निविदा/सूचना जाहिरात वृत्तपत्रात

## रेसोनन्स स्पेशॅल्टीज लिमिटेड

(सीआयएन नं. एल२५२०९एमएच१९८९पीएलसी०५१९९३)
नोंद. कार्यालयः ५४-डी, कांदिवली इंडस्ट्रीयल इस्टेट, चारकोप, कांदिवली (पश्चिम), मुंबई-४०००६७.
वेबसाईटः www.resonancesi.com दू.: ०२२-६८५७२८२७, जीएसटी नं. २७एएएसीए२५९०क्यु१झेडडब्ल्यू ईमेलः info@resonancesi.com

**३१ मार्च, २०२१ रोजी संपलेल्या तिमाही आणि संपलेल्या वर्षासाठी वित्तीय निष्कर्ष**

(रु. लाखांत)

| अनु. क्र. | तपशील | संपलेली तिमाही | | | संपलेले वर्ष | संपलेले वर्ष |
|---|---|---|---|---|---|---|
| | | ३१ मार्च, २०२१ लेखापरीक्षित | ३१ डिसेंबर, २०२० अलेखापरीक्षित | ३१ मार्च, २०२० लेखापरीक्षित | ३१ मार्च, २०२१ लेखापरीक्षित | ३१ मार्च, २०२० लेखापरीक्षित |
| १ | प्रवर्तनातून एकूण उत्पन्न | १,९५०.७४ | १,७८७.१८ | १,१८२.०३ | ७,०२८.७७ | ५,६१३.६३ |
| २ | कालावधीसाठी निव्वळ नफा/(तोटा) (कर, अपवादात्मक आणि/किंवा अनन्य साधारण बाबींपूर्वी) | ३७१.४० | ४३५.९० | १४१.९८ | १,४५६.४७ | ८३८.३१ |
| ३ | कालावधीसाठी निव्वळ नफा/(तोटा) (करपूर्व, अपवादात्मक आणि/किंवा अनन्यसाधारण बाबींनंतर) | ३७१.४० | ४३५.९० | ११५.३९ | १,४५६.४७ | ६९२.११ |
| ४ | कालावधीसाठी निव्वळ नफा/(तोटा) (करोत्तर, अपवादात्मक आणि/किंवा अनन्यसाधारण बाबींनंतर) | ३७१.४० | ४३५.९० | ११५.३९ | १,४५६.४७ | ६९२.११ |
| ५ | कालावधीसाठी सर्वसमावेशक उत्पन्न (कालावधीसाठी नफा आणि तोटा (करोत्तर) इतर सर्वसमावेशक उत्पन्न (करोत्तर) धरुन) | २१५.७६ | ३२५.५५ | १२०.७७ | १,०१३.९३ | ५४५.५३ |
| ६ | समभाग भांडवल | १,१५४.४० | १,१५४.४० | १,१५४.४० | १,१५४.४० | १,१५४.४० |
| ७ | राखीव (मागील वर्षाच्या लेखापरीक्षित ताळेबंदात दाखवलेली पुनर्मूल्यांकित राखीव वगळून) | २,३४९.६२ | २,१२३.७१ | १,३३५.६९ | २,३४९.६२ | १,३३५.६९ |
| ८ | प्रति समभाग प्राप्ती (प्रत्येकी रु. १०/- चे) (अखंडित आणि खंडित कामकाजासाठी) (मूलभूत आणि सौम्यिकृत) | १.८७ | २.८२ | १.०५ | ८.७८ | ४.७३ |

टीपाः

१. कंपनीचे वित्तीय निष्कर्ष कंपनी अधिनियम, २०१३ च्या कलम १३३ अंतर्गत विहित कंपनीज (इंडिया अकाऊंटींग स्टँडर्ड) रूल्स, २०१५ (इंड-एएस) आणि प्रयोज्य असतील त्या प्रमाणांत अन्य मान्यताप्राप्त लेखा पध्दती आणि धोरणांनुसार बनवले आहेत.
२. ३ जून, २०२१ रोजी झालेल्या त्यांच्या बैठकीत वरील अलेखापरीक्षित निष्कर्ष लेखापरीक्षण समितीने पुनर्विलोकित केले आणि त्यानंतर संचालक मंडळाने मंजुर केले.
३. कंपनीच्या वैधानिक लेखापरीक्षकांनी वरील वित्तीय निष्कर्षांचे लेखापरीक्षण केले आहे.
४. आवश्यकतेनुसार मागील वित्तीय कालावधीसाठीची आकडेवारी पुनर्गठीत/पुनर्रचित केली आहे.
५. मार्च २१, मध्ये संपलेल्या तिमाहीत, चालू आर्थिक वर्षाच्या आधीच्या तिमाहीत नोंदवलेल्या एमईआयएस उत्पन्नाशी (निर्यात लाभ) संबंधित रु. ९६.८४ लाख व मागील वर्षा संबंधातील रु. १७.२७ लाख रक्कम परत येतल्या कारण, सध्या त्या गव्हर्नमेंट पोर्टल मध्ये लागू करता येत नाहीत. प्राप्ती आधारावर जेव्हा शक्य होईल तेव्हा त्या हिशोबात घरल्या जातील.
६. इंड एएस-१०८ ''प्रवर्तनीय विभाग'' च्या अनुषंगाने, कंपनीच्या मुख्यतः एकमेव अहवाल योग्य व्यवसाय विभाग आहे तो म्हणजे ''केमिकल मॅन्युफॅक्चरिंग''. तथापि, कंपनीच्या दुय्यम भौगोलिक विभाग आहे ज्याची माहिती इंड एएस-१०८ प्रमाणे वित्तीय विवरणांत दिली आहे. वित्तीय विवरणांनुसार दुय्यम भौगोलिक विभागांबाबतची माहिती.

| तपशील | रु. लाखांत | |
|---|---|---|
| | एप्रिल ते मार्च २१ | एप्रिल ते मार्च २० |
| विभाग महसुल - भारत | २,१२८.६९ | २,१७७.२० |

EC ADVERTISEMENT (JUINAGAR PROJECT)
FREE PRESS JOURNAL



## "PUBLIC ANNOUNCEMENT"

**"M/s. Newfound Properties and Leasing Pvt. Ltd."**

The project for proposed amendment for development of integrated information Technology Township (IITT) comprising of IT buildings, Data Centre, Residential Building, GIS, Food Court, FOB, Retail at Plot No. Gen.2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s. Newfound properties and Leasing Pvt. Ltd. has been accorded Environmental Clearance by State Level Environment Impact Assessment Authority, Maharashtra vide letter No. **SIA/ MH/ MIS/ 165940/2020 dated 10 May 2021.**

The copy of the said Environmental Clearance is available with Maharashtra Pollution Control Board and on Website of the Environment Department, Government of Maharashtra at https://www.ecmpcb.in/login/granted_ec_certificate

Place : Mumbai
Date : 04/06/2021

## PUBLIC NOTICE

**NOTICE** is hereby given that my Clients intend to purchase Flat No-302 admeasuring 310Sq. Ft (Built-Up area) on the third floor in the building known as Gauri Darshan Co-operative Housing Society Limited, situated at Kharigaon, Kalwa (West), Thane- 400605 constructed on property bearing Survey No-64, Hissa No-3 & 6 situated at Hiradevi Mandir Road, Village - Kharigaon, Taluka and District- Thane within the District and Registration Sub-District of Thane along with right to use and enjoy common amenities and common rights etc. along with 10 shares of face value of Rs.50/- each under Share Certificate No-9 bearing distinctive numbers 81 to 90 of Gauri Darshan Co-op. Housing Society Limited (hereinafter referred to as the said **"Premises"**) free from all encumbrances, litigation and with clear and marketable title from Mrs. Manisha Vishal Patil & Mr. Vishal Ratan Patil.

The original Agreement for Sale dated 24.07.2008 executed between M/s. Shri Yash Enterprises and Mrs. Nirmala Vinod Lase and original Deed of Rectification dated 15.03.2016 executed between M/s. Shri Yash Enterprises and Mrs. Nirmala Vinod Lase regarding the said Premises and Flat no.303 in the same building are lost and misplaced and not traceable. My Clients intend to take housing loan on the said Premises from Bank, Financial institution etc.

Any person having any claim against the said Premises by way of inheritance, mortgage, sale, gift, lease, lien, charge, trust, tenancy, maintenance, easement or otherwise, howsoever is hereby required to make the same known in writing to the undersigned at his office at 304, 3rd floor, Dol-Bin- Shir Building, Janmabhoomi Marg, Fort, Mumbai- 400 001 within 14 days from the date hereof otherwise the sale will be completed in respect of the Premises, without reference to such claims and the same, if any, shall be considered as waived.

Dated this 04th day of June 2021

Sd/-
**PRASAD D. BORKAR**
Advocate

## NOTICE

**Shri. Ramakant Achut Bhat**, a Member of **The STC Employees Co-operative Housing Society Ltd, having address at B-101, Tulsi Niwas, Prabhat Colony Road No 2, Santacruz East, Mumbai 400055**, Maharashtra & holding **flat No. A-204** in the building known as **Tulsi Niwas of the Society**, died on **15-02-2020**.

The Society hereby invites claims or objections from the heir or heirs or other claimants /objector or objectors to the transfer of the said shares & interest of the deceased Member in the capital/ property of the Society within a period of 15 days, from the publication of this Notice, with copies of such documents & other proofs in

## /LE LIMITED

2006576
Sisarma, Udaipur (Raj.)-313031
.com; Email:investor@italica.com

**ND E-VOTING INFORMATION**

/Annual General Meeting (AGM) of the 24th June, 2021 at 11.00 A.M.(IST) sual Means (OAVM) and also at the tioned date and time at Kodlyat Road, ie business as set out in the Notice lars issued by the Ministry of Corporate cular No. 17/2020 dated 13 April 2020, r No. 02/2021 dated 13 January 2021 read with SEBI Circular dated January BI(Listing Obligations and Disclosure s") (collectively referred as "Circulars"). Notice convening AGM for the financial lectronic mode to the Members whose epositories. The copy of Annual Report website (www.italica.com), website of ndia.com) and on website of Central votingindia.com). Notice is also hereby of the Companies Act, 2013("Act") and of Members and Share Transfer Books both days inclusive)for the purpose of

essary details like Folio No., Name of te (front and back), PAN (self attested sted scanned copy of Aadhar Card) by email Id (mt.helpdesk@linktime.co.in) ccount details (CDSL-16 digit beneficiary master or copy of Consolidated Account N card), AADHAR (self attested scanned estor@italica.com /RTA email id

ed to provide the facility to its members on resolutions proposed to be passed al form/ dematerialized form as on the their vote electronically through remote ll resolutions as set forth in the notice ies Act, 2013, Rule 20 of Companies d Regulation 44 of SEBI (LODR), 2015. to the equity shares held by them in the n cut off date.

y, 21.06.2021 at 09:00 a.m. and ends on s period, members may cast their vote d by the CDSL thereafter. The instructions system on the date of the AGM are given corded in the Register of Members or in the Depositories as on cut-off date i.e. lity of remote e-voting as well as e-voting e present in the AGM through VC/OAVM utions through remote e-voting and are le to vote through e-voting system during through remote e-voting prior to the AGM /C/OAVM but shall not be entitled to cast ully read all the instructions given in notes r joining AGM and casting vote through

member of the Company after the Notice nd holds shares as on Cut-off date; may to helpdesk.evotingindi@cdslindia.com DSL for remote e-voting, then he/she can casting the votes.

g e-voting, you may refer the Frequently available at www.evotingindia.com, under facility for voting by electronic means may DSL) Central Depository Services (India) Mafatlal Mill Compounds, N M Joshi Marg, email to helpdesk.evoting@cdslindia.com

**By order of the Board**
**For PIL Italica Lifestyle Limited**
**Aditi Parmar (Company Secretary)**

## OTICE

client, investigating the right, title and **lp Co-operative Housing Society** registered under the Maharashtra Co-ration no. HSG (OH) 1354/84/85, on red office at Samarth Ramdas Marg, **"Society"**), in respect of its leasehold ship rights to the building known as **Building"**), situate at Samarth Ramdas 049, more particularly described in the **roperty"**), together with the Society's e of the lands consisting of 'NTB NIB' sing And Area Development Authority d and forming part of the compound of ed in the **Second Schedule** hereto ociety has agreed to grant to our client, development rights and entitlements in Land (collectively, **"Entire Property"**). t, benefit, claim or demand, whatsoever, rt/s thereof, and/or its redevelopment, io (including fungible FSI and pro-rata evelopment rights and/or transferable n, use, occupation and/or enjoyment of , and/or the title deeds in respect of the

## BRIHANMUMBAI MAHANAGARPALIKA

**Hydraulic Engineer's Department**

No. Dy.H.E. (Const)/City-1/Tender dated 02.06.2021

**Corrigendum-I**

Subject : Carrying out various type of works for Attending Leakages, Contamination and Other Allied Works In, G/South, G/North, F/South and F/Norht ward in Zone-II.

Reference : **1) Bid No. 7100209874**
2) E-Tender notice u/no. Dy. H.E. (Cont)/City-1/Tender dtd 24.05.2021

The Bid No. 7100209874 invited for the subject work is cancelled due to upgradation of SAP system.

All intending tenderers should note the above.

Sd/-
**PRO/371/ADV/2021-22/Corr.** **Hydraulic Engineer**

**Let's together and make Mumbai Malaria free.**

## SBI State Bank of India

**Stressed Assets Management Branch - II**, Ground Floor, Raheja Chambers, Free Press Journal Marg, Nariman Point, Mumbai - 21, **Tel No.** +91 22 2281 1584/ 1403/1401 **Fax No.** 022 - 22811401
**Email Id:-** sbi.15859@sbi.co.in

**REGISTERED POST WITH A / D**

**SAMB II/MUM/MRK/2021-22/201** **Date : 01.06.2021**

**Shri Deven Jitendra Mehta**, D3/D4 Amalfi CHS, L D Ruparel Marg Malabar Hil, Mumbai - 400 006.

**Shri Deven Jitendra Mehta**, Flat No. A-3001 & B-3001, 30th floor Lodha Altamount, Altamount Road, Malabar Hill, Mumbai - 400 006

Sub: Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called 'Act')

Dear Sir,

At your request, you have been granted by the Bank, through its Chembur Branch from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/ document(s) executed by you are stated in Schedule 'A' and 'B' respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s) I document(s).

You have also created mortgage by way of deposit of title deeds/ Registered I Equitable mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in Schedule 'B'.

The relevant particulars of the secured assets are specifically stated in Schedule 'C'.

You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation of and conduct of the above said financial assistance/ credit facilities have become irregular and the debt has been classified as Non-Performing Assets on 30.09.2020 in accordance with the directives/ guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.

The said financial assistance is also secured by the personal guarantee of -

Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.

Therefore, the Bank hereby calls upon you u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Bank is the sum of **Rs.49,26,72,728/- (Rupees Forty Nine crores Twenty Six Lacs Seventy Two thousand Seven hundred & Twenty Eight only)** is on 31.05.2021. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges, etc.

If you fail to repay to the Bank the aforesaid sum of **Rs.49,26,72,728/- (Rupees Forty Nine crores Twenty Six Lacs Seventy Two thousand Seven hundred & Twenty Eight only)** as on 31.05.2021 with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the said Act.

You are also put on notice that in terms of Sub-Section 13 of Section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining written consent of the Bank.

Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Bank only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the Bank is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s).

This notice is without prejudice to the [illegible] such other actions or legal provisions of Law.

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

# FORM V

**(See Rule 14)**

**Environmental Audit Report for the financial Year ending the 31st March 2025**

| Unique Application Number | Submitted Date |
|---|---|
| MPCB-ENVIRONMENT_STATEMENT-0000083919 | 17-09-2025 |

## PART A

### Company Information

| Company Name | Application UAN number |
|---|---|
| M/s. Newfound Properties & Leasing Pvt. Ltd. | -- |

**Address**

Gen 2/1/D, Gen 2/1/E, Gen 2/1/F of TTC MIDC Area, Navi Mumbai, Maharashtra

| Plot no | Taluka | Village |
|---|---|---|
| Gen 2/1/D, Gen 2/1/E, Gen 2/1/F | Thane | Juinagar |
| **Capital Investment (In lakhs)** | **Scale** | **City** |
| 98928 | L.S.I. | Mumbai |
| **Pincode** | **Person Name** | **Designation** |
| 400706 | Mr. Pramod Mhamane | Associate Vice President - Engineering |
| **Telephone Number** | **Fax Number** | **Email** |
| 9167640612 | 02226564560 | pmhamane@kraheja.com |
| **Region** | **Industry Category** | **Industry Type** |
| SRO-Navi Mumbai I | Red | other |
| **Last Environmental statement submitted online** | **Consent Number** | **Consent Issue Date** |
| yes | Format1.0/CC/UAN No.0000095938/CR-2102001235 & Format1.0/CAC-CELL/UAN No.0000183086/CE/2401000576 | 2024-01-04 |
| **Consent Valid Upto** | **Establishment Year** | **Date of last environment statement submitted** |
| 2029-01-04 | 2004 | Sep 4 2024 12:00:00:000AM |

**Industry Category Primary (STC Code) & Secondary (STC Code)**

### Product Information

| Product Name | Consent Quantity | Actual Quantity | UOM |
|---|---|---|---|
| Not Applicable as IT park project | 0 | 0 | MT/A |

### By-product Information

| By Product Name | Consent Quantity | Actual Quantity | UOM |
|---|---|---|---|
| Not Applicable as IT park project | 0 | 0 | MT/A |

## Part-B (Water & Raw Material Consumption)

### 1) Water Consumption in m3/day

| Water Consumption for | Consent Quantity in m3/day | Actual Quantity in m3/day |
|---|---|---|
| Process | 0.00 | 0.00 |
| Cooling | 18.50 | 20.93 |
| Domestic | 2843.00 | 233.43 |
| All others | 0.00 | 39.87 |
| Total | 2861.50 | 294.23 |

### 2) Effluent Generation in CMD / MLD

| Particulars | Consent Quantity | Actual Quantity | UOM |
|---|---|---|---|
| Daily quantity of trade effluent from the factory | 0.00 | 0.00 | CMD |
| Daily Quantity of sewage from the factory | 1990 | 154.18 | CMD |
| Daily quantity of treated Sewage effluent | 0.00 | 142.76 | CMD |

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

| Name of Products (Production) | During the Previous financial Year | During the current Financial year | UOM |
|---|---|---|---|
| Not Applicable - IT Park Project | 0 | 0 | CMD |

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

| Name of Raw Materials | During the Previous financial Year | During the current Financial year | UOM |
|---|---|---|---|
| Not Applicable - IT Park Project | 0 | 0 | CMD |

### 4) Fuel Consumption

| Fuel Name | Consent quantity | Actual Quantity | UOM |
|---|---|---|---|
| HSD | 453254.4 | 52.15 | KL/A |

## Part-C

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

### [A] Water

| Pollutants Detail | Quantity of Pollutants discharged (kL/day) | Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour | Percentage of variation from prescribed standards with reasons | | |
|---|---|---|---|---|---|
| | Quantity | Concentration | %variation | Standard | Reason |
| pH (Building no. 01) | 0 | 6.80 | 24.44 | 5.5 -9.0 | Not applicable |
| TSS (Building no. 01) | 1.23 | 8.00 | 60.00 | 20 mg/l | Not applicable |
| COD (Building no. 01) | 4.63 | 30.00 | 40.00 | 50 mg/l | Not applicable |
| BOD (Building no. 01) | 1.06 | 6.90 | 31.00 | 10 mg/l | Not applicable |
| N-total (Building no. 01) | 0.09 | 0.56 | 94.40 | 10 mg/l | Not applicable |
| pH (Building no. 02) | 0 | 6.90 | 23.33 | 5.5 -9.0 | Not applicable |
| TSS (Building no. 02) | 1.23 | 8.00 | 60.00 | 20 mg/l | Not applicable |
| COD (Building no. 02) | 4.63 | 30.00 | 40.00 | 50 mg/l | Not applicable |
| BOD (Building no. 02) | 1.06 | 6.90 | 31.00 | 10 mg/l | Not applicable |

| | | | | | |
|---|---|---|---|---|---|
| N-total (Building no. 02) | 0.086 | 0.56 | 94.40 | 10 mg/l | Not applicable |
| pH (Building no. 03) | 0 | 6.90 | 23.33 | 5.5 -9.0 | Not applicable |
| TSS (Building no. 03) | 1.23 | 8.00 | 60.00 | 20 mg/l | Not applicable |
| COD (Building no. 03) | 3.08 | 20.00 | 60.00 | 50 mg/l | Not applicable |
| BOD (Building no. 03) | 1.02 | 6.60 | 34.00 | 10 mg/l | Not applicable |
| N-total (Building no. 03) | 0.086 | 0.56 | 94.40 | 10 mg/l | Not applicable |

***[B] Air (Stack)***

| ***Pollutants Detail*** | ***Quantity of Pollutants discharged (kL/day)*** | ***Concentration of Pollutants discharged(Mg/NM3)*** | ***Percentage of variation from prescribed standards with reasons*** | | |
|---|---|---|---|---|---|
| | ***Quantity*** | ***Concentration*** | ***%variation*** | ***Standard*** | ***Reason*** |
| TPM (DG SET 1 - 2000 KVA) Bldg no. 01 | 0.11 | 41.10 | 72.60 | 150 mg/Nm3 | Not applicable |
| SO2 (DG SET 1 - 2000 KVA) Bldg no. 01 | 0.13 | 49.51 | -- | -- | Not applicable |
| NOX (DG SET 1 - 2000 KVA) Bldg no. 01 | 0.31 | 118.1 | -- | -- | Not applicable |
| CO (DG SET 1 - 2000 KVA) Bldg no. 01 | 0.22 | 82.6 | -- | -- | Not applicable |
| TPM (DG SET 2 - 2000 KVA) Bldg no. 01 | 0.13 | 47.10 | 68.60 | 150 mg/Nm3 | Not applicable |
| SO2 (DG SET 2 - 2000 KVA) Bldg no. 01 | 0.19 | 70.94 | -- | -- | Not applicable |
| NOX (DG SET 2 - 2000 KVA) Bldg no. 01 | 0.33 | 124.1 | -- | -- | Not applicable |
| CO (DG SET 2 - 2000 KVA) Bldg no. 01 | 0.09 | 77.4 | -- | -- | Not applicable |
| TPM (DG SET 1 - 1250 KVA) Bldg no. 02 | 1.23 | 43.20 | 71.20 | 150 mg/Nm3 | Not applicable |
| SO2 (DG SET 1 - 1250 KVA) Bldg no. 02 | 1.99 | 69.74 | -- | -- | Not applicable |
| NOX (DG SET 1 - 1250 KVA) Bldg no. 02 | 3.63 | 127.1 | -- | -- | Not applicable |
| CO (DG SET 1 - 1250 KVA) Bldg no. 02 | 1.43 | 50.00 | -- | -- | Not applicable |
| TPM (DG SET 2 - 1250 KVA) Bldg no. 02 | 1.03 | 38.00 | 74.67 | 150 mg/Nm3 | Not applicable |
| SO2 (DG SET 2 - 1250 KVA) Bldg no. 02 | 1.44 | 53.12 | -- | -- | Not applicable |
| NOX (DG SET 2 - 1250 KVA) Bldg no. 02 | 2.45 | 90.4 | -- | -- | Not applicable |
| CO (DG SET 2 - 1250 KVA) Bldg no. 02 | 1.63 | 60.3 | -- | -- | Not applicable |
| TPM (DG SET 1 - 2000 KVA) Bldg no. 03 | 0.11 | 40.10 | 73.27 | 150 mg/Nm3 | Not applicable |
| SO2 (DG SET 1 - 2000 KVA) Bldg no. 03 | 0.17 | 64.04 | -- | -- | Not applicable |
| NOX (DG SET 1 - 2000 KVA) Bldg no. 03 | 0.29 | 110.6 | -- | -- | Not applicable |

| | | | | | |
|---|---|---|---|---|---|
| CO (DG SET 1 - 2000 KVA) Bldg no. 03 | 0.16 | 59.8 | -- | -- | Not applicable |
| TPM (DG SET 2 - 2000 KVA) Bldg no. 03 | 0.15 | 55.50 | 63.00 | 150 mg/Nm3 | Not applicable |
| SO2 (DG SET 2 - 2000 KVA) Bldg no. 03 | 0.19 | 69.44 | -- | -- | Not applicable |
| NOX (DG SET 2 - 2000 KVA) Bldg no. 03 | 0.33 | 121.00 | -- | -- | Not applicable |
| CO (DG SET 2 - 2000 KVA) Bldg no. 03 | 0.16 | 58.4 | -- | -- | Not applicable |

## Part-D

***HAZARDOUS WASTES***

***1) From Process***

| Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|---|---|---|---|
| 5.1 Used or spent oil | 1.760 | 1.83 | KL/A |
| 5.2 Wastes or residues containing oil | 0.00 | 0.00 | KL/A |
| 33.2 Contaminated cotton rags or other cleaning materials | 0.00 | 0.00 | KL/A |
| 31.1 Process residue and wastes | 0.00 | 0.00 | KL/A |
| Other Hazardous Waste | 0.00 | 0.00 | MT/A |
| Other Hazardous Waste | 0.00 | 0.00 | MT/A |

***2) From Pollution Control Facilities***

| Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|---|---|---|---|
| 0 | 0 | 0 | MT/A |

## Part-E

***SOLID WASTES***

***1) From Process***

| Non Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|---|---|---|---|
| Biodegradable Waste | 18.301 | 45.43 | MT/A |
| Non-Biodegradable Waste | 42.133 | 66.28 | MT/A |

***2) From Pollution Control Facilities***

| Non Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|---|---|---|---|
| STP Sludge | 7.8 | 10.14 | MT/A |

***3) Quantity Recycled or Re-utilized within the unit***

| Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|---|---|---|---|
| 0 | 0 | 0 | MT/A |

## Part-F

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

***1) Hazardous Waste***

| Type of Hazardous Waste Generated | Qty of Hazardous Waste | UOM | Concentration of Hazardous Waste |
|---|---|---|---|
| 5.1 Used or spent oil | 1.38 | KL/A | Liquid (Sale to authorized recycler) |
| 5.2 Wastes or residues containing oil | 0 | MT/A | Solid (CHWTSDF) |
| 33.2 Contaminated cotton rags or other cleaning materials | 0 | MT/A | Solid (CHWTSDF) |
| 33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes | 0 | MT/A | Solid (Handed over to authorized vendor) |
| Other Hazardous Waste | 0 | MT/A | Solid (E-Waste: Handed over to authorized vendor) |
| Other Hazardous Waste | 0 | MT/A | Solid (Battery Waste: Handed over to authorized vendor) |

***2) Solid Waste***

| Type of Solid Waste Generated | Qty of Solid Waste | UOM | Concentration of Solid Waste |
|---|---|---|---|
| Biodegradable Waste | 45.43 | MT/A | Semi-solid |
| Non Biodegradable Waste | 66.28 | MT/A | Solid |
| STP Sludge | 10.14 | MT/A | Semi-solid |

## Part-G

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

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

## Part-H

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

***[A] Investment made during the period of Environmental Statement***

| Detail of measures for Environmental Protection | Environmental Protection Measures | Capital Investment (Lacks) |
|---|---|---|
| AMC for OWC (Building no. 03) | -- | 95000 |
| Environment Monitoring (Building no. 03) | -- | 37045 |
| AMC for STP (Building no. 03) | -- | 1049997 |
| STP Upgradation (Building no. 03) | -- | 0 |
| Garden/Horticulture (Building no. 03) | -- | 667222 |

***[B] Investment Proposed for next Year***

| Detail of measures for Environmental Protection | Environmental Protection Measures | Capital Investment (Lacks) |
|---|---|---|
| AMC for OWC (Building no. 01) | -- | 56046 |
| Environment Monitoring (Building no. 01) | -- | 33500 |
| AMC for STP (Building no. 01) | -- | 1025000 |
| AMC for OWC (Building no. 02) | -- | 56046 |
| Environment Monitoring (Building no. 02) | -- | 33500 |
| AMC for STP (Building no. 02) | -- | 950000 |

| | | |
|---|---|---|
| AMC for OWC (Building no. 03) | -- | 95000 |
| Environment Monitoring (Building no. 03) | -- | 33700 |
| AMC for STP (Building no. 03) | -- | 1062000 |

## Part-I

---

***Any other particulars for improving the quality of the environment.***

***Particulars***

The Company maintains a safe and healthy environment within the premises. Total Water Consumption = 294.23 cmd out of which 128.61 cmd Fresh water and 165.62 cmd is Recycled water from STP Total Sewage Generation = 154.18 cmd Total Recycled Water = 142.76 cmd. Reused for Cooling and Gardening.

***Name & Designation***

Mr. Pramod Mhamane (AVP - Engineering)

***UAN No:***

MPCB-ENVIRONMENT_STATEMENT-0000083919

***Submitted On:***

17-09-2025