

# Mindspace Business Parks Private Limited

(Formerly Known as : Serene Properties Private Limited)

Ref: Mindspace/ 2021/02

Date: 23<sup>rd</sup> November 2021



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 Environmental clearance compliance status report for the months of April 2021 – September 2021.

Ref: Environmental Clearance Letter granted for the project of an IT park at TTC Industrial Area of MIDC, Plot No. – 3, Airoli, Navi Mumbai, Maharashtra by the Ministry of Environment & Forest, Government of India vide letter No. 21-268/2007-IA.III dated 23.08.2007 & Regularization of additional construction with No. SEIAA – EC – 0000001942 Dated: 9<sup>th</sup> August 2019 and Environment Clearance for Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra vide no. SEIAA-EC-0000002181 dated 13<sup>th</sup> March 2020

Dear Sir,

With reference to the above, we are submitting the six-monthly monitoring report for the period April 2021 – September 2021 along with the relevant document needed for the submission as mentioned below:

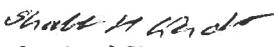
1. Data sheet
2. Compliance Status report,
3. Post monitoring report (April 2021 – September 2021)

Hope the above is in compliance with your requirement.

Thanking You,

Yours faithfully,

For M/s. Mindspace Business Parks Private Limited

  
Authorized Signatory

Encl: a/a

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3<sup>rd</sup> Floor, Kalpataru Point, Sion, Mumbai- 400 022.
2. Zonal Office, Central Pollution Control Board, Parivesh Bhavan, Opp. VNC ward office No. 10, Subhanpura, Vadodara – 390023.

CIN : U45200MH2003PTC143610

Regd. Office : Raheja Tower, Plot No.C-30, Block 'G', Bandra Kurla Complex, Bandra (East), Mumbai - 400 051,  
Phone : +91-22-2656 4000 Fax : +91-22-2656 4004 Website : www.krahejacorp.com

## DATA SHEET

1.	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	:	IT Park / Commercial
2.	Name of the project	:	The proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park development by Mindspace Business Parks Pvt Limited (Formerly known as Serene Properties Pvt. Ltd.)
3.	Clearance letter (s)/OM no. and date	:	21-268/2007-IA.III Dated: 23 <sup>rd</sup> August 2007 AND Amendment in Environment Clearance vide No. SEIAA-EC-00000019 dated 9 <sup>th</sup> August 2019 AND Environment Clearance for Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra vide no. SEIAA-EC-0000002181 dated 13 <sup>th</sup> March 2020
4.	Location		
	(a) District	:	Thane
	(b) State	:	Maharashtra
	(c) Latitude / Longitude	:	Latitude: 19°15' North Longitude: 73° 5' East
5.	(a) Address for correspondence		Mr. Pramod Mhamane Mindspace Business Parks Pvt. Ltd. Raheja Tower Plot No. C-30, Block 'G', Opp SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai-400 051 Tel: 022 26564838 Fax:022 2656 4306
6.	Salient Features		
	(a) Of the project	:	<b>Existing:</b> The Proposed project will consist of 13 IT & ITES buildings for total built up area 492724.20 sq. m.  <b>Proposed:</b> Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park 879335.32 sq.m. (Existing + Proposed expansion)



	(b) Of Environmental Management Plans	:	<ul style="list-style-type: none"> <li>- Implementation of Rainwater harvesting</li> <li>- Reuse of treated sewage</li> <li>- Implementation of sewage Treatment plant.</li> <li>- Rainwater Harvesting</li> <li>- The said buildings are proposed to be planned as Green Buildings</li> </ul>																				
7.	Break up of the project area																						
	(a) Submergence area: forest & non forest.	:	Nil.																				
	(b) Others	:	The entire project area is non-agricultural land.																				
8.	Break up of the project affected population with enumeration of those losing houses /dwelling units only, agricultural land only, both dwelling units & agricultural land & landless labourers /artisan.		Nil.																				
	(a) SC, ST /Adivasis	:	Nil.																				
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	:	Nil.																				
9.	Financial details																						
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	:	<ul style="list-style-type: none"> <li>• Project cost as originally planned: Rs 1323.74 Cr</li> <li>• Revised Project Cost : Rs 1013 Cr</li> </ul>																				
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	:	<p><b>Construction Phase:</b></p> <table border="1"> <thead> <tr> <th>Attributes</th> <th>Total Cost per annum (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td>Debris management</td> <td>110</td> </tr> <tr> <td>Environment protection measures</td> <td>33</td> </tr> <tr> <td>Health and safety of construction labours</td> <td>39</td> </tr> </tbody> </table> <p><b>Operation Phase:</b></p> <table border="1"> <thead> <tr> <th>Component</th> <th>Description</th> <th>Capital cost Rs. In Lacs</th> <th>Operational and Maintenance cost (Rs. in Lacs/yr)</th> </tr> </thead> <tbody> <tr> <td>Sewage Treatment Plant</td> <td>-</td> <td>1495</td> <td>157.75</td> </tr> <tr> <td>Environmental monitoring</td> <td>Monitoring of air, water, soil, wastewater,</td> <td>0</td> <td>35</td> </tr> </tbody> </table>	Attributes	Total Cost per annum (Rs. In Lacs)	Debris management	110	Environment protection measures	33	Health and safety of construction labours	39	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)	Sewage Treatment Plant	-	1495	157.75	Environmental monitoring	Monitoring of air, water, soil, wastewater,	0	35
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Environmental monitoring	Monitoring of air, water, soil, wastewater,	0	35																				



			DG stack, noise etc. parameters		
		Solid waste management	Waste collection, storage and disposal	112.2	23.02
		Rainwater Harvesting	-	483.8	77.88
		Green belt development	Landscaping on plot area	500	45
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	:			
	(d) Whether (c) include the cost of environmental management as shown in the above.	:	Yet to finalize.		
	(e) Actual expenditure incurred on the project so far	:	Rs. 1,301.27 Cr		
	(f) Actual expenditure incurred on the environmental management plans so far	:	Rs. 1649.30 Lakhs		
10.	Forest land requirement.	:	Nil		
	(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.	:			
	a) Date of commencement (Actual and / or planned)	:	Existing IT Park - 27th April 2008		
	b) Date of completion (Actual and/ or planned)	:	Existing IT Park - December 2019 (Planned)		
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	:	Post monitoring report - April 2021 - September 2021 enclosed.		



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.)	: Clearance Letter issued by MoEF: EC No. : 21-268/2007/IA.III Dated: 23.08.2007 & Regularization of additional construction with No. SEIAA - EC - 0000001942 Dated: 9 <sup>th</sup> August 2019 and Environment Clearance for Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra vide no. SEIAA-EC-0000002181 dated 13 <sup>th</sup> March 2020
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## COMPLIANCE STATUS REPORT

PROPOSED IT PARK AT AIROLI, NAVI MUMBAI

<b>Ref</b>	1. EC No. 21-268/2007-IA.III dated 23.08.2007 - <b>Annexure (II A)</b> 2. Amendment in Environmental Clearance wide no SEIAA-EC-0000001942 is obtained on 09.08.2019 - <b>Annexure (II B)</b> 3. Environment Clearance for Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra vide no. SEIAA-EC-0000002181 dated 13.03.2020 - <b>Annexure (II C)</b>
<b>To</b>	M/s. Mindspace Business Parks Pvt Limited
<b>For</b>	Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra
<b>Status</b>	Building Completion & Occupation Certificates obtained for Building No. 1, 2, 3, 4, 5 & 6, 7, 8, 9, 10, 11 & 14 A. Building. No 12 Part OC obtained. Part OC Copies are enclosed as <b>Annexure - III</b>

COMPLIANCE STATUS REPORT

SPECIFIC CONDITIONS		
<b>I.</b>	<b>PP to update the online CS as per EIA.</b>	This point is complied with as we have received EC.
<b>II.</b>	<b>PP to ensure that project should be zero net discharge &amp; zero garbage project.</b>	This project is zero discharge project
<b>III</b>	<b>PP to incorporate the mitigation measures to reduce wind speed from 4m/s to less to achieve comfort zone</b>	Noted
<b>IV.</b>	<b>The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.</b>	As per ESZ notification dated 14 <sup>th</sup> October'21, our project does not come under ESZ area of Flamingo Sanctuary.
<b>V.</b>	<b>PP to ensure that CER should be as per green field for additional project cost prescribed by MoEF&amp;CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.</b>	CER was earlier included as per MoEF & Circular Dated 01/05/2018. However, we have now been informed that the said 'MoEF & Circular Dated 01/05/2018' has been expressly superseded (i.e. replaced and rendered void) by OM No.F.No.22-65/2017/IA.III dt. 30/09/2020, and it is inter alia further mandated that the activity proposed by the Project Proponent of prescribed by EAC/SEAC (as the case may be), shall be part of the Environment Management Plan.

APRIL 2021- SEPTEMBER 2021



		As stated in the said OM dt. 30/09/20, this OM was issued pursuant to receipt of several representations regarding imposing a percentage of the project cost as CER, and the said OM was also challenged in the High Court. Consequently, CER as per the (superseded) MoEF & Circular Dated 01/05/2018 is not applicable, or required to be proposed or undertaken.
VI.	PP to submit revised CFO NOC	Before approval of proposed buildings, we will obtain CFO NOC
VII.	PP to submit basement ventilation plan.	Noted
VIII.	PP to ensure that CER plan gets approved from Municipal Commissioner.	CER was earlier included as per MoEF & Circular Dated 01/05/2018. However, we have now been informed that the said 'MoEF & Circular Dated 01/05/2018' has been expressly superseded (i.e. replaced and rendered void) by OM No.F.No.22-65/2017/IA.III dt. 30/09/2020, and it is inter alia further mandated that the activity proposed by the Project Proponent of prescribed by EAC/SEAC (as the case may be), shall be part of the Environment Management Plan. As stated in the said OM dt. 30/09/20, this OM was issued pursuant to receipt of several representations regarding imposing a percentage of the project cost as CER, and the said OM was also challenged in the High Court. Consequently, CER as per the (superseded) MoEF & Circular Dated 01/05/2018 is not applicable, or required to be proposed or undertaken.
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.04.01.201	Noted
X.	SEIAA decided to grant EC for - FSI: 379209.83 m2, Non-FSI: 229610.24 m2 and Total BUA: 608820.07 m2 (Plan	Approved plan enclosed as Annexure IV



Approval no-EE/SPA/3/IFMS/A39017,  
Date-28.01.2020

SPECIFIC CONDITIONS		
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste return for the year for year 2020-2021 enclosed as <b>Annexure V</b>
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.	Yes, the facility for drinking waste and sewage disposal is in place for building. Occupation Certificates obtained for Building No. 1, 2, 3, 4, 5 & 6, 7, 8, 9, 10, 11 & 14 A. For Building. No 12 Part OC obtained.  Copies of OC enclosed as <b>Annexure III</b> .
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.	As per ESZ notification dated 14 <sup>th</sup> October'21, our project does not come under ESZ area of Flamingo Sanctuary.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Yes, we will abide to all 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.	Yes, all the buildings are constructed as per the approved layout.  Copy of the approved layout plan enclosed as <b>Annexure IV</b>
VI	If applicable Consent for Establishment"	Consent to Establish for the project was



	<p>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.</p>	<p>obtained on 21.04.2008, copy of the same is enclosed as <b>Annexure - VI A.</b></p> <p>Copy of renewal of Consent to Establish for the project was obtained on 14.09.2010, copy of the same is enclosed as <b>Annexure - VI B.</b></p> <p>Consent to Operate for building no. 3, 4, 7 &amp; 14 was obtained on 11.09.2012. Copy of the same enclosed as <b>Annexure - VI C.</b></p> <p>Consent to for building no. 2 to 8 &amp; 14 Operate was obtained on 05.04.2013. Copy of the same enclosed as <b>Annexure - VI D</b></p> <p>Consent to Establish for Building no. 11 &amp; 12 is obtained on 04.07.2014. Copy of the same enclosed as <b>Annexure - VI E</b></p> <p>Renewal of Consent to for building no. 2 to 8 &amp; 14 Operate dated 23.10.18 received. Copy of the same is enclosed as <b>Annexure - VI F.</b></p> <p>Renewal of consent to operate for Building No 1,9,10,11,12 is obtained vide no. Format1.0/CAC-CELL/ UAN No.0000083878/CO - 2007001694 dated 29.07.2020. Copy of the same is enclosed herewith as <b>Annexure VI G.</b></p> <p>Renewal of Consent to Operate for building no. 2 to 8 and 14 is obtained vide no. Format1.0/CAC-CELL/UAN No.0000088493/CR- 2007001436 dated 24.07.2020. Copy of the same is enclosed herewith as <b>Annexure VI H.</b></p>
VII	<p>All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.</p>	<p>During construction stage care was taken for sanitary and hygienic measures for workers and the same will be maintained.</p> <p>✓ Water were sprinkled to reduce dust emission.</p>



		<ul style="list-style-type: none"> <li>✓ Barriers were erected to reduce impact to surrounding areas.</li> <li>✓ Use of face mask to avoid inhalation of dust particles</li> <li>✓ Accumulation of stagnant water was avoided to prevent breeding of mosquitoes</li> <li>✓ Noise generating activities were carried out only during daytime.</li> <li>✓ Workers were provided with earmuffs/ear plugs.</li> </ul>
VIII	<p><b>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.</b></p>	<p>Buildings are under operation. All the buildings are provided with safe drinking water from NMMC.</p> <p>For existing buildings 13 no. of STPs of total capacity 2885 cmd are provided. For proposed development details of STPs is as under:</p> <ul style="list-style-type: none"> <li>• IT Building 15: 1 no. of STP of capacity 975 cmd</li> <li>• IT Building 16: 1 no. of STP of capacity 600 cmd,</li> <li>• Retail &amp; Kiosks: 1 no. of STP of capacity 125 cmd,</li> <li>• Hotel Building &amp; MLCP: 1 no. of STP of capacity 150 cmd</li> </ul> <p><b>Construction stage:</b> Safe &amp; clean drinking water was provided.</p>
IX	<p><b>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.</b></p>	<p><b>Operation Phase:</b> The solid waste generated is being regularly handed over to MSW facility.</p> <p><b>Construction Waste Management:</b> Material wastes like bricks, cement etc. was used as fill material. An adequate facility for storage of waste materials is made on site.</p>
X	<p><b>Disposal of muck during construction phase should not create any adverse</b></p>	<p>During construction stage, the quantity of sub-stratum removed during excavation for</p>



	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.	building foundation is used for filling up of the subject land. Topsoil is conserved and used for landscaping in the functional phase.
XI	Arrangement shall be made that wastewater and storm water do not get mixed.	Details of storm water drainage pattern and details of rainwater harvesting system provided at site are enclosed as <b>Annexure - VII.</b>
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Topsoil excavated during construction activities is used for landscaping.
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.	Noted
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.	Suitable landscaping is provided at existing site, photographs of same are enclosed as <b>Annexure- VIII</b>
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.	The monitoring of soil and ground water is being carried out regularly for various parameters. Copy of the post monitoring for the period of <b>April 2021 – September 2021</b> is enclosed, please refer post monitoring report.
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.	Adequate measures will be taken during construction stage to avoid contamination 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.	DG spent oil generated if any will be disposed off as per the MPCB norms.
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.	DG sets are not used during construction phase and if used then care will be taken that it should be "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards norms.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Day storage tank of 990 ltr is used to store diesel for operation of D.G sets, PESO permission is not required for the same.
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.	During construction stage: <ul style="list-style-type: none"> <li>- The vehicles hired for bringing construction material had valid PUC certificate.</li> <li>- Care was taken that the vehicles are less than 8 years old.</li> <li>- Proper parking was provided for vehicle, coming to site.</li> <li>- Transportation of raw materials is allowed only during non-peak hours.</li> <li>- Dust covers on trucks were used for transportation of materials.</li> </ul>
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.	Yes, ambient noise levels & ambient air quality is being monitored regularly. Please refer post monitoring Report enclosed as <b>Annexure - I</b> . same practice will be continued also after commissioning of project.
XXII	Fly ash should be used as building	Ready mix concrete with fly ash is used in



	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).	the construction.  210 MT fly ash has been used.
XXIII	Ready mixed concrete must be used in building construction.	Ready mix concrete and curing agents have been used in our construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Details of storm water drainage pattern and details of rainwater harvesting system provided at site are enclosed as <b>Annexure - VII</b>
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete and curing agents have been used in our construction.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The monitoring of ground water quality is being carried out regularly for various parameters.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate	Sewage treatment plant is operational & certified by a MEP consultant for efficiency as well as adequacy so that treated sewage can be used for flushing in toilet and gardening.  The wastewater will be treated to tertiary level and after treatment reused for flushing of toilets and gardening. There will be no discharge of treated water and if any, shall conform to the norms and standards prescribed by Maharashtra State Pollution Control Board.  Photographs of STP provided for existing buildings are enclosed as Annexure - IX.



	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.	Not applicable as tanker water was used for the construction activity.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Separate pipelines are provided for black water and grey water. STP's are installed in every existing building to treat grey and black water. 13 nos. of STP of total capacity 2885 KLD are provided for existing buildings.
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.	Water efficient fixtures of low flow rate are used for toilets and for drinking areas.
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.	High performance glass with low E value and low SHGC coefficient will be used. Energy modeling exercise was conducted to determine the insulation level acceptable as per the code.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	The roof insulation is installed as per ECBC guidelines. Energy modeling exercise was conducted to determine the insulation level acceptable as per the code.
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	<p><b>Buildings are certified as LEED Core &amp; Shell Gold.</b></p> <p><b>ENERGY CONSERVATION:</b></p> <ul style="list-style-type: none"> <li>• CFL/T5 lamps are provided wherever possible.</li> <li>▪ Insulated Roof to reduce heat gain.</li> <li>▪ Electrical distribution system will be monitored regularly, and energy consumption will have check meter, so that any energy loss will be detected and</li> </ul>



	<p>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.</p>	<p>will be rectified immediately.</p> <ul style="list-style-type: none"> <li>▪ Double glazed glass of appropriate thermal characteristics for south facing wall.</li> <li>▪ Automatic water flow cut off will be used when compressor of water-cooled AC is not operating.</li> <li>▪ Building Management System for all buildings</li> </ul> <p><b><u>GREEN BUILDING CONCEPT</u></b>  <b>Green Features.</b></p> <ul style="list-style-type: none"> <li>▪ Effective use of existing landscapes.</li> <li>▪ Use of energy efficient and Eco-friendly equipment.</li> <li>▪ Use of recycled and Environment Friendly Building materials.</li> <li>▪ Efficient use of water.</li> <li>▪ Use of Non-Toxic &amp; recycled materials.</li> <li>▪ Indoor Environment Quality.</li> <li>▪ Effective controls and building management system.</li> </ul> <p><b><u>ECO FRIENDLY PRACTISES</u></b></p> <ul style="list-style-type: none"> <li>▪ Implementation of recycling program to recycle entire construction waste material.</li> <li>▪ Use of local material (only civil and interior) in the construction.</li> <li>▪ Use of construction material which has recycled content.</li> <li>▪ 15 % Fly ash is being used in concrete</li> </ul>												
<p>XXXIV</p>	<p>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</p>	<p>D.G. sets will be provided as back up for alternative electrical supply to Commercial buildings.                  DG Sets will be used during power failure / emergency only. DG set as per below table is installed within complex as per CPCB norms.</p> <table border="1" data-bbox="917 1691 1305 1915"> <thead> <tr> <th>Building No.</th> <th>DG Set details</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1010 KVA x 4 Nos.</td> </tr> <tr> <td>2</td> <td>1010 KVA x 4 Nos</td> </tr> <tr> <td>3</td> <td>1010 KVA x 2 Nos</td> </tr> <tr> <td>4</td> <td>1010 KVA x 4 Nos.</td> </tr> <tr> <td>5&amp;6</td> <td>2000 KVA x 4 Nos.</td> </tr> </tbody> </table>	Building No.	DG Set details	1	1010 KVA x 4 Nos.	2	1010 KVA x 4 Nos	3	1010 KVA x 2 Nos	4	1010 KVA x 4 Nos.	5&6	2000 KVA x 4 Nos.
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	<b>Pollution Control Board.</b>	<table border="1"> <tr> <td>7</td> <td>1500 KVA x 2 Nos. &amp; 1010 KVA x 1 Nos</td> </tr> <tr> <td>8</td> <td>1010 KVA x 2 Nos &amp; 750 KVA x 2 Nos</td> </tr> <tr> <td>9</td> <td>1010 KVA x 4 Nos.</td> </tr> <tr> <td>10</td> <td>1010 KVA x 4 Nos.</td> </tr> <tr> <td>11</td> <td>1010 KVA x 4 Nos.</td> </tr> <tr> <td>12</td> <td>1010 KVA x 4 Nos.</td> </tr> <tr> <td>14</td> <td>1010 KVA x 3 Nos.</td> </tr> </table> <p>Photographs of DG set provided for existing buildings are enclosed as <b>Annexure - X</b></p>	7	1500 KVA x 2 Nos. & 1010 KVA x 1 Nos	8	1010 KVA x 2 Nos & 750 KVA x 2 Nos	9	1010 KVA x 4 Nos.	10	1010 KVA x 4 Nos.	11	1010 KVA x 4 Nos.	12	1010 KVA x 4 Nos.	14	1010 KVA x 3 Nos.
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12	1010 KVA x 4 Nos.															
14	1010 KVA x 3 Nos.															
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.	Yes, ambient noise levels & ambient air quality is being monitored regularly. Please refer post monitoring Report enclosed as <b>Annexure - I</b> . same practice will be continued also after commissioning of project.														
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.	Yes, separate entry and exit points are provided. The internal parking is provided.														
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.	The building will be complied with the ECBC Code using the Whole Building Performance (WBP) Method.  Energy modeling exercise is conducted to determine the energy savings.														
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The buildings are provided with 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.	There is regular supervision by site engineers throughout the construction phase to avoid disturbance to the surrounding.														



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.	The said condition is noted.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	The six-monthly compliance reports are being submitted regularly to the concerned authorities.
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.	<p>The solid waste generated was regularly handed over to MSW facility.</p> <p>The existing buildings are provided with 13 nos. of STP of total capacity 2885 KLD.</p> <p>Sewage Treatment Plant of existing building is operational &amp; certified by a MEP consultant for efficiency as well as adequacy so that treated sewage can be used for flushing in toilet and gardening.</p> <p>The wastewater from existing buildings is treated to tertiary level and after treatment reused for flushing of toilets and gardening. There will be no discharge of treated water and if any, shall conform to the norms and standards prescribed by Maharashtra State Pollution Control Board.</p> <p>Photographs of STP provided for existing buildings are enclosed as <b>Annexure - IX</b>.</p>
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.	During operation phase of the project, considerable quantities of solid wastes such as kitchen wastes, used paper plates and cups, polythene sheets and wastepaper is generated. To avoid problems associated with solid waste disposal, an effective solid waste management system is followed by



		<p>segregating the wet and dry garbage. The organic garbage is treated by Organic waste converter and the dry waste is disposed through recycler.</p> <p>The used oil, which is generated due to usage of DG sets is stored and subsequently given to the authorized recycler recognized by CPCB, MPCB. Hence, the generation of solid wastes is not creating adverse impacts.</p>
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	<p>Yes, the project has provided 13 nos. of Sewage Treatment Plant of total capacity 2885 KLD for existing Building.</p> <p>Also, the MSW is being disposed off through MSW facility.</p> <p>Building Completion &amp; Occupation Certificates obtained for Building No. 1, 2, 3, 4, 5 &amp; 6, 7, 8, 9, 10, 11 &amp; 14 A. Building. No 12 Part OC obtained. <b>(Annexure III)</b></p>
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Complete set of all the documents is submitted to the MPCB & Local authority.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Yes, the condition is noted.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	A separate environment management cell with qualified staff is set up for implementation of the stipulated environmental safeguards.



XLVIII	<p>Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs 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 &amp; this department.</p>	<p>A separate budget will be allotted for implementation of EMP. EMP budget:</p> <table border="1" data-bbox="916 353 1458 1742"> <thead> <tr> <th colspan="4"><b>Construction Phase:</b></th> </tr> <tr> <th colspan="2">Attributes</th> <th colspan="2">Total Cost per annum (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td colspan="2">Debris management</td> <td colspan="2">110</td> </tr> <tr> <td colspan="2">Environment protection measures</td> <td colspan="2">33</td> </tr> <tr> <td colspan="2">Health and safety of construction labours</td> <td colspan="2">39</td> </tr> <tr> <th colspan="4"><b>Operation Phase:</b></th> </tr> <tr> <th>Compo nent</th> <th>Descrip tion</th> <th>Capital cost Rs. In Lacs</th> <th>Operational and Maintenance cost (Rs. in Lacs/yr)</th> </tr> <tr> <td>Sewage Treatment Plant</td> <td>-</td> <td>1495</td> <td>157.75</td> </tr> <tr> <td>Environ mental monitor ing</td> <td>Monitor ing of air, water, soil, wastew ater, DG stack, noise etc. paramet ers</td> <td>0</td> <td>35</td> </tr> <tr> <td>Solid waste manage ment</td> <td>Waste collectio n, storage and disposal</td> <td>112.2</td> <td>23.02</td> </tr> <tr> <td>Rainwat er Harvesti ng</td> <td>-</td> <td>483.8</td> <td>77.88</td> </tr> <tr> <td>Green belt develop ment</td> <td>Landscap ing on plot area</td> <td>500</td> <td>45</td> </tr> </tbody> </table>	<b>Construction Phase:</b>				Attributes		Total Cost per annum (Rs. In Lacs)		Debris management		110		Environment protection measures		33		Health and safety of construction labours		39		<b>Operation Phase:</b>				Compo nent	Descrip tion	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)	Sewage Treatment Plant	-	1495	157.75	Environ mental monitor ing	Monitor ing of air, water, soil, wastew ater, DG stack, noise etc. paramet ers	0	35	Solid waste manage ment	Waste collectio n, storage and disposal	112.2	23.02	Rainwat er Harvesti ng	-	483.8	77.88	Green belt develop ment	Landscap ing on plot area	500	45
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XLIX	<p>The project management shall advertise at least in two local newspapers widely circulated in the region around the</p>	<p>The said condition is complied. A copy of it is already forwarded to the Regional Office of MoEF&amp;CC, Nagpur. Same is attached as</p>																																																



	project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	Annexure - XI.
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 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	Environment clearance half yearly compliance reports is being submitted to MPCB, CPCB, Regional office MoEF&CC and Environment Department - Maharashtra regularly
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.	Yes, the condition is noted
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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Yes, the condition is noted



<b>LIII</b>	<b>The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF&amp;CC, the respective Zonal Office of CPCB and the SPCB.</b>	Yes, the condition is noted
<b>LIV</b>	<b>The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&amp;CC by e-mail.</b>	Yes the environmental statement is being submitted to MPCB regularly. Copy of the Environmental Statement for year 2020-2021 enclosed as <b>Annexure - XII</b>



## List of Annexure

<b>Sr. No.</b>	<b>Annexure</b>	<b>Details</b>
1	Annexure - I	Post Monitoring Report
2	Annexure - II	Environmental Clearance copies
3	Annexure - III	Occupation Certificates
4	Annexure - IV	Approved Layout Plan
5	Annexure - V	E-Waste Returns
6	Annexure - VI	Consent copies
7	Annexure - VII	RWH details
8	Annexure - VIII	Landscape photos
9	Annexure - IX	Photographs of STP
10	Annexure - X	Photographs of D.G. sets
11	Annexure - XI	Advertisement
12	Annexure - XII	Environment Statement



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by **ISO 9001:2015&OHSAS 18001:2007**  
 Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 08.07.2021  
**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207  
**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091

## Ambient Air Quality Test Report

Ref. No.: AESPL/LAB/A-21/04/19

Issue Date: 16/04/2021

<b>Name of Client</b>	:	MINDSPACE BUSINESS PARKS PVT.LTD. SEZ Formerly SERENE PROPERTIES PVT.LTD. Plot No.3, Kalwa TTC Industrial Area Airoli,Opp. Airoli Station, Navi Mumbai-400708			
<b>Name of Site</b>	:	MBPZ-G.D.SEZ, Plot 3, SERENE PROPERTIES PRIVATE LTD MIDC, Opp. Airoli Railway Station, NAVI MUMBAI			
<b>Nature of sample</b>	:	Ambient Air			
<b>Location of sample</b>	:	Main gate			
<b>Sample Identification number</b>	:	A -21/04/19			
<b>Sample Quantity &amp; Container</b>	:	SO <sub>2</sub> :3 Bottle x 30 ml; NO <sub>x</sub> :3 Bottle x 30 ml; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; O <sub>3</sub> :1 bottle NH <sub>3</sub> :3 Bottle x 30 ml; Charcoal Tube:1, Bl-CO			
<b>Date of sampling</b>	:	06-07/04/2021			
<b>Start Time of sampling</b>	:	10:30 hrs			
<b>Sampling period</b>	:	24 hrs			
<b>Environmental condition</b>	:	Climate clear Ambient temp. 31°C			
<b>Date of sample receipt</b>	:	07/04/2021			
<b>Date of sample analysis</b>	:	07/04/2021- 15/04/2021			
<b>Monitored &amp; transported by</b>	:	AESPL			
<b>Sampling equipment</b>	:	Air Sampler RDS-I-01 & FDS-I-01			
<b>Calibration status</b>	:	Calibrated on 01/01/2021 Calibration due on 31/12/2021			
<b>Project/ Job number</b>	:	4800143786 dtd 23.02.2021			
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of sampling &amp; preservation</b>	:	AESPL/LAB/SOP/7.3.1/A-01			
<b>Sr.No.</b>	<b>Parameter</b>	<b>Result</b>	<b>Limits #</b>	<b>Unit</b>	<b>Method of Analysis</b>
1.	SO <sub>2</sub>	15.9	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	NO <sub>2</sub>	24.8	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2017
3.	PM <sub>10</sub>	64.1	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2017
4.	PM <sub>2.5</sub>	23.3	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
5.	Ozone [O <sub>3</sub> ]	< 1.0	180 **	µg/m <sup>3</sup>	IS 5182 (part 9) RA2019
6.	Lead [Pb]	< 0.8	1.0 *	µg/m <sup>3</sup>	APHA Air method 822-3 <sup>rd</sup> Ed
7.	CO	0.48	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019
8.	Benzene[C <sub>6</sub> H <sub>6</sub> ]	< 0.2	05 ***	µg/m <sup>3</sup>	IS 5182 (part 11) RA2017
9.	Benzopyrene	< 0.5	01 ***	ng/m <sup>3</sup>	CPCB manual vol. I:2013
10.	Arsenic [As]	< 0.1	06 ***	ng/m <sup>3</sup>	APHA Air method 302-3 <sup>rd</sup> Ed
11.	Nickel [Ni]	< 0.3	20 ***	ng/m <sup>3</sup>	APHA Air method 822-3 <sup>rd</sup> Ed
12.	NH <sub>3</sub>	< 1.0	400 *	µg/m <sup>3</sup>	IS 5182 (part 25) RA 2018

[ #] Specified under National Ambient Air Quality Standards by CPCB:

[ \*] 24 hourly monitoring values; [ \*\*] 1 hourly monitoring values; [ \*\*\*] annually 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.
4. Decision Rule is applied.



**Chetan A Kadam**  
**(Authorized Signatory - Pollution & Environment)**

End of Test Report

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

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**Ambient Air Quality Test Report****Ref. No.:** AESPL/LAB/A-21/04/20**Issue Date:** 16/04/2021

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<b>Name of Site</b>	:	MBPZ-G.D.SEZ, Plot 3, SERENE PROPERTIES PRIVATE LTD MIDC, Opp. Airoli Railway Station, NAVI MUMBAI			
<b>Nature of sample</b>	:	Ambient Air			
<b>Location of sample</b>	:	Building 5&6			
<b>Sample Identification number</b>	:	A -21/04/20			
<b>Sample Quantity &amp; Container</b>	:	SO <sub>2</sub> :3 Bottle x 30 ml; NO <sub>x</sub> :3 Bottle x 30 ml; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; O <sub>3</sub> :1 bottle NH <sub>3</sub> :3 Bottle x 30 ml; Charcoal Tube:1, Bl-CO			
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<b>Monitored &amp; transported by</b>	:	AESPL			
<b>Sampling equipment</b>	:	Air Sampler RDS-I-02 & FDS-I-02			
<b>Calibration status</b>	:	Calibrated on 01/01/2021 Calibration due on 31/12/2021			
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7.	CO	0.37	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019
8.	Benzene[C <sub>6</sub> H <sub>6</sub> ]	< 0.2	05 ***	µg/m <sup>3</sup>	IS 5182 (part 11) RA2017
9.	Benzopyrene	< 0.5	01 ***	ng/m <sup>3</sup>	CPCB manual vol. I:2013
10.	Arsenic [As]	< 0.1	06 ***	ng/m <sup>3</sup>	APHA Air method 302-3 <sup>rd</sup> Ed
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<b>Name of Site</b>	:	MBPZ-G.D.SEZ, Plot 3, SERENE PROPERTIES PRIVATE LTD MIDC, Opp. Airoli Railway Station, NAVI MUMBAI			
<b>Nature of sample</b>	:	Ambient Air			
<b>Location of sample</b>	:	Building 14			
<b>Sample Identification number</b>	:	A -21/04/21			
<b>Sample Quantity &amp; Container</b>	:	SO <sub>2</sub> :3 Bottle x 30 ml; NO <sub>x</sub> :3 Bottle x 30 ml; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; O <sub>3</sub> :1 bottle NH <sub>3</sub> :3 Bottle x 30 ml; Charcoal Tube:1, Bl-CO			
<b>Date of sampling</b>	:	06-07/04/2021			
<b>Start Time of sampling</b>	:	10:30 hrs			
<b>Sampling period</b>	:	24 hrs			
<b>Environmental condition</b>	:	Climate clear Ambient temp. 31°C			
<b>Date of sample receipt</b>	:	07/04/2021			
<b>Date of sample analysis</b>	:	07/04/2021- 15/04/2021			
<b>Monitored &amp; transported by</b>	:	AESPL			
<b>Sampling equipment</b>	:	Air Sampler RDS-I-03 & FDS-I-03			
<b>Calibration status</b>	:	Calibrated on 01/01/2021 Calibration due on 31/12/2021			
<b>Project/ Job number</b>	:	4800143786 dtd 23.02.2021			
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of sampling &amp; preservation</b>	:	AESPL/LAB/SOP/7.3.1/A-01			
<b>Sr.No.</b>	<b>Parameter</b>	<b>Result</b>	<b>Limits #</b>	<b>Unit</b>	<b>Method of Analysis</b>
1.	SO <sub>2</sub>	14.6	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	NO <sub>2</sub>	23.7	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2017
3.	PM <sub>10</sub>	65.3	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2017
4.	PM <sub>2.5</sub>	22.1	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
5.	Ozone [O <sub>3</sub> ]	< 1.0	180 **	µg/m <sup>3</sup>	IS 5182 (part 9) RA2019
6.	Lead [Pb]	< 0.8	1.0 *	µg/m <sup>3</sup>	APHA Air method 822-3 <sup>rd</sup> Ed
7.	CO	0.29	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019
8.	Benzene[C <sub>6</sub> H <sub>6</sub> ]	< 0.2	05 ***	µg/m <sup>3</sup>	IS 5182 (part 11) RA2017
9.	Benzopyrene	< 0.5	01 ***	ng/m <sup>3</sup>	CPCB manual vol. I:2013
10.	Arsenic [As]	< 0.1	06 ***	ng/m <sup>3</sup>	APHA Air method 302-3 <sup>rd</sup> Ed
11.	Nickel [Ni]	< 0.3	20 ***	ng/m <sup>3</sup>	APHA Air method 822-3 <sup>rd</sup> Ed
12.	NH <sub>3</sub>	< 1.0	400 *	µg/m <sup>3</sup>	IS 5182 (part 25) RA 2018

[ #] Specified under National Ambient Air Quality Standards by CPCB:

[ \*] 24 hourly monitoring values; [ \*\*] 1 hourly monitoring values; [ \*\*\*] annually 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.
4. Decision Rule is applied.



**Chetan A Kadam**  
**(Authorized Signatory - Pollution & Environment)**

End of Test Report

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by **ISO 9001:2015&OHSAS 18001:2007**  
 Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 08.07.2021  
**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207  
**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091

**Drinking Water Quality Test Report****Ref. No.:** AESPL/LAB/W-21/04/15**Issue Date:** 16/04/2021

<b>Name of the client</b>	:	MINDSPACE BUSINESS PARKS PVT.LTD. SEZ Formerly-SERENE PROPERTIES PVT.LTD. Plot No.3,Kalwa TTC Industrial Area Airoli,Opp. Airoli Station, Navi Mumbai-400708			
<b>Name of site</b>	:	MBPZ-G.D.SEZ, Plot 3, SERENE PROPERTIES PRIVATE LTD Plot No.3, Kalwa TTC Industrial Area, MIDC,Opp.Airoli Railway Station,NAVI MUMBAI-400708			
<b>Nature of sample</b>	:	Drinking water			
<b>Location of sample</b>	:	MIDC water			
<b>Sample identification number</b>	:	W-21/04/15			
<b>Sample Quantity &amp; Container</b>	:	A-1lit; PF, B-500ml; G, C-500ml; PF, D-500ml; PF, E-1lit; PF & F-1lit; PF			
<b>Environmental Condition</b>	:	Area: Clean, Water Temp: 25°C, Ambient Temp: 33°C			
<b>Date of sample drawn</b>	:	05/04/2021			
<b>Date of sample receipt</b>	:	05/04/2021			
<b>Date of sample analysis</b>	:	05/04/2021 to 15/04/2021			
<b>Sample drawn by</b>	:	AESPL			
<b>Sample Transported by</b>	:	AESPL			
<b>Project/ Job number</b>	:	WO - 4800143786 Dated 23.02.2021			
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of sampling &amp; preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Desirable	Permissible	
1.	Colour, Hazen	5.0	5 Max	15 Max	IS-3025(P-4) RA2017
2.	pH@ 25°C	6.96	6.5 - 8.5	No Relaxation	IS-3025(P-11) RA2017
3.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) RA2017
4.	TDS, mg/l	130	500 Max	2000 Max	IS-3025(P-16) RA2017
5.	NH <sub>3</sub> (as N), mg/l	< 0.56	0.5 Max	No Relaxation	IS-3025(P-34) RA2019
6.	Boron, mg/l	0.05	0.5 Max	1.0 Max	IS-3025(P-57) RA2017
7.	Calcium as Ca, mg/l	16.8	75 Max	200 Max	IS-3025(P-40) RA2019
8.	Chlorides, mg/l	12	250 Max	1000 Max	IS-3025(P-32) RA2019
9.	Fluoride, mg/l	0.28	1.0 Max	1.5 Max	IS-3025(P-60) RA2019
10.	Free ResCl <sub>2</sub> , mg/l	0.64	0.2 Min	1.0 Min	IS-3025(P-26) RA2019
11.	Iron, mg/l	0.034	1.0 Max	No Relaxation	IS-3025(P-53) RA2019
12.	Magnesium as Mg, g/l	7.68	30 Max	100 Max	IS-3025(P-46) RA2019
13.	Sulphate, mg/l	36	200 Max	400 Max	IS-3025(P-24) RA2019
14.	Alkalinity, mg/l	74	200 Max	600 Max	IS-3025(P-23) RA2019
15.	Hardness, mg/l	74	200 Max	600 Max	IS-3025(P-21) RA2019
16.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5) RA2017
17.	Aluminum, mg/l	<0.01	0.03 Max	0.2 Max	IS-3025(P-55) RA2019
18.	Detergents, mg/l	<0.1	0.2 Max	1.0 Max	APHA-2017(5540-C)
19.	Barium, mg/l	<0.01	0.7 Max	No Relaxation	APHA-2017(3111-D)
20.	Chloramines, mg/l	<2.0	4.0 Max	No Relaxation	APHA-2017(4500CL-G)
21.	Copper, mg/l	< 0.01	0.05 Max	1.5 Max	IS-3025(P-42) RA2019
22.	Manganese, mg/l	< 0.01	0.1 Max	0.3 Max	IS-3025(P-59) RA2019

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015&OHSAS 18001:2007**Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 08.07.2021**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091**Drinking Water Quality Test Report****Ref. No.:** AESPL/LAB/W-21/04/15**Issue Date:** 16/04/2021

Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Desirable	Permissible	
23.	Mineral oil, mg/l	<0.5	0.5 Max	No Relaxation	IS-3025(P-39) RA2019
24.	Nitrate, mg/l	<0.5	45 Max	No Relaxation	IS-3025(P-34) RA2019
25.	Phenolic comp, mg/l	<0.05	0.001Max	0.002Max	IS-3025(P-43) RA2019
26.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5) RA2017
27.	Aluminum, mg/l	<0.01	0.03 Max	0.2 Max	IS-3025(P-55) RA2019
28.	Detergents, mg/l	<0.1	0.2 Max	1.0 Max	APHA-2017(5540-C)
29.	Barium, mg/l	<0.01	0.7 Max	No Relaxation	APHA-2017(3111-D)
30.	Chloramines, mg/l	<2.0	4.0 Max	No Relaxation	APHA-2017(4500CL-G)
31.	Copper, mg/l	< 0.01	0.05 Max	1.5 Max	IS-3025(P-42) RA2019
32.	Manganese, mg/l	< 0.01	0.1 Max	0.3 Max	IS-3025(P-59) RA2019
33.	Mineral oil, mg/l	<0.5	0.5 Max	No Relaxation	IS-3025(P-39) RA2019
34.	Nitrate, mg/l	<0.5	45 Max	No Relaxation	IS-3025(P-34) RA2019
35.	Phenolic comp, mg/l	<0.05	0.001Max	0.002Max	IS-3025(P-43) RA2019
36.	Selenium, mg/l	<0.01	0.01 Max	No Relaxation	IS-3025(P-56) RA2019
37.	Silver, mg/l	<0.1	0.1 Max	No Relaxation	APHA-2017(3111-B)
38.	Sulphide, mg/l	<0.5	0.05 Max	No Relaxation	IS-3025(P-29) RA2019
39.	Zinc, mg/l	< 0.01	5 Max	15 Max	IS-3025(P-49) RA2019
40.	Cadmium, mg/l	< 0.01	0.003 Max	No Relaxation	IS-3025(P-41) RA2019
41.	Cyanide, mg/l	<0.05	0.05 Max	No Relaxation	IS-3025(P-27) RA2019
42.	Lead, mg/l	<0.01	0.01 Max	No Relaxation	IS-3025(P-47) RA2019
43.	Mercury, mg/l	<0.05	0.001 Max	No Relaxation	IS-3025(P-48) RA2019
44.	Molybdenum, mg/l	< 0.01	0.07 Max	No Relaxation	APHA-2017(3111-D)
45.	Nickel, mg/l	< 0.01	0.02 Max	No Relaxation	IS-3025(P-54) RA2019
46.	PCB, mg/l	< 0.0001	0.0005 ax	No Relaxation	ASTM 5175
47.	PAH, mg/l	< 0.0001	0.0001 Max	No Relaxation	APHA 6440
48.	Arsenic, mg/l	< 0.01	0.01 Max	No Relaxation	IS-3025(P-37) RA2019
49.	Chromium, mg/l	<0.01	0.05 Max	No Relaxation	IS-3025(P-52) RA2019
50.	Alachlor, µg/l	< 1.0	20 Max	No Relaxation	US EPA 507
51.	Atrazine, µg/l	< 1.0	2 Max	No Relaxation	US EPA 8141 A
52.	Aldrin, µg/l	< 1.0	0.03 Max	No Relaxation	US EPA 508
53.	Alpha HCH, µg/l	< 1.0	0.01 Max	No Relaxation	US EPA 508
54.	Beta HCH, µg/l	< 1.0	0.04 Max	No Relaxation	US EPA 508
55.	Butachlor, µg/l	< 1.0	125 Max	No Relaxation	US EPA 8141 A
56.	Chlorpyriphos, µg/l	< 1.0	30 Max	No Relaxation	US EPA 8141 A
57.	Delta HCH, µg/l	< 1.0	0.04 Max	No Relaxation	US EPA 508
58.	2,4Dichloro PAA, µg/l	< 1.0	30 Max	No Relaxation	US EPA 515.1
59.	DDT, µg/l	< 1.0	1 Max	No Relaxation	US EPA 508
60.	Endosulphan, µg/l	< 1.0	0.4 Max	No Relaxation	US EPA 508
61.	Ethion, µg/l	< 1.0	3 Max	No Relaxation	US EPA 1657 A
62.	Lindane, µg/l	< 1.0	2 Max	No Relaxation	US EPA 508
63.	Isoproturon, µg/l	< 1.0	9 Max	No Relaxation	US EPA 532
64.	Malathion, µg/l	< 1.0	190 Max	No Relaxation	US EPA 8141 A
65.	Methyl parathion, µg/l	< 1.0	0.3 Max	No Relaxation	US EPA 8141 A
66.	Monocrotophos, µg/l	< 1.0	1 Max	No Relaxation	US EPA 8141 A
67.	Phorate, µg/l	<1.0	2 Max	No Relaxation	US EPA 8141 A



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Recognized by **MoEFCC** as "**Environmental Laboratory**" valid up to 08.07.2021

**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207

Tel: 02192 252008, **CIN:** U74999MH2001PTC132091

### Drinking Water Quality Test Report

**Ref. No.:** AESPL/LAB/W-21/04/15

**Issue Date:** 16/04/2021

**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.
4. The results apply to the sample as received.
5. Decision Rule is applied.



**Reshma S. Patil**  
**(Authorized Signatory - Pollution & Environment)**

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Recognized by MoEFCC as "Environmental Laboratory" valid up to 08.07.2021  
Laboratory: P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207  
Tel: 02192 252008, CIN: U74999MH2001PTC132091

## Drinking Water Quality Test Report

Ref. No.: AESPL/LAB/ M-21/04/07

Issue Date: 08/04/2021

Name of Client	:	MINDSPACE BUSINESS PARKS PVT.LTD. SEZ Formerly-SERENE PROPERTIES PVT.LTD. Plot No.3,Kalwa TTC Industrial Area Airoli,Opp. Airoli Station, Navi Mumbai-400708		
Name of site	:	MBPZ-G.D.SEZ, Plot 3, SERENE PROPERTIES PRIVATE LTD Plot No.3, Kalwa TTC Industrial Area, MIDC,Opp.Airoli Railway Station,NAVI MUMBAI- 400708		
Nature of sample	:	Drinking water		
Location of sample	:	MIDC water		
Sample identification number	:	M-21/04/07		
Sample Quantity & Container	:	250 ml; G		
Environmental Condition	:	Area: Clean, Water Temp: 25°C, Ambient Temp: 33°C		
Date of sample drawn	:	05/04/2021		
Date of sample receipt	:	05/04/2021		
Date of sample analysis	:	05/04/2021 - 06/04/2021		
Sample drawn by	:	AESPL		
Sample transported by	:	AESPL		
Project/ Job number	:	4800143786 dtd 23.02.2021		
Reference of sampling	:	AESPL/LAB/F/G-31		
Method of sampling & preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Sr. No.	Parameter	Result	Limit As per 10500 -2012	Method of analysis
1	Coliforms	Absent/100ml	Absent	IS: 15185:2016
2	E-coli	Absent/100ml	Absent	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.



**Pranali N Patil**  
(Authorized Signatory - Microbiology)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&OHSAS 18001:2007  
Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024  
Laboratory: P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207  
Tel: 02192 252008, CIN: U74999MH2001PTC132091



## Ambient Air Quality Test Report

Ref. No.: AESPL/LAB/A-21/06/31

Issue Date: 17/06/2021

Name of Client	:	M/s. Serene Properties Pvt. Ltd. Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.			
Name of Site	:	<b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.			
Nature of sample	:	Ambient Air			
Location of sample	:	Main gate			
Sample Identification number	:	A-21/06/31			
Sample Quantity & Container	:	SO <sub>2</sub> :1 Bottle x 30 ml; NO <sub>x</sub> :1 Bottle x 30 ml; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1			
Date of sampling	:	08/06/2021			
Start Time of sampling	:	09:30 hrs			
Sampling period	:	8 hrs			
Environmental condition	:	Climate clear; Ambient temp. 31°C			
Date of sample receipt	:	08/06/2021			
Date of sample analysis	:	09/06/2021– 16/06/2021			
Monitored by	:	AESPL			
Sampling equipment	:	Air Sampler RDS-I-05 & FDS-I-05			
Calibration status	:	Calibrated on 01/01/2021 Calibration due on 31/12/2021			
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			
Sr. No.	Parameter	Result	Limits #	Unit	Method of analysis
1.	SO <sub>2</sub>	14.6	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	NO <sub>2</sub>	22.1	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2017
3.	PM <sub>10</sub>	63.9	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2017
4.	PM <sub>2.5</sub>	22.5	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
5.	CO	0.45	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019

[ #] Specified under National Ambient Air Quality Standards by CPCB:

[\*] 24 hourly monitoring values; [\*\*] 1 hourly monitoring values; [\*\*\*] annually 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. Above all parameters are not covered under NABL scope.
4. Any query related to this report will be entertained within 15 days of the report issue date only.
5. Decision Rule is applied.



**Chetan A Kadam**  
(Authorized Signatory – Pollution & Environment)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by **ISO 9001:2015&OHSAS 18001:2007**  
 Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2024  
**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207  
**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091



TC-7085

**Ambient Noise Quality Test Report**

Ref: AESPL/LAB/N-21/06/24

Report Date: 17/06/2021

<b>Name of the client</b>	:	M/s. Serene Properties Pvt. Ltd Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai – 400 051	
<b>Name of site</b>	:	<b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area MIDC Airoli, Navi Mumbai	
<b>Monitoring date</b>	:	08/06/2021	
<b>Environmental condition</b>	:	Ambient temp. 30°C	
<b>Monitored &amp; transported by</b>	:	AESPL	
<b>Project/ Job number</b>	:	--	
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02	
<b>Method of sampling</b>	:	IS 9989: RA 2014	
<b>Instrument used</b>	:	Noise meter - Centre C-390 SI-I-08	
<b>Calibration status</b>	:	Calibration details 04/11/2020 to 03/11/2021	
Sr. No.	Location	Noise Level dB(A) Leq	
		Day Time	Night Time
1.	Near main gate	61.6	53.0
2.	Building No.9	58.0	51.9
3.	Building No.10	59.8	53.6
4.	Building No.11	60.1	54.1
5.	Building No.12	58.9	53.8
<b>Standard as per EP Act for daytime for commercial Area</b>		<b>65</b>	<b>55</b>

**Conformity Statement:** Noise Levels at all the locations were found to be 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. Decision Rule is applied.



**Chetan A Kadam**  
**(Authorized Signatory – Pollution & Environment)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by **ISO 9001:2015&OHSAS 18001:2007**  
 Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2024  
**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207  
**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091



TC-7085

**Drinking Water Quality Test Report****Ref. No.:** AESPL/LAB/W-21/06/71**Issue Date:** 14/06/2021

<b>Name of the client</b>	:	M/s. Serene Properties Pvt. Ltd. Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.			
<b>Name of site</b>	:	<b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.			
<b>Nature of sample</b>	:	Drinking water			
<b>Location of sample</b>	:	MIDC Water – Club house			
<b>Sample identification number</b>	:	W-21/06/71			
<b>Sample Quantity &amp; Container</b>	:	F-1000 ml; PE			
<b>Environmental Condition</b>	:	<b>Area:</b> Clean, <b>Water Temp:</b> 28°C, <b>Amb. Temp:</b> 30°C			
<b>Date of sample drawn</b>	:	08/06/2021			
<b>Date of sample receipt</b>	:	09/06/2021			
<b>Date of sample analysis</b>	:	09/06/2021– 12/06/2021			
<b>Sample drawn by</b>	:	AESPL			
<b>Sample Transported by</b>	:	AESPL			
<b>Project/ Job number</b>	:	--			
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of sampling &amp; preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Desirable	Permissible	
1.	Colour, Hazen	5.0	5 Max	15 Max	IS-3025(P-4) RA2017
2.	pH @ 25°C	6.90	6.5 – 8.5	No relaxation	IS-3025(P-11) RA2017
3.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) RA2017
4.	Total Hardness, mg/l	44	30 Max	100 Max	IS-3025(P-46) RA2019
5.	R. Cl <sub>2</sub> , mg/l	0.62	0.2 Min	1.0 Min	IS-3025(P-11) RA2019
6.	Iron, mg/l	0.034	1.0 Max	No relaxation	IS-3025(P-53) RA2019
7.	Fluoride, mg/l	0.28	1.0 Max	1.5 Max	IS-3025(P-60) RA2019
8.	Chlorides, mg/l	14	250 Max	1000 Max	IS-3025(P-32) RA2019
9.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5) RA2017

**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.
4. Decision Rule is applied.



**Reshma S. Patil**  
**(Authorized Signatory – Pollution & Environment)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by **ISO 9001:2015&OHSAS 18001:2007**  
 Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2024  
**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207  
**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091



TC-7085

**Drinking Water Quality Test Report****Ref. No.:** AESPL/LAB/M-21/06/63**Issue Date:** 11/06/2021

<b>Name of Client</b>	:	M/s. Serene Properties Pvt. Ltd. Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.
<b>Name of site</b>	:	<b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.
<b>Nature of sample</b>	:	Drinking water
<b>Location of sample</b>	:	MIDC Water – Club house
<b>Sample identification number</b>	:	M-21/06/63
<b>Sample Quantity &amp; Container</b>	:	250 ml; G
<b>Environmental Condition</b>	:	Water clear; Ambient temp. 30°C
<b>Date of sample drawn</b>	:	08/06/2021
<b>Date of sample receipt</b>	:	09/06/2021
<b>Date of sample analysis</b>	:	09/06/2021– 10/06/2021
<b>Sample drawn by</b>	:	AESPL
<b>Sample transported by</b>	:	AESPL
<b>Project/ Job number</b>	:	--
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02
<b>Method of sampling &amp; preservation</b>	:	AESPL/LAB/SOP/7.3.1/M-01

Sr. No.	Parameter	Result	Limit As per 10500 -2012	Method of analysis
1	Coliforms	Absent/100ml	Absent	IS:15185-2016
2	E-coli	Absent/100ml	Absent	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.



**Pranali N. Patil**  
**(Authorized Signatory – Microbiology)**

-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 24.04.2024  
**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410222  
**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091



TC-7085

**Ambient Air Quality Test Report****Ref. No.:** AESPL/LAB/A-21/09/47**Issue Date:** 21/09/2021

<b>Name of Client</b>	:	M/s. Serene Properties Pvt. Ltd. Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.			
<b>Name of Site</b>	:	<b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.			
<b>Nature of sample</b>	:	Ambient Air			
<b>Location of sample</b>	:	Proposed Plot of Bldg. no. 15			
<b>Sample Identification number</b>	:	A-21/09/47			
<b>Sample Quantity &amp; Container</b>	:	SO <sub>2</sub> :1 Bottle x 30 ml; NO <sub>x</sub> :1 Bottle x 30 ml; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1			
<b>Date of sampling</b>	:	16/09/2021			
<b>Start Time of sampling</b>	:	09:30 hrs			
<b>Sampling period</b>	:	8 hrs			
<b>Environmental condition</b>	:	Climate clear; Ambient temp. 29°C			
<b>Date of sample receipt</b>	:	17/09/2021			
<b>Date of sample analysis</b>	:	17/09/2021– 21/09/2021			
<b>Monitored by</b>	:	AESPL			
<b>Sampling equipment</b>	:	Air Sampler RDS-I-05 & FDS-I-05			
<b>Calibration status</b>	:	Calibrated on 01/01/2021 Calibration due on 31/12/2021			
<b>Project/ Job number</b>	:	--			
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of sampling &amp; preservation</b>	:	AESPL/LAB/SOP/7.3.1/A-01			
<b>Sr. No.</b>	<b>Parameter</b>	<b>Result</b>	<b>Limits #</b>	<b>Unit</b>	<b>Method of analysis</b>
1.	SO <sub>2</sub>	12.1	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	NO <sub>2</sub>	20.7	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2017
3.	PM <sub>10</sub>	57.1	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2017
4.	PM <sub>2.5</sub>	20.0	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
5.	CO	0.32	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019

[ #] Specified under National Ambient Air Quality Standards by CPCB:

[ \*] 24 hourly monitoring values; [ \*\*] 1 hourly monitoring values; [ \*\*\*] annually 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. Above all parameters are not covered under NABL scope.
4. Any query related to this report will be entertained within 15 days of the report issue date only.
5. Decision Rule is applied.



**Chetan A Kadam**  
**(Authorized Signatory – Pollution & Environment)**

-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 24.04.2024  
Laboratory: P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410222  
Tel: 02192 252008, CIN: U74999MH2001PTC132091



TC-7085

## Ambient Noise Quality Test Report

Ref: AESPL/LAB/N-21/09/59

Report Date: 20/09/2021

<b>Name of the client</b>	:	M/s. Serene Properties Pvt. Ltd Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai - 400 051	
<b>Name of site</b>	:	<b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area MIDC Airoli, Navi Mumbai	
<b>Monitoring date</b>	:	08/09/2021	
<b>Environmental condition</b>	:	Ambient temp. 30°C	
<b>Monitored &amp; transported by</b>	:	AESPL	
<b>Project/ Job number</b>	:	--	
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02	
<b>Method of sampling</b>	:	IS 9989: RA 2014	
<b>Instrument used</b>	:	Noise meter - Centre C-390 SI-I-08	
<b>Calibration status</b>	:	Calibration details 04/11/2020 to 03/11/2021	
Sr. No.	Location	Noise Level dB(A) Leq	
		Day Time	Night Time
1.	Near main gate	64.1	53.1
2.	Building No.9	62.1	52.5
3.	Building No.10	60.9	54.1
4.	Building No.11	62.7	53.9
5.	Building No.12	61.9	54.5
<b>Standard as per EP Act for daytime for commercial Area</b>		<b>65</b>	<b>55</b>

**Conformity Statement:** Noise Levels at all the locations were found to be 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. Decision Rule is applied.



**Chetan A Kadam**  
**(Authorized Signatory - Pollution & Environment)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by **ISO 9001:2015&OHSAS 18001:2007**  
 Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2024  
**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410207  
**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091

**Drinking Water Quality Test Report****Ref. No.:** AESPL/LAB/W-21/09/116**Issue Date:** 14/09/2021

<b>Name of the client</b>	:	M/s. Serene Properties Pvt. Ltd. Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.			
<b>Name of site</b>	:	<b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.			
<b>Nature of sample</b>	:	Drinking water			
<b>Location of sample</b>	:	MIDC Water – Club house			
<b>Sample identification number</b>	:	W-21/09/116			
<b>Sample Quantity &amp; Container</b>	:	F-1000 ml; PE			
<b>Environmental Condition</b>	:	<b>Area:</b> Clean, <b>Water Temp:</b> 27°C, <b>Amb. Temp:</b> 29°C			
<b>Date of sample drawn</b>	:	16/09/2021			
<b>Date of sample receipt</b>	:	17/09/2021			
<b>Date of sample analysis</b>	:	17/09/2021			
<b>Sample drawn by</b>	:	AESPL			
<b>Sample Transported by</b>	:	AESPL			
<b>Project/ Job number</b>	:	--			
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of sampling &amp; preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Desirable	Permissible	
1.	Colour, Hazen	5.0	5 Max	15 Max	IS-3025(P-4) RA2017
2.	pH @ 25°C	7.20	6.5 - 8.5	No relaxation	IS-3025(P-11) RA2017
3.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) RA2017
4.	Total Hardness, mg/l	58	30 Max	100 Max	IS-3025(P-46) RA2019
5.	R. Cl <sub>2</sub> , mg/l	0.64	0.2 Min	1.0 Min	IS-3025(P-11) RA2019
6.	Iron, mg/l	0.033	1.0 Max	No relaxation	IS-3025(P-53) RA2019
7.	Fluoride, mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60) RA2019
8.	Chlorides, mg/l	14	250 Max	1000 Max	IS-3025(P-32) RA2019
9.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5) RA2017

**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.
4. Decision Rule is applied.



**Reshma S. Patil**  
**(Authorized Signatory - Pollution & Environment)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by **ISO 9001:2015&OHSAS 18001:2007**  
 Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2024  
**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410222  
**Tel:** 02192 252008, **CIN:** U74999MH2001PTC132091



TC-7085

**Drinking Water Quality Test Report****Ref. No.:** AESPL/LAB/M-21/09/115**Issue Date:** 20/09/2021

<b>Name of Client</b>	: M/s. Serene Properties Pvt. Ltd. Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.
<b>Name of site</b>	: <b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.
<b>Nature of sample</b>	: Drinking water
<b>Location of sample</b>	: MIDC Water – Club house
<b>Sample identification number</b>	: M-21/09/115
<b>Sample Quantity &amp; Container</b>	: 250 ml; G
<b>Environmental Condition</b>	: Water clear; Ambient temp. 29°C
<b>Date of sample drawn</b>	: 16/09/2021
<b>Date of sample receipt</b>	: 17/09/2021
<b>Date of sample analysis</b>	: 17/09/2021– 18/09/2021
<b>Sample drawn by</b>	: AESPL
<b>Sample transported by</b>	: AESPL
<b>Project/ Job number</b>	: --
<b>Reference of sampling</b>	: AESPL/LAB/QR/7.3.3/R-02
<b>Method of sampling &amp; preservation</b>	: AESPL/LAB/SOP/7.3.1/M-01

Sr. No.	Parameter	Result	Limit As per IS 10500 -2012	Method of analysis
1	Coliforms	Absent/100ml	Absent	IS:15185-2016
2	E-coli	Absent/100ml	Absent	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.



**Pranali N. Patil**  
**(Authorized Signatory – Microbiology)**

-End of Test Report-

**Soil Quality Test Report****Ref. No.:** AESPL/LAB/S-21/09/08**Issue Date:** 21/09/2021

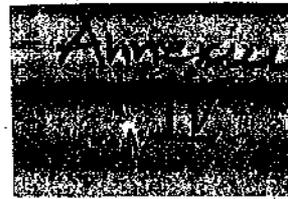
<b>Name of the client</b>	:	M/s. Serene Properties Pvt. Ltd. Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.		
<b>Name of site</b>	:	<b>Airoli IT Park</b> , Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.		
<b>Nature of sample</b>	:	Soil		
<b>Location of sample</b>	:	Near Bldg.no.15		
<b>Sample identification number</b>	:	S-21/09/08		
<b>Sample Quantity &amp; Container</b>	:	1 kg; PG bag & 100gm; Aluminum container		
<b>Environmental Condition</b>	:	<b>Area:</b> Clean, <b>Colour:</b> Brown, <b>Amb. Temp:</b> 30°C		
<b>Date of sample drawn</b>	:	16/09/2021		
<b>Date of sample receipt</b>	:	17/09/2021		
<b>Date of sample analysis</b>	:	17/09/2021- 20/09/2021		
<b>Sample drawn by</b>	:	AESPL		
<b>Sample Transported by</b>	:	AESPL		
<b>Project/ Job number</b>	:	--		
<b>Reference of sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02		
<b>Method of sampling &amp; preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01		
Sr. N.	Parameter	Result	Method of analysis	
1.	pH@25°C	6.82	IS 2720 (part 26); RA2016	
2.	Conductivity, µS/cm	312	IS 14767; RA 2016	
3.	Water content, %	4.2	IS 2720 (part 2); RA2015	
4.	Organic Carbon, %	0.52	IS 2720 (part 22); RA2015	
5.	Available Nitrogen, %	0.0090	AESPL/LAB/SOP/7.2.1.2/S-05;30.11.19	
6.	Available Phosphorus, kg/ha	38	AESPL/LAB/SOP/7.2.1.2/S-07;30.11.19	
7.	Potassium as K, kg/hector	90	AESPL/LAB/SOP/7.2.1.2/S-06;30.11.19	
8.	Available Sulphur, mg/kg	32	AESPL/LAB/SOP/7.2.1.2/S-10;30.11.19	
9.	Calcium; Ca, meq/l	38	AESPL/LAB/SOP/7.2.1.2/S-11;30.11.19	
10.	Magnesium; Mg, meq/l	14	AESPL/LAB/SOP/7.2.1.2/S-12;30.11.19	
11.	Sodium; Na, mg/kg	90	IS 9497: 1980: 2015	
12.	Zinc as Zn, mg/kg	< 0.04	EPA Method 3050 B. 2:1996	
13.	Nickel as Ni, mg/kg	< 0.04	EPA Method 3050 B. 2:1996	
14.	Chromium; Cr, mg/kg	< 0.04	EPA Method 3050 B. 2:1996	
15.	Iron as Fe, mg/kg	< 0.04	EPA Method 3050 B. 2:1996	
16.	Texture, %	Clay	76.4	AESPL/LAB/SOP/7.2.1.2/S-17;30.11.19
		Silt	13.5	
		Fine sand	10.1	

**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.
4. The results apply to the sample as received.

**Reshma S. Patil**  
**(Authorized Signatory - Pollution & Environment)**

-End of Test Report-



**ANNEXURE II A**

By Speed Post

No. 21-268/2007-IA .III  
Government of India  
Ministry of Environment and Forests  
(I.A. Division)

Paryavaran Bhawan,  
CGO Complex, Lodhi Road  
New Delhi 110003

Dated: August 23, 2007

To

M/s. Serene Properties Pvt. Ltd.  
Construction House "A"  
24th Road, Khar (W),  
Mumbai-400052.

Subject: Environmental Clearance for proposed development and construction of IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra.

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. the Form 1, Form 1 A and conceptual plan and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 19<sup>th</sup> meeting held on July 29-30, 2007.

2. The project proponent is proposing for development and construction of IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai at a cost of Rs. 534.92 crore. The project involves construction of 13 IT and ITES buildings. Building No. 1,2,3,4,5,6,7,9,10,11,12 will have stilt plus one parking plus 8 office floors, building no. 8 will have stilt plus 6 office floors and building no. 14-A will have stilt plus one parking plus 7 office floors. The total plot area is 1,96,440 sq. m. The total built up area as indicated is 1,49,192.41 sq.m. Total water requirement will be 4,931 cu.m./day and total wastewater generation will be 3,341 cu.m./day. The wastewater generated from each building will be treated in STP separately. The STP capacity varies between 125 and 225 cu.m. The treated wastewater will be used for gardening, flushing and air conditioning within the premises. The solid waste generated from the complex will be 20,625 kg/day. The solid waste will be segregated into dry and wet garbage. The wet garbage will be composted while dry garbage will be disposed off for recycling purpose. The parking space proposed for parking of 3300 vehicles.

CERTIFIED AS TRUE COPY

*[Signature]*  
VIRAG LAD,  
S. D. ARCH. IIA.  
04/75/2048

RECEIVED  
23 AUG 2007  
MIDC, AIROLI  
NAVI MUMBAI

3. The report submitted along with the application predicts that there will be minor negative impact on ambient air quality during construction as well as operation phase. There will be negative impact on ambient noise levels 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 EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded the "Platinum" 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 for the project subject to the strict compliance with the specific and general conditions mentioned below:

#### PART A- SPECIFIC CONDITIONS

##### I. Construction Phase

- 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 dual 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-peak 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 Haryana 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:

1. 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 plant of adequate capacity should be provided for 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, gardening and air conditioning so as to achieve zero discharge. Discharge of treated sewage, if any, 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 housing 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, Wildlife Act 1972, CRZ Rules 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, 15<sup>th</sup> Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3<sup>rd</sup> 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)**





## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: August 9, 2019

To,  
**Mindspace Business Parks Private Limited**  
at Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.

**Subject:** Environment Clearance for Proposed development and construction of IT Park  
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 97th 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 173rd meetings.

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

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

1.Name of Project	Proposed development and construction of IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra by Mindspace Business Parks Private Limited (Formerly known as Serene Properties Private Limited)
2.Type of institution	Private
3.Name of Project Proponent	Mindspace Business Parks Private Limited
4.Name of Consultant	Aditya Environmental Services Pvt. Ltd.
5.Type of project	IT park
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes, received vide letter no. 21- 268/2007 IA.III dated August 23, 2007.
8.Location of the project	Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai.
9.Taluka	Thane
10.Village	Airoli
Correspondence Name:	Plot No. C-30
Room Number:	Block 'G'
Floor:	6th floor
Building Name:	Raheja Tower
Road/Street Name:	Next to Bank of Baroda
Locality:	Bandra-Kurla Complex
City:	Bandra (East)
11.Whether in Corporation / Municipal / other area	MIDC
12.IOD/IOA/Concession/Plan Approval Number	Approval no.: DE/MHP(C) /3/IFMS/B-65206 dated 03/06/2015. <b>IOD/IOA/Concession/Plan Approval Number:</b> Approval no.: DE/MHP(C) /3/IFMS/B-65206 dated 03/06/2015. <b>Approved Built-up Area:</b> 352848.13
13.Note on the initiated work (If applicable)	Work has been initiated as per EC granted dated 23rd August 2007.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	202740.00
16.Deductions	3142.20

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**SEIAA-MINUTES-0000002408**  
**SEIAA-EC-0000001942**

17.Net Plot area	199597.80
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 352848.13
	Non FSI area (sq. m.): 139876.07
	Total BUA area (sq. m.): 492724.20
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 352848.13
	Approved Non FSI area (sq. m.): 139876.07
	Date of Approval: 03-06-2015
19.Total ground coverage (m2)	66689.29
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	32.89
21.Estimated cost of the project	13237400000



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## 22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	NA	NA	NA	NA

## 23. Total Water Requirement

<b>Dry season:</b>	Source of water	Maharashtra Industrial Development Corporation (MIDC) & treated water from Sewage treatment plant
	Fresh water (CMD):	1411
	Recycled water - Flushing (CMD):	1764
	Recycled water - Gardening (CMD):	97
	Swimming pool make up (Cum):	0
	<b>Total Water Requirement (CMD) :</b>	<b>3824</b>
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	35
	Excess treated water	0
<b>Wet season:</b>	Source of water	Maharashtra Industrial Development Corporation (MIDC) & treated water from Sewage treatment plant
	Fresh water (CMD):	1411
	Recycled water - Flushing (CMD):	1764
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	<b>Total Water Requirement (CMD) :</b>	<b>3824</b>
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	35
	Excess treated water	0
<b>Details of Swimming pool (If any)</b>	Not Applicable	

## 24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	NA	NA	NA	NA	NA	NA	NA	NA	NA

<b>25.Rain Water Harvesting (RWH)</b>	Level of the Ground water table:	3 mts.
	Size and no of RWH tank(s) and Quantity:	13 RWH tanks of total capacity 1117 cum
	Location of the RWH tank(s):	Underground
	Quantity of recharge pits:	13 no. of recharge pits
	Size of recharge pits :	4mt x 4 mt x 4 mt
	Budgetary allocation (Capital cost) :	400 lakhs
	Budgetary allocation (O & M cost) :	70 lakhs
	Details of UGT tanks if any :	Fire underground tank: 300 cmd Firefighting overhead tank: 35 cmd

<b>26.Storm water drainage</b>	Natural water drainage pattern:	The natural drain will be maintained at site
	Quantity of storm water:	1.72 cum/sec
	Size of SWD:	0.6 m x 0.6 m wide

<b>27.Sewage and Waste water</b>	Sewage generation in KLD:	2541
	STP technology:	MBBR Technology
	Capacity of STP (CMD):	13 STP of total capacity 2885 KLD
	Location & area of the STP:	Below ground
	Budgetary allocation (Capital cost):	900 lakhs
	Budgetary allocation (O & M cost):	68 lakhs

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## 28.Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Not applicable
	<b>Disposal of the construction waste debris:</b>	sold to authorized dealers.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	11901 Kg/ day
	<b>Wet waste:</b>	4761 Kg/day
	<b>Hazardous waste:</b>	Not Applicable
	<b>Biomedical waste (If applicable):</b>	Not Applicable
	<b>STP Sludge (Dry sludge):</b>	305 Kg/day
	<b>Others if any:</b>	Not Applicable
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Dry garbage has been handed over to the authorized recycler.
	<b>Wet waste:</b>	OWC units has been installed on site to compost wet waste
	<b>Hazardous waste:</b>	Not Applicable
	<b>Biomedical waste (If applicable):</b>	Not Applicable
	<b>STP Sludge (Dry sludge):</b>	Will be dried and used as manure.
	<b>Others if any:</b>	Not Applicable
<b>Area requirement:</b>	<b>Location(s):</b>	Ground floor
	<b>Area for the storage of waste &amp; other material:</b>	included in machinery area
	<b>Area for machinery:</b>	600 sq. m
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	60 lakhs
	<b>O &amp; M cost:</b>	16 lakhs

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## 29.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	NA	NA	NA	NA	NA
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						

### 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

<b>Power requirement:</b>	Source of power supply :	Mindspace Serene Electricity Distribution Licensee
	During Construction Phase: (Demand Load)	130 KW
	DG set as Power back-up during construction phase	77 KW
	During Operation phase (Connected load):	31850 KVA
	During Operation phase (Demand load):	19250 KVA
	Transformer:	24 x 2000 KVA & 2 x 1500 KVA provided already on site.
	DG set as Power back-up during operation phase:	30 x 1010 KVA, 6 x 1110 KVA, 4 x 2000 KVA, 3 x 1500 KVA of total capacity 49,460 KVA., 2x750 KVA stand by DG
	Fuel used:	HSD
Details of high tension line passing through the plot if any:	Not Applicable	

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

LED lights for staircase & passage area

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

Serial Number	Energy Conservation Measures	Saving %
1	Bldg. 1	21.26%
2	Bldg. 2	16.50%
3	Bldg.3	19.70%
4	Bldg. 4	19.30%
5	Bldg. 5 & 6	19.80%
6	Bldg.8	19.50%
7	Bldg. 9	19.20%
8	Bldg. 10	20.20%
9	Bldg. 11	20.20%

10	Bldg. 12	20.20%					
11	Bldg. 14	19.50%					
<b>37.Details of pollution control Systems</b>							
<b>Source</b>	<b>Existing pollution control system</b>	<b>Proposed to be installed</b>					
NA	NA	NA					
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	2000 lakhs					
	<b>O &amp; M cost:</b>	1000 lakhs					
<b>38.Environmental Management plan Budgetary Allocation</b>							
<b>a) Construction phase (with Break-up):</b>							
<b>Serial Number</b>	<b>Attributes</b>	<b>Parameter</b>	<b>Total Cost per annum (Rs. In Lacs)</b>				
1	NA	NA	NA				
<b>b) Operation Phase (with Break-up):</b>							
<b>Serial Number</b>	<b>Component</b>	<b>Description</b>	<b>Capital cost Rs. In Lacs</b>	<b>Operational and Maintenance cost (Rs. in Lacs/yr)</b>			
1	Sewage Treatment Plant	NA	900	68			
2	Solid Waste Management	NA	60	16			
3	Rain Water Harvesting	NA	400	70			
4	Landscape	NA	500	45			
5	Environmental Monitoring cell	NA	0	35			
<b>39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)</b>							
<b>Description</b>	<b>Status</b>	<b>Location</b>	<b>Storage Capacity in MT</b>	<b>Maximum Quantity of Storage at any point of time in MT</b>	<b>Consumption / Month in MT</b>	<b>Source of Supply</b>	<b>Means of transportation</b>
NA	NA	NA	NA	NA	NA	NA	NA
<b>40.Any Other Information</b>							
No Information Available							

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	<b>CRZ/ RRZ clearance obtain, if any:</b>	Not Applicable
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	Not Applicable
	<b>Category as per schedule of EIA Notification sheet</b>	8 (b)
	<b>Court cases pending if any</b>	Not Applicable
	<b>Other Relevant Informations</b>	This project is LEED Gold certified by IGBC.
	<b>Have you previously submitted Application online on MOEF Website.</b>	Yes
	<b>Date of online submission</b>	07-09-2017

**3. The proposal has been considered by SEIAA in its 173rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:**

**Specific Conditions:**

<b>I</b>	PP to submit CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department.
<b>II</b>	PP to upload air quality & Noise level monitoring report done during the construction phase in 2014-15
<b>III</b>	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
<b>IV</b>	PP to submit a bank guarantee of Rs Rs. 11291000/- to Maharashtra Pollution Control Board towards effective implementation of the remediation plan and Natural and Community Resource Plan.

**General Conditions:**

<b>I</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
<b>III</b>	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
<b>IV</b>	PP has to abide by the conditions stipulated by SEAC& SEIAA.
<b>V</b>	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.
<b>VI</b>	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.
<b>VII</b>	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
<b>VIII</b>	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.
<b>IX</b>	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.
<b>X</b>	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.
<b>XI</b>	Arrangement shall be made that waste water and storm water do not get mixed.
<b>XII</b>	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
<b>XIII</b>	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.

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

XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

<b>XL</b>	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.
<b>XLI</b>	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
<b>XLII</b>	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.
<b>XLIII</b>	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.
<b>XLIV</b>	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
<b>XLV</b>	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
<b>XLVI</b>	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
<b>XLVII</b>	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
<b>XLVIII</b>	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 be reported to the MPCB & this department.
<b>XLIX</b>	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
<b>L</b>	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
<b>LI</b>	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
<b>LII</b>	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
<b>LIII</b>	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
<b>LIV</b>	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

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

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

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

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

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

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

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



Shri. Anil Diggikar (Member Secretary SEIAA)

**Copy to:**

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

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## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: March 13, 2020

To,  
**Mindspace Business Parks Private Limited**  
at Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra

**Subject:** Environment Clearance for Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra

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 128th 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 190th meetings.

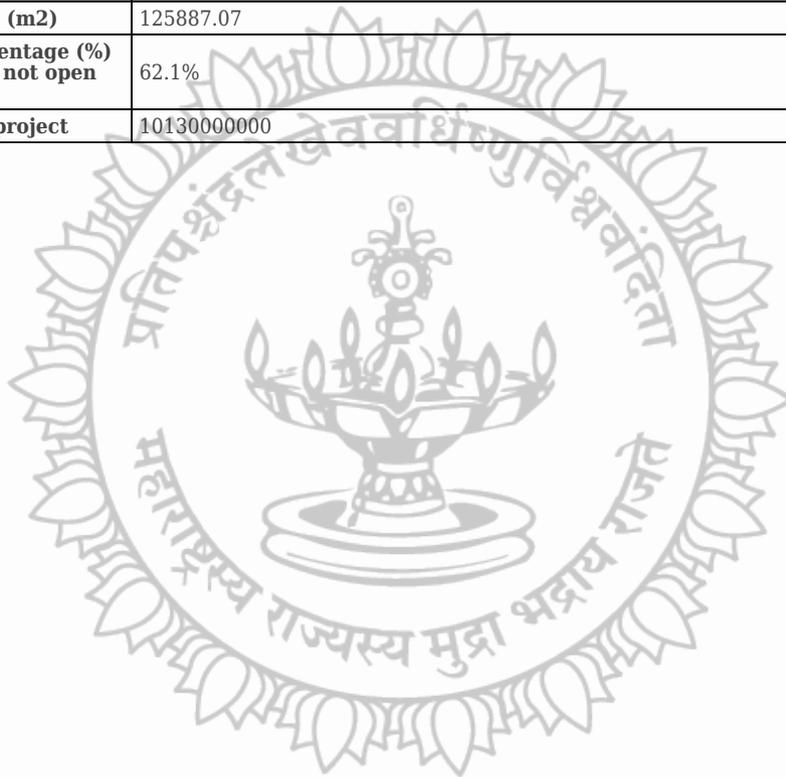
2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) Category B1 as per EIA Notification 2006.

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

<b>1.Name of Project</b>	Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra
<b>2.Type of institution</b>	Private
<b>3.Name of Project Proponent</b>	Mindspace Business Parks Private Limited
<b>4.Name of Consultant</b>	Aditya Environmental Services Pvt. Ltd.
<b>5.Type of project</b>	IT Park/ Commercial
<b>6.New project/expansion in existing project/modernization/diversification in existing project</b>	Expansion in existing project
<b>7.If expansion/diversification, whether environmental clearance has been obtained for existing project</b>	Yes. Previous Environmental Clearance is received vide letter No. SEIAA-EC-0000001942 dated 9th August 2019 .
<b>8.Location of the project</b>	Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra
<b>9.Taluka</b>	Thane
<b>10.Village</b>	Airoli
<b>Correspondence Name:</b>	Mr. Pramod Mhamane
<b>Room Number:</b>	-
<b>Floor:</b>	6th floor
<b>Building Name:</b>	Raheja Tower
<b>Road/Street Name:</b>	-
<b>Locality:</b>	Plot No. C-30, G-Block, Bandra-Kurla Complex, Bandra (East)
<b>City:</b>	Mumbai
<b>11.Whether in Corporation / Municipal / other area</b>	MIDC
<b>12.IOD/IOA/Concession/Plan Approval Number</b>	MIDC approval for existing IT Park is granted vide letter dated 3rd June 2015. Approval for Hotel & MLCP buildings is granted vide letter dated 15th October 2018. Application for approval is submitted to MIDC on 18th March 2019 for Retail and Kiosk. Application for IT Building No. 15 is submitted to MIDC on 21st June 2019. <b>IOD/IOA/Concession/Plan Approval Number:</b> For existing IT Building No. 1 to 12 & 14: DE/MHP(C)I/3/IFMS/B-65206 dated 3rd June 2015, For proposed Hotel Building & MLCP: EE/SPA/IT-5/FMS/P45893/0518 dated 15th October 2018 <b>Approved Built-up Area:</b> 512344.60

**SEIAA Meeting No: 190 Meeting Date: March 5, 2020 ( SEIAA-STATEMENT-000001401 )**  
**SEIAA-MINUTES-0000003100**  
**SEIAA-EC-0000002181**

13.Note on the initiated work (If applicable)	Work of Building No. 1 to 12 & 14 is completed. Construction work for proposed expansion is yet to be initiated.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	202740.00
16.Deductions	3142.20
17.Net Plot area	199597.80
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 570748.39 sq. m. (after expansion)
	Non FSI area (sq. m.): 308586.93 sq. m. (after expansion)
	Total BUA area (sq. m.): 879335.32
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 367765.26
	Approved Non FSI area (sq. m.): 144579.34
	Date of Approval: 15-10-2018
19.Total ground coverage (m2)	125887.07
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	62.1%
21.Estimated cost of the project	10130000000



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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

<b>Dry season:</b>	Source of water	Maharashtra Industrial Development Corporation (MIDC) for fresh water and STP treated water
	Fresh water (CMD):	2897
	Recycled water - Flushing (CMD):	2292
	Recycled water - Gardening (CMD):	166
	Swimming pool make up (Cum):	11
	Total Water Requirement (CMD) :	6852 (including HVAC water requirement)
	Fire fighting - Underground water tank(CMD):	200
	Fire fighting - Overhead water tank(CMD):	20 (for each building)
	Excess treated water	0
<b>Wet season:</b>	Source of water	Maharashtra Industrial Development Corporation (MIDC) for fresh water and STP treated water
	Fresh water (CMD):	2897
	Recycled water - Flushing (CMD):	2292
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	11
	Total Water Requirement (CMD) :	6686 (including HVAC water requirement)
	Fire fighting - Underground water tank(CMD):	200
	Fire fighting - Overhead water tank(CMD):	20 (for each building)
	Excess treated water	0
<b>Details of Swimming pool (If any)</b>	-	

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## 24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	3176	2013	5189	635	403	1038	2541	1611	4151

<b>25.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	3 m
	<b>Size and no of RWH tank(s) and Quantity:</b>	Existing: 13 nos. of RWH tanks of total capacity 1117 cum, For IT Building 15: 1 no. of RWH tank of capacity 120 cum, For IT Building 16: 1 no. of RWH tank of capacity 100 cum, For Hotel Building & MLCP: 1 no. of RWH tank of capacity 240 cum
	<b>Location of the RWH tank(s):</b>	Below ground level
	<b>Quantity of recharge pits:</b>	Existing: 13 nos. of recharge pits, For IT Building 15: 4 nos. of recharge pits, For IT Building 16: 4 nos. of recharge pits, For Hotel Building & MLCP: 6 nos. of recharge pits each for Hotel Building & MLCP
	<b>Size of recharge pits :</b>	Existing: 4 m X 4 m X 4 m (for each recharge pit), For IT Building 15: 12 m X 3.6 m X 3.8 m, For IT Building 16: 4 m X 4 m X 4 m (for each recharge pit), For Hotel Building & MLCP: 2 m X 2 m X 2.5 m (for each recharge pit)
	<b>Budgetary allocation (Capital cost) :</b>	Rs. 483.8 Lakh
	<b>Budgetary allocation (O &amp; M cost) :</b>	Rs. 77.88 Lakh
	<b>Details of UGT tanks if any :</b>	Provided in EIA report

<b>26.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	Natural drainage pattern will be maintained at site.
	<b>Quantity of storm water:</b>	1.72 cum/sec
	<b>Size of SWD:</b>	0.6 m x 0.6 m

<b>27.Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	4151 cmd
	<b>STP technology:</b>	MBBR technology for STPs installed / proposed for IT Buildings and SBR technology for STP proposed for Hotel Building & MLCP
	<b>Capacity of STP (CMD):</b>	Existing: 13 no. of STPs of total capacity 2885 cmd, For IT Building 15: 1 no. of STP of capacity 975 cmd, For IT Building 16: 1 no. of STP of capacity 600 cmd, For Retail & Kiosks: 1 no. of STP of capacity 125 cmd, For Hotel Building & MLCP: 1 no. of STP of capacity 150 cmd
	<b>Location &amp; area of the STP:</b>	Below ground level
	<b>Budgetary allocation (Capital cost):</b>	Rs. 1495 Lakh
	<b>Budgetary allocation (O &amp; M cost):</b>	Rs. 157.75 Lakh/year

## 28.Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Broken bricks, tiles, wooden pieces, empty cement bags, packaging materials, insulating plastic, metal pieces etc.
	<b>Disposal of the construction waste debris:</b>	The solid waste generated during construction will be properly segregated and sent to authorized recycler.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	13578 kg/ day (existing: 8468 kg/day + proposed: 5110 kg/day)
	<b>Wet waste:</b>	9052 kg/ day (existing: 5646 kg/day + proposed: 3407 kg/day)
	<b>Hazardous waste:</b>	Used / spent oil from DG set and transformer
	<b>Biomedical waste (If applicable):</b>	Nil
	<b>STP Sludge (Dry sludge):</b>	415 kg/day
	<b>Others if any:</b>	-
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	To be handed over to municipal authority for recycling
	<b>Wet waste:</b>	OWC is provided on site for treatment of wet waste.
	<b>Hazardous waste:</b>	Not Applicable
	<b>Biomedical waste (If applicable):</b>	Not Applicable
	<b>STP Sludge (Dry sludge):</b>	To be used as manure
	<b>Others if any:</b>	Not Applicable
<b>Area requirement:</b>	<b>Location(s):</b>	Lower Basement
	<b>Area for the storage of waste &amp; other material:</b>	Included in machinery area
	<b>Area for machinery:</b>	Not applicable
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 112.2 Lakh
	<b>O &amp; M cost:</b>	Rs. 23.02 Lakh/annum

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## 29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	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	Used / Spent Oil	5.1	kL/A	As & when generated	As & when generated	As & when generated	Sale to authorized waste recyclers
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	DG sets (details are mentioned in Item No. 48)	HSD	For every DG set there will be one stack which will be as per CPCB norms.	As per CPCB standards	As per CPCB standards	As per CPCB standards	
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							
<b>Power requirement:</b>	Source of power supply :	Mindspace Serene Electricity Distribution Licensee					
	During Construction Phase: (Demand Load)	50 KW					
	DG set as Power back-up during construction phase	100% power back-up					
	During Operation phase (Connected load):	For existing IT Buildings: 31850 kVA, For proposed buildings under expansion: 28250 kVA, For entire project: 60100 kVA					
	During Operation phase (Demand load):	For existing IT Buildings: 19250 kVA, For proposed buildings under expansion: 19850 kVA, For entire project: 39100 kVA					
	Transformer:	For existing: 24 x 2000 kVA & 2 x 1500 kVA provided already on site, For IT Building 15: 8 x 2000 kVA, For Hotel Building & MLCP: 2 x 1500 kVA, For IT Building 16: 4 x 2500 kVA, Retail and Kiosk: 1 x 1000 kVA					
	DG set as Power back-up during operation phase:	For existing: 30 x 1010 kVA, 6 x 1110 kVA, 4 x 2000 kVA, 3 x 1500 kVA of total capacity 49,460 kVA, 2 x 750 kVA stand by DG, For IT Building 15: 8 x 2000 kVA, For Hotel Building & MLCP: 2 x 1500 kVA, For IT Building 16: 4 x 2500 kVA, Retail and Kiosk: 1 x 1000 kVA					
	Fuel used:	HSD					
Details of high tension line passing through the plot if any:	Not Applicable						
34.Energy saving by non-conventional method:							

- Use of transformers with no load and on load Watt losses as per ECBC
- Use of high frequency, high power factor, electronic ballasts in place of conventional copper iron ballasts in light fixtures.
- Using energy efficient light fixtures with good photometric properties
- Using LEDs in external lighting bollard, in areas such as staircases, corridors and lift lobbies where lights burn on 24 hours basis.
- Using LED fixtures in basement, stilts and underground parking areas
- Putting external lighting control on time switch / time control
- Using time switch control / timer control for basement lighting
- Employing solar powered lighting for part of the external lighting fixtures
- Using high efficiency motors 'EF1' for pumps and ventilation fans
- Capacitors shall have a long life in excess of 1,50,000 hours with low losses in the range of 0.2 Watt/kVA
- External lighting: 30% of the lighting is proposed on solar. These are set of lighting which are placed at critical junctions and which would be lit round the night. Otherwise the other 70% lighting is on timer circuits to achieve the maximum savings.
- Energy conservation is based on ECBC code.

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

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy savings	15-20%

### 37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Wastewater	STP for existing IT Building 1 to 12 & 14	STP for IT Building 15, 16, Retail & Kiosk and Hotel Building & MLCP
Municipal Solid Waste	OWC for existing IT Building 1 to 12 & 14	OWC for IT Building 15, 16, Retail & Kiosk and Hotel Building & MLCP

<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 1607.2 Lakh
	<b>O &amp; M cost:</b>	Rs. 180.77 Lakh/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	Debris management	NA	110
2	Environment protection measures	NA	33
3	Health and safety of construction labours	NA	39

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

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	-	1495	157.75
2	Environmental monitoring	Monitoring of air, water, soil, wastewater, DG stack, noise etc. parameters	0	35
3	Solid waste management	Waste collection, storage and disposal	112.2	23.02
4	Rainwater Harvesting	-	483.8	77.88
5	Green belt development	Landscaping on plot area	500	45
6	-	-	-	-
7	-	-	-	-

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

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



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	<b>CRZ/ RRZ clearance obtain, if any:</b>	Not applicable
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	Approximately 2.2 km from the boundary of Thane Creek Flamingo Sanctuary on North-Eastern side
	<b>Category as per schedule of EIA Notification sheet</b>	8(b) Category B1
	<b>Court cases pending if any</b>	No. Not applicable
	<b>Other Relevant Informations</b>	Environmental Clearance for existing IT Park comprising of 13 IT & ITES buildings was granted on 23rd August 2007 and 9th August 2019 and the construction is completed. Now, expansion of existing IT park is proposed with proposed construction of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures.
	<b>Have you previously submitted Application online on MOEF Website.</b>	Yes
	<b>Date of online submission</b>	07-09-2017

**3. The proposal has been considered by SEIAA in its 190th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:**

**Specific Conditions:**

<b>I</b>	PP to update the online CS as per EIA.
<b>II</b>	PP to ensure that project should be zero net discharge & zero garbage project.
<b>III</b>	PP to incorporate the mitigation measures to reduce wind speed from 4m/s to less to achieve comfort zone.
<b>IV</b>	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
<b>V</b>	PP to ensure that CER should be as per green field for additional project cost prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
<b>VI</b>	PP to submit revised CFO NOC.
<b>VII</b>	PP to submit basement ventilation plan.
<b>VIII</b>	PP to ensure that CER plan gets approved from Municipal Commissioner.
<b>IX</b>	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
<b>X</b>	SEIAA decided to grant EC for - FSI: 379209.83 m2, Non-FSI: 229610.24 m2 and Total BUA: 608820.07 m2 ( Plan Approval no-EE/SPA/3/IFMS/A39017, Date-28.01.2020)

**General Conditions:**

<b>I</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
<b>III</b>	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
<b>IV</b>	PP has to abide by the conditions stipulated by SEAC& SEIAA.
<b>V</b>	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.
<b>VI</b>	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.
<b>VII</b>	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

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

XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
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, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
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, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Shri. Anil Diggikar (Member Secretary SEIAA)

**Copy to:**

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

Government of  
Maharashtra

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**

**(A Government of Maharashtra Undertaking)**



No. DE/MHP(C)/SPA/3/IFMS/A-63640/14

Office of the Deputy Engineer (Civil),

MIDC, Sub-Division No. II,

Mahape - Navi Mumbai.

Date :- 26/02/2014

To,  
M/s. Serene Properties Pvt. Ltd.,  
Plot No.3, Kalwa Block  
TTC Industrial Area, MIDC,  
Airoli, Navi Mumbai.

**Sub:** - B.C.C. & D.C.C. for IT Building No. 1 on Plot No.3, in  
MIDC T.T.C. Industrial Area, Airoli, Navi Mumbai.  
For M/s. Serene Properties Pvt. Ltd

**Ref:** - Your application received through Single Window Clearance  
System vide Tracking ID No.SWC/14/3/2013/218/25840.

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,

Your's faithfully,



(R.G. Rathod)  
Deputy Engineer & SPA  
MIDC, Sub Dn. II (Civil),  
Mahape, Navi Mumbai

DA : As above.

• 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/MIP(C)/SPA/3/IFMS/A-63640  
Dated 26/02/2014



**OCCUPANCY CERTIFICATE.**

This is to certify that the development work of IT Building No. 1, on Plot No. 3 for M/s. Serene Properties Pvt. Ltd., in T.T.C. Industrial Area, Airoli, Navi Mumbai, has been completed under the supervision of Shri. Devang N. Shah, Architect License No. CA/2000/25733 is permitted to be occupied for total B.U.A. as stated in Building Completion Certificate attached.



(R.G. Rathod)  
Deputy Engineer & SPA  
MIDC, Sub Dn. II (Civil),  
Mahape, Navi Mumbai

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This Certificate is accompanied with letter No. DE/MHP(C)/SPA/3/IFMS/A-63640  
Dated 26/02/2014



**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in T.T.C. Industrial Area, Airoli, Navi Mumbai, have completed the IT Building No. 1, on the above said plot in accordance with the building plans approved vide this office letter No. DE/MHP(C)/SPA/3/IFMS/2705/12 dated 01/10/2012 through the licensed Architect Shri. Devang N. Shah, Regn. License No. CA/2000/25733.

Details of units constructed are as given below :

1. Name of allottee	: M/s. Serene Properties Pvt. Ltd.
2. Plot No.	: 3
3. Plot Area in Sqm.	: 1,99,597.00.Sqm
4. Date of Transfer order	: 07/08/2006
5. Approval of plans	: As per enclosed statement of BUA
A) Earlier BCC issued vide letter No. DE/MHP(C)/SPA/3/IFMS/ B-47976 dated 15/05/13	: Ground + 11 Floors (FSI) 247538.61 Sq.m (FSI Free) 97695.34 Sq.m
B) Amended plan approval vide letter No. DE/MHP(C)/SPA/3/IFMS/2705/12 dated 01/10/12	: Ground + 11 floors (FSI) 25403.52 Sq.m (FSI Free) 14632.82 Sq.m
Grand Total	: Ground + 11 floors (FSI) 272942.13 Sq.m (FSI Free) 112328.19 Sq.m

Note: Please see detailed statement attached.





: 2 :

6. Position of construction on site as on : 04/01/2014  
a) Built up area completed in all : (FSI)272942.13 Sq.m  
respect. : (FSI Free)112328.19 Sq.m  
b) Area under construction. : NIL.  
c) Open area. : 150393.12 Sq.m  
d) Remarks : Construction Completed in all  
respect as per approved plans.
7. Remarks of Deputy Engineer, : Construction completed as per D.C.  
regarding observation of D.C. Rule Rules.  
(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.)
8. Area that could be considered now : (FSI)272942.13 Sq.m  
as built up area. : (FSI Free)112328.19 Sq.m
9. Actual utilization of plot in view of : 272942.13/180216.50  
existing construction in the form of : 1.51 < 2.00.....O.K.  
utilization of FSI.
10. Do you recommended grant of final : Yes, Subject to fulfilment of all  
lease of entire plot having regard to terms and conditions of allotment  
area of plot And construction carried order, agreement to lease and  
out so far? transfer order.



(R.G. Rathod)

Deputy Engineer & SPA  
MIDC, Sub Dn. II (Civil),  
Mahape, Navi Mumbai



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

This Certificate is accompanied with letter No. DE/MHP(CYSPA/3/IFMS/A-63640  
Dated 26/02/2014



**DRAINAGE COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in I.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their IT Building No. 1, as per this office Drainage plans approval letter No. DE/MHP(CYSPA/3/IFMS/957/11 dated 23/03/2011 through the Licensed Plumber, Mr. Mangesh Deshpande, License No. 3238 of Municipal Corporation of Greater Mumbai.



(R.G. Kathod)  
Deputy Engineer & SPA  
MIDC, Sub Dn. II (Civil),  
Mahape, Navi Mumbai.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This Statement is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/A-63640 dated 26/02/2014

Area Statement for BCC of IT Building No.1 on Plot No.3, Airoli, TTC Indl. Area, Navi Mumbai, M/s. Serene Properties Pvt. Ltd.													
Description	Slit/Gr.	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	Total BUA in Sqm
1	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>I) Existing builtup Area : BCC issued vide letter No. DE/MHP(C)/SPA/3/IFMS/B-47976 dated 15/05/13 for Building No. 2, 3, 4, 7, 8, 14, 10 and 5 &amp;6.</b>													
FSI	6957.13	4889.95	10899.37	19088.22	32246.52	31178.94	30953.14	25750.87	27375.38	26933.56	19978.26	11287.27	247538.61
Free of FSI	38178.02	24615.20	21288.56	13613.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97695.34
<b>II) Amended Plan approval vide letter No. DE/MHP(C)/SPA/3/IFMS/7705 dated 01/10/12 for IT Building No.1</b>													
FSI	769.75	224.65	239.78	239.78	3474.96	3228.56	3228.56	2708.79	2806.72	2708.79	2806.72	2966.46	25403.52
Free of FSI (Parking Area)	3299.78	3628.37	3852.35	3852.35									14632.85
Total upto date Area for BCC	7726.88	5114.60	11139.15	19328.00	35721.48	34407.50	34181.70	28459.66	30182.10	29642.35	22784.98	14253.73	272942.13
	41477.80	28243.57	25140.91	17465.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112328.19



*(Signature)*

( R. G. Rathod )  
Deputy Engineer & SPA  
MIDC Sub-Dn. II (Civil),  
Mahape, Navi Mumbai.

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



No. DE/MHP(C)/SPA/3/IFMS/1435 of 2012.  
Office of the Deputy Engineer,  
MIDC, Sub-Division No.2,  
Mahape - Navi Mumbai.  
Date :- 18/05/2012

To.

M/s. Serene Properties Pvt. Ltd.,  
Plot No.3, Kalwa Block  
TTC Industrial Area, MIDC,  
Navi Mumbai.

**Sub: -B.C.C. & D.C.C. for T. Building No.2 on Plot No.3,  
in MIDC T.T.C. Industrial Area, Airoli, Navi Mumbai  
for M/s. Serene Properties Pvt. Ltd**

**Ref: -1) Your Architect's letter No.NIL dtd. 02/04/2012 received  
on 03/04/2012.  
2) Your application received through Single Window  
Clearance System vide Tracking ID  
No. SWC/14/3/20120223/117743.**

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,

Your's faithfully,



(R.G. Ratrod)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil),  
Mahape.

DA : As above.

- 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.1, 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 letter is accompaniment to letter No.DE/MHP(CY SPA/3/IFMS/1425  
Dated 18/05/2012



OCCUPANCY CERTIFICATE.

This is to certify that the development work of I.T. Building No.2, on Plot No 3 for M/s. Serene Properties Pvt. Ltd. in TTC Indl. Area, have completed under the supervision of M/s. Devang N. Shah, Architect License No. CA/2000/25733 is permitted to be occupied for total B.U.A. as stated in Building Completion Certificate attached.

Thanking you,



Your's faithfully,

(R.G. Rathod)

Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No. DE/MHP(CV/SPA/3/IFMS/1435  
Dated 18/05/2012



**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No.3, in T.T.C. Indl. Area, have completed the I.T. Building No.2, on the above said plot in accordance with the As Built building plans approved vide this office letter No. DE/MHP(CV/SPA/3/IFMS/1434 of 2012, dated 18/05/2012 through the licensed Architect Mr. Devang N. Shah, Regn. License No. CA/2000/25733.

Details of units constructed are as given below :

- 1) Name of allottee : M/s. Serene Properties Pvt. Ltd.
- 2) Plot No. : 3
- 3) Plot Area in Sqm. : 198997.00 m<sup>2</sup>
- 3.a) Net Plot Area in Sqm. : 193940.00 m<sup>2</sup>
- 4) Date of Allotment / Transfer order : 07/08/2006
- 5) Approval of plans / Built up Area : As per enclosed statement of BUA.
- 6) Position of construction on site as on : 16/05/2012
  - a) Built up area completed in all respect : 26028.40 Sqm (FSI) : 11844.16 Sqm (Free of FSI)
  - b) Area under construction : --
  - c) Open area : --
  - d) Remarks : --

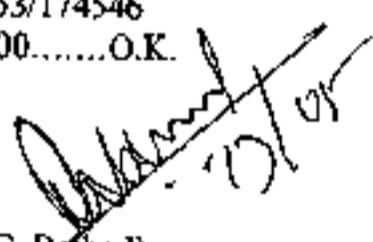
.2.





- 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  
a) for IT Bldg.No.2 : 26028.40 Sqm (FSI)  
: 11844.10 Sqm (Free of FSI)
- 9) Total BUA for which BCC issued
- |                    |                                     |
|--------------------|-------------------------------------|
| I. Building No.8   | : 21476.66 Sqm (FSI)                |
|                    | : 2875.22 Sqm (Free of FSI)         |
| II. Building No.3  | : 27610.05 Sqm (FSI)                |
|                    | : 12834.32 Sqm (Free of FSI)        |
| III. Building No.4 | : 27610.05 Sqm (FSI)                |
|                    | : 12834.32 Sqm (Free of FSI)        |
| IV. Building No.7  | : 27610.05 Sqm (FSI)                |
|                    | : 12834.32 Sqm (Free of FSI)        |
| V. Building No.14  | : 26994.32 Sqm (FSI)                |
|                    | : 6378.32 Sqm (Free of FSI)         |
| VI. Building No.2  | : 26028.40 Sqm (FSI)                |
|                    | : <u>11844.10 Sqm (Free of FSI)</u> |
| <b>TOTAL BUA</b>   | <b>: 157329.53 Sqm (FSI)</b>        |
|                    | <b>: 59600.60 Sqm (Free of FSI)</b> |
- 10) Actual utilization of plot in view of existing construction in the form of utilization of FSI. : 157329.53/174546  
: 0.90<2.00.....O.K.



  
(R.G. Rathod)  
Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape

**BUILT UP AREA STATEMENT**

Name of Plot Holder: M/s. Serene Properties Pvt. Ltd.

I.T. Building No. 2 on Plot No. 3, Kalwa Block, TTC Indl. Area.

Sr. No.	Particular of BUA	Fifth Area in m <sup>2</sup>	Plot / Gr. fr. Area in m <sup>2</sup>	1 flrs Area in m <sup>2</sup>	2 flrs Area in m <sup>2</sup>	3 flrs Area in m <sup>2</sup>	4 flrs Area in m <sup>2</sup>	5 flrs Area in m <sup>2</sup>	6 flrs Area in m <sup>2</sup>	7 flrs Area in m <sup>2</sup>	8 flrs Area in m <sup>2</sup>	9 flrs Area in m <sup>2</sup>	10 flrs Area in m <sup>2</sup>	11 flrs Area in m <sup>2</sup>	Total Area in m <sup>2</sup>
1)	Plan approval vide letter No. DE/MHP(C)/SPAS/157/MMS/955 dtd. 22/05/11	3996.49	947.71 2692.71 (Free of FSI)	214.71 2949.1 (Free of FSI)	214.71 2949.1 (Free of FSI)	214.71 2949.1 (Free of FSI)	3439.84	3439.84	3439.84	3028.08	3458.92	3438.92	3108.63	2890.65	27816.56 11540.01 (Free of FSI)
2)	As Built Plan approval vide this office letter No. DE/MHP(C)/SPAS/157/MMS/ dtd.	3996.49	936.99 2703.43 (Free of FSI)	214.71 2762.17 (Free of FSI)	214.71 3189.28 (Free of FSI)	214.71 3189.28 (Free of FSI)	3439.84	3172.74	3172.74	2760.98	3171.82	3171.82	2887.66	2669.68	26028.40 11844.16 (Free of FSI)
3)	Total for Bldg. No. 2	3996.49	936.99 2703.43 (Free of FSI)	214.71 2762.17 (Free of FSI)	214.71 3189.28 (Free of FSI)	214.71 3189.28 (Free of FSI)	3439.84	3172.74	3172.74	2760.98	3171.82	3171.82	2887.66	2669.68	26028.40 11844.16 (Free of FSI)
4)	Grand Total BUA :-														26028.40 11844.16



**( R.G. Rathod )**  
 Deputy Engineer &  
 Special Planning Authority  
 MIDC Sub-Dn. II (Civil), Mahape

*(Handwritten signature)*

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/1435  
Dated 18/05/2012



DRAINAGE COMPLETION CERTIFICATE

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No.3, in T.T.C. Indl. Area, have completed their internal drainage works with septic tank & soak pit for their LT. Building No.2, as per this office Drainage plans approval letter No. DE/MHP(C)/SPA/3/IFMS/958/of 2011 dated 22/03/2011 through the Licensed Plumber, Mr. Mangesh Deshpande, Licensed Plumber No. 3238.

Thanking you,



Your's faithfully,

(R.G. Rathod)

Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape

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



No. DE/MHP(C)/3/9781/2010,  
Office of the Deputy Engineer,  
MIDC Sub Division No. II (Civil)  
Mahape, Navi Mumbai.  
Date: 27/10/2010

To,  
M/s. Serene Properties Pvt. Ltd.  
Plot No.3,  
T.T.C. Indl. Area, Kalwa,  
Navi Mumbai.

**Sub :-** B.C.C. & D.C.C. for I.T. Building No. 3  
on Plot No.3 in T.T.C. Indl. Area,  
for M/s. Serene Properties Pvt. Ltd.

**Ref :-** 1) Your Architect's application dtd. 15/10/2010.  
2) Your application received through Single Window  
System vide tracking ID No. 15/0/20101021/14828  
& compiled on 27/10/2010

Dear Sir,

Please find enclosed herewith following certificate: -

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

Please acknowledge the receipt of the same.



(S. P. Anhad)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil), Mahape.

DA : As above.

- 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 letter is accompaniment to letter No.DE/MHP(C)/ 3/ Dated 378) D:24/10/2010



OCCUPANCY CERTIFICATE.

This is to certify that the development work of IT Building No.3 on Plot No. 3 for M/s. Serene Properties Pvt. Ltd. in TTC Indl.Area, completed under the supervision of Mr. Devang Shah Licence No.CA/2000/25733 is permitted to be occupied for total B.U.A. as stated in Building Completion Certificate attached.

The occupancy certificate is issued subject to compliance of the letter issued by the Chief Fire Officer & Fire Advisor, MIDC, vide letter bearing No. MIDC/FIRE/Final-NOC/1780 dtd. 14/10/2010.

Thanking you,

Your's faithfully,



(S. P. Avhad)  
Deputy Engineer & SPA,  
MIDC Sub Dn II (Civil),  
Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/ 3/ Dated 5781 Dt. 27/10/2010



BUILDING COMPLETION CERTIFICATE

This is to certify that M/s. Serene Properties Pvt. Ltd., of Plot No. 3, in T.T.C. Indl.Area, 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/MHP (C)/ SPA/3/919, dated 05/09/2008, through the licensed Architect Mr. Devang Shah, Regn.No. CA/2000/25733.

Details of units constructed are as given below :

- |                      |  |
|----------------------|--|
| 1) Name of allottee  | : M/s. Serene Properties Pvt. Ltd. (M/s. |
| 2) Plot No.          | : 3                                      |
| 3) Plot Area in Sqm. | : 198997.00 m <sup>2</sup>               |
| 4) Date of Transfer  | : 07/08/2006                             |
| 5) Approval of plans | : ---                                    |
| 6) Built up Area     | : As per enclosed statement.             |



- 7) Position of construction on site as on : 25/10/2010  
a) Built up area completed : 12834.32 Sqm (Free of  
in all respect. : FSI)  
27610.05 Sqm  
-----
- b) Area under construction : --  
c) Open area : --  
d) Remarks : --
- 8) Remarks of Deputy Engineer, regarding : Construction completed  
observation of D.C.Rule (Deputy Engineer as per D.C.Rules.  
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.)
- 9) Area that could be considered now : 12834.32 Sqm.(Free of  
FSI)  
27610.05 m2
- 10) Actual utilization of plot in view of existing : 27610.05 /19644.00  
construction in the form of utilization of FSI. : 0.14 < 0.90.... O.K.



(S. P. Avhad)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil)  
Mahape

Name of Plot Holder :- M/s. Serene Properties Pvt. Ltd.

**BUILT UP AREA STATEMENT**

Plot No. 3, TTC Industrial Area.

Sl. No.	Reference	Still Area in m <sup>2</sup>	Plinth Area in m <sup>2</sup>	Gr. Fl. Area in m <sup>2</sup>	1 <sup>st</sup> Fl. Area in m <sup>2</sup>	2 <sup>nd</sup> Fl. Area in m <sup>2</sup>	3 <sup>rd</sup> Fl. Area in m <sup>2</sup>	4 <sup>th</sup> Fl. Area in m <sup>2</sup>	5 <sup>th</sup> Fl. Area in m <sup>2</sup>	6 <sup>th</sup> Fl. Area in m <sup>2</sup>	7 <sup>th</sup> Fl. Area in m <sup>2</sup>	8 <sup>th</sup> Fl. Area in m <sup>2</sup>	9 <sup>th</sup> Fl. Area in m <sup>2</sup>	10 <sup>th</sup> Fl. Area in m <sup>2</sup>	11 <sup>th</sup> Fl. Area in m <sup>2</sup>	Total Area in m <sup>2</sup>
1)	Plan approval vide letter No. DE / MHP (C) / 89 dtd. 18/01/2007	-	1371.00	189.32	3268.26	3268.26	3268.26	3268.26	3268.26	3214.33	2769.00	--	--	--	--	22513.95
Treated as cancelled vide letter No. 919 dtd. 05/09/2008																
2)	Amended plan approval vide letter No. DE / MHP (C) / SPA / 3 / 919 dtd. 05/09/2009 (Bldg. No.3)	2874.94 (Free of FSI)	3626.44	818.63	151.68 (Free of FSI)	3474.76 (Free of FSI)	3474.76 (Free of FSI)	3462.71	3462.71	3461.72	3051.50	3461.72	3461.72	3101.77	2872.53	12834.32 (Free of FSI)
Total for Bldg. No.3		2874.94 (Free of FSI)	3626.44	818.63	151.68 (Free of FSI)	3474.76 (Free of FSI)	3474.76 (Free of FSI)	3462.71	3462.71	3461.72	3051.50	3461.72	3461.72	3101.77	2872.53	12834.32 (Free of FSI)
<b>GRAND TOTAL :-</b>																
<b>27610.05</b>																
12834.32 (Free of FSI)																



Deputy-Engineer & SPA,  
MIDC, Sub-Dn. II (Civil)  
Malape, Navi Mumbai.

12834.32 (Free of FSI)

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/ 3/ Dated 378 dt 27/10/2010



DRAINAGE COMPLETION CERTIFICATE

This is to certify that, M/s. Serene Properties Pvt. Ltd., allottee of Plot No. 3 in M.I.D.C. T.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their L.T. Building No.3, as per this office Drainage plans approval letter No.DE/MHP (C)/SPA/3/90 dated 18/01/2007 through the Licensed Plumber Mr. Mangesh Deshpande, L.P. No. 3238.



(S. P. Avhad)

Deputy Engineer & SPA  
MIDC Sub Dn II (Civil),  
Mahape

A/4/11

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



No. DE/MHP(C)/3/IFMS/799 /2011  
Office of the Deputy Engineer,  
MIDC Sub Division No. II (Civil)  
Mahape, Navi Mumbai.  
Date :- 09/03/2011

To,  
M/s. Serene Properties Pvt. Ltd.  
Plot No.3,  
T.T.C. Indl. Area, Kalwa,  
Navi Mumbai.

**Sub :-** B.C.C. & D.C.C. for I.T. Building No. 4  
on Plot No.3 in T.T.C. Indl. Area,  
for M/s. Serene Properties Pvt. Ltd.

**Ref :-** 1) Your Architect's application dtd. 13/12/2010.  
2) Your application received 15/12/2010  
& complied on 09/03/2011

Dear Sir,

Please find enclosed herewith following certificate: -

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

Please acknowledge the receipt of the same.

DA : As above.



(S. P. Avhad)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil), Mahape.

- 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 letter is accompaniment to letter No.DE/MHP(C)/ 3/IFMS/799  
Dated 09/03/2011



OCCUPANCY CERTIFICATE.

This is to certify that the development work of I.T.  
Building No. 4 on Plot No. 3 for M/s. Serene Properties Pvt. Ltd. in TTC  
Indl.Area, completed under the supervision of Mr. Devang N. Shah, License  
No.CA/2000/25733 is permitted to be occupied for total B.U.A. as stated in  
Building Completion Certificate attached.

Thanking you,

Your's faithfully,



(S. P. Avhad)  
Deputy Engineer & SPA,  
MIDC Sub Dn II (Civil),  
Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/ 3/IFMS/ 799  
Dated 09/03/2011



**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd., of Plot No. 3, in T.T.C. Indl.Area, have completed the I.T. Building No.4, on the above said plot in accordance with the building plans approved vide this office letter No.DE/MHP (C) SPA/3/920, dated 05/09/2008, through the licensed Architect Mr. Devang N. Shah, Regn.No. CA/2000/25733.

Details of units constructed are as given below ;

- |                      |                                    |
|----------------------|------------------------------------|
| 1) Name of allottee  | : M/s. Serene Properties Pvt. Ltd. |
| 2) Plot No.          | : 3                                |
| 3) Plot Area in Sqm. | : 198997.00 m2                     |
| 4) Date of Transfer  | : 07/08/2006                       |
| 5) Approval of plans | : ---                              |
| 6) Built up Area     | : As per enclosed statement.       |



- 7) Position of construction on site as on : 09/03/2011  
a) Built up area completed : 12834.32 Sqm (Free of  
in all respect. : FSI)  
27610.05 Sqm  
-----
- b) Area under construction : --  
c) Open area : --  
d) Remarks : --
- 8) Remarks of Deputy Engineer, regarding : Construction completed  
observation of D.C.Rule (Deputy Engineer as per D.C.Rules.  
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.)
- 9) Area that could be considered now : 12834.32 Sqm.(Free of  
a) For IT Bldg. No.4 : FSI)  
27610.05 m2
- 10) Total BUA for which BCC issued :  
i) Building No. 8 : 21476.66 Sqm  
2875.22 (Free of FSI)  
ii) Building No. 3 : 27610.05 Sqm  
: 12834.32 (Free of FSI)  
iii) Building No.4 : 27610.05 Sqm  
: 12834.32 (Free of FSI)  
TOTAL BUA : 76696.76 Sqm  
: 28543.86 (Free of FSI)
- 11) Actual utilization of plot in view of existing : 76696.76 / 176796.00  
construction in the form of utilization of FSI. : 0.43 < 0.90.... O.K.



(S. P. Avhad)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil)  
Mahape

Name of Plot Holder :- M/s. Serene Properties Pvt. Ltd.

**BUILT UP AREA STATEMENT**

Plot No. 3, TTC Industrial Area.

Sr. No.	Reference	Site Area in m <sup>2</sup>	Plinth Area in m <sup>2</sup>	Gr.Fl. Area in m <sup>2</sup>	1 <sup>st</sup> Fl. Area in m <sup>2</sup>	2 <sup>nd</sup> Fl. Area in m <sup>2</sup>	3 <sup>rd</sup> Fl. Area in m <sup>2</sup>	4 <sup>th</sup> Fl. Area in m <sup>2</sup>	5 <sup>th</sup> Fl. Area in m <sup>2</sup>	6 <sup>th</sup> Fl. Area in m <sup>2</sup>	7 <sup>th</sup> Fl. Area in m <sup>2</sup>	8 <sup>th</sup> Fl. Area in m <sup>2</sup>	9 <sup>th</sup> Fl. Area in m <sup>2</sup>	10 <sup>th</sup> Fl. Area in m <sup>2</sup>	11 <sup>th</sup> Fl. Area in m <sup>2</sup>	Total Area in m <sup>2</sup>
1)	Plan approval vide letter No. DE/ MHP (C) / 3/858 dtd. 31/05/2007	3181.71 (Free of FSI)	--	189.32	3268.26	3268.26	2769.00	--	--	--	--	--	--	--	--	9494.84
Treated as cancelled vide letter No. 920 dtd. 05/09/2008																
2)	Amended plan approval vide letter No. DE/ MHP (C) /SPA/3/ 920 dtd. 05/09/2008 (Bldg. No.4)	2874.94 (Free of FSI)	3626.44	818.63	151.68 (Free of FSI)	3474.76 (Free of FSI)	3474.76 (Free of FSI)	3462.71	3462.71	3461.72	3051.50	3461.72	3461.72	3101.77	2872.53	12834.32 (Free of FSI)
Total for Bldg. No.4		2874.94 (Free of FSI)	3626.44	818.63	151.68 (Free of FSI)	3474.76 (Free of FSI)	3474.76 (Free of FSI)	3462.71	3462.71	3461.72	3051.50	3461.72	3461.72	3101.77	2872.53	12834.32 (Free of FSI)
<b>GRAND TOTAL :-</b>																<b>27610.05</b>
																<b>12834.32 (Free of FSI)</b>

K Raheja Corp



Deputy Engineer & SFA,  
MIDC, Sub-District (Civil),  
Malaga, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/ 3/IFMS/799  
Dated 09/03/2011



DRAINAGE COMPLETION CERTIFICATE

This is to certify that, M/s. Serene Properties Pvt. Ltd., allottee of Plot No. 3 in M.I.D.C. T.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their I.T. Building No.4, as per this office Drainage plans approval letter No.DE/MHP (C)/SPA/3/859 dated 31/05/2007 through the Licensed Plumber Mr. Mangesh Deshpande, L.P. No. 3238.



(S. P. Avhad)  
Deputy Engineer & SPA  
MIDC Sub-Dn II (Civil),  
Mahape

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



No. DE/MHP(C)/SPA/3/IFMSB-47976/13  
Office of the Deputy Engineer,  
MIDC, Sub-Division No.2,  
Mahape - Navi Mumbai.  
Date :- 15/05/2013

To,  
M/s Serene Properties Pvt. Ltd.,  
Plot No.3, Kalwa Block  
TTC Industrial Area, MIDC,  
Navi Mumbai.

**Sub:** - B.C.C. & D.C.C. for I.T. Building Nos.5 and 6 on Plot No.3,  
in MIDC T.T.C Industrial Area, Alroli, Navi Mumbai.  
For M/s. Serene Properties Pvt. Ltd

**Ref:** - Your application received through Single Window Clearance  
System vide Tracking ID No. SWC/14/3/20130328/197842  
complied on 08.05.2013

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,

Your's faithfully,



(R.G. Rathod)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil), Mahape.

DA : As above.

- 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 to letter No. DE/MHP(C)/SPA/3/IFMS/B-47976

Dated 15/05/2013



**OCCUPANCY CERTIFICATE.**

This is to certify that the development work of LT. Building No. 5 and 6, on Plot No 3 for M/s. Serene Properties Pvt. Ltd., in TTC Indl. Area, has been completed under the supervision of M/s. Devang N. Shah, Architect License No. CA/2000/25733 and is permitted to be occupied for total B.U.A. as stated in Building Completion Certificate attached.



(R.G. Rathod)

Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape, Navi Mumbai



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

This Certificate is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/B-47976  
Dated 15/05/2013

**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in T.T.C. Indl. Area, have completed the I.T. Building No.5 and 6, on the above said plot in accordance with the As Built building plans approved vide this office letter No. DE/MHP(C)/SPA/3/IFMS/2706 of 2012, dated 01/10/2012 through the licensed Architect Mr. Devang N. Shah, Regn. License No. CA/2000/25733.

Details of units constructed are as given below :

1. Name of allottee	:	M/s. Serene Properties Pvt. Ltd.
2. Plot No.	:	3
3. Plot Area in Sqm.	:	1,99,597.00Sqm
4. Date of Transfer order	:	07/08/2006
5. Approval of plans	:	As per enclosed statement of BUA
A) Earlier BCC issued vide letter No. DE/MHP(C)/ SPA/3/IFMS/ _____ dated .05.13	:	Ground + 11 Floors (FSI) <u>173094.95 Sqm</u> (FSI Free) <u>77311.24 Sqm</u>
B) Amended plan approval vide letter No. DE/MHP(C)/SPA/3/IFMS/2706 dated 01/10/12	:	Ground + 9 floors (FSI) <u>64443.66 Sqm</u> (FSI Free) <u>20384.10 Sqm</u>
<b>Grand Total</b>		<b>Ground + 11 floors</b> (FSI) <u>247538.61 Sqm</u> (FSI Free) <u>97695.34 Sqm</u>



Note: Please see detailed statement attached.



6. Position of construction on site as on : 06/04/2013  
a) Built up area completed in all : FSI) 247538.61 Sqm  
respect. (FSI Free) 97695.34 Sqm  
b) Area under construction : NIL.  
c) Open area. : -----  
d) Remarks : Construction Completed in all  
as per approved plans respect.
7. Remarks of Deputy Engineer, : Construction completed as per D.C.  
regarding observation of D.C. Rule Rules.  
(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).
8. Area that could be considered now as : ( FSI) 247538.61 Sqm  
built up area for IT Bldg. Nos. 5 and 6 (FSI Free) 97695.34 Sqm
9. Actual utilization of plot in view of : 247538.61/180216.50  
existing construction in the form of 1.37 < 2.00 .....O.K.  
utilization of FSI.
10. Do you recommended grant of final : Yes, Subject to fulfillment of all  
lease of entire plot having regard to terms and conditions of allotment  
area of plot And construction carried order, Agreement to lease and  
out so far? transfer .



(R.G. Rathod)

Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape, Navi Mumbai

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Government of Maharashtra Undertaking)

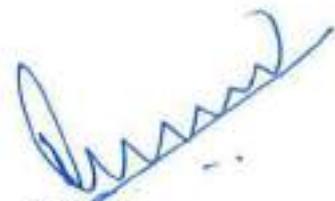


This certificate is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/B-47976  
Dated 15/05/2013

**DRAINAGE COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in T.T.C. Indl. Area, have completed their internal drainage works with septic tank & soak pit for their LT. Building Nos. 5 and 6, as per this office Drainage plans approval letter No. DE/MHP(C)/SPA/3/IFMS/472/of 2011 dated 07/02/2011 through the Licensed Plumber, Mr. Mangesh Deshpande, License No. 3238 of Municipal Corporation of Greater Mumbai.



  
R.G. Rathod)  
Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape.

## MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This Statement is accompanied to letter No. DE/MHP/ CV SPA/3/MFS/847976 dated 15/05/2013

Area Statement for BCC of Building Nos. 5 & 6 on Plot No.3,Airoli, TTC Indl. Area, Navi Mumbai. M/s. Serene Properties Pvt.Ltd.

Description	Skill/Ground 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	12th Floor Area in Sqm	13th Floor Area in Sqm	Total BUA in Sqm
FSI	5378.36	4391.78	10401.20	10867.50	24025.80	23393.65	23167.85	19250.21	19590.09	19148.27	12192.97	11287.27	183094.95		
Free of FSI	32241.10	17843.02	13613.56	13613.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77311.24
II) As Built Plans approved vide letter No. 2706 dated 01.10.2012 ; Building No. 5 & 6															
FSI	1578.77	498.17	498.17	8220.72	8220.72	7785.29	7785.29	6500.66	7785.29	7785.29	7785.29	7785.29	7785.29	-	64443.66
Free of FSI (Parking Area)	5936.92	6772.18	7675.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20384.10
Total opted Area for BCC	6957.13	4889.95	10899.37	19088.22	32246.52	31178.94	30953.14	25750.87	27375.38	26933.56	19978.26	11287.27	247538.61		
	38178.02	24615.20	21288.56	13613.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		97695.34



( R.G. Rathod )  
Deputy Engineer & SPA  
MIDC Sub-Dm. II (Civil), Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)



No. DE/MHP(C)/3/FMS/ 1349 /2011  
Office of the Deputy Engineer,  
MIDC Sub Division No. II (Civil)  
Mahape, Navi Mumbai.  
Date :- 04/05/2011

To,  
M/s. Serene Properties Pvt. Ltd.  
Plot No. 3,  
T.T.C. Indl. Area, Kalwa,  
Navi Mumbai.

**Sub :-** B.C.C. & D.C.C. for I.T. Building No. 7  
on Plot No. 3 in T.T.C. Indl. Area,  
for M/s. Serene Properties Pvt. Ltd.

**Ref :-** 1) Your Architect's letter dtd. 03/05/2011.  
2) Your application received 04/05/2011  
& complied on 04/05/2011.

Dear Sir,

Please find enclosed herewith following certificate :-

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

Please acknowledge the receipt of the same.



DA : As above.

(S. P. Avhad)  
Deputy Engineer & SPA  
MIDC, Sub Dn II (Civil), Mahape.

- 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 letter is accompaniment to letter No.DE/MHP(C)/3/FMS/1349  
Dated 04/05/2011



OCCUPANCY CERTIFICATE.

This is to certify that the development work of I.T. Building No. 7 on Plot No. 3 for M/s. Serene Properties Pvt. Ltd. in TTC Indl. Area, completed under the supervision of Mr. Devang N. Shah, License No.CA/2000/25733 is permitted to be occupied for total B.U.A. as stated in Building Completion Certificate attached.

Thanking you,

Your's faithfully,



(S. P. Avhad)  
Deputy Engineer & SPA,  
MIDC Sub Dn II (Civil),  
Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(CY 3/IFMS/ 1349  
Dated 04/07/2011



**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in T.T.C. Indl.Area, have completed the L.T. Building No. 7, on the above said plot in accordance with the building plans approved vide this office letter No.DE/MHP (CY SPA/3/922, dated 05/09/2008, through the licensed Architect Mr. Devang N. Shah, Regn.No. CA/Z000/25733.

Details of units constructed are as given below ;

- 1) Name of allottee : M/s. Serene Properties Pvt. Ltd.  
2) Plot No. : 3  
3) Plot Area in Sqm. : 198997.00 m2  
4) Date of Transfer : 07/08/2006  
5) Approval of plans : As per enclosed statement of BUA.  
6) Built up Area





7) Position of construction on site as on  
a) Built up area completed  
in all respect.

: 04/05/2011  
: 12834.32 (Free of FSI)  
27610.05 m<sup>2</sup>

b) Area under construction  
c) Open area  
d) Remarks

: -  
: -  
: -

8) 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.

9) Area that could be considered now  
a) For IT Bldg. No. 7

: 12834.32 (Free of FSI)  
: 27610.05 Sqm

10) Total BUA for which BCC issued

i) Building No. 8  
ii) Building No. 3  
iii) Building No. 4  
iv) Building No. 7

: 21476.66 Sqm  
: 2875.22 (Free of FSI)  
: 27610.05 Sqm  
: 12834.32 (Free of FSI)  
: 27610.05 Sqm  
: 12834.32 (Free of FSI)  
: 27610.05 Sqm  
: 12834.32 (Free of FSI)

TOTAL BUA

: 104306.81 Sqm  
: 41378.18 (Free of FSI)

11) Actual utilization of plot in view of existing construction in the form of utilization of FSI. : 104306.81 / 176796.00  
: 0.589 < 1.0 .... O.K.



(S. P. Avhad)

Deputy Engineer & SPA  
MIDC Sub Dn II (Civil)  
Mahape

**BUILT UP AREA STATEMENT**

Name of Plot Holder :- M/s. Serene Properties Pvt. Ltd.

IT Building No. 7, Plot No. 3, TTC Industrial Area.

Sr. No.	Reference	Stilt Area in m <sup>2</sup>	Plinth Area in m <sup>2</sup>	Gr.Fl. Area in m <sup>2</sup>	1 <sup>st</sup> Fl. Area in m <sup>2</sup>	2 <sup>nd</sup> Fl. Area in m <sup>2</sup>	3 <sup>rd</sup> Fl. Area in m <sup>2</sup>	4 <sup>th</sup> Fl. Area in m <sup>2</sup>	5 <sup>th</sup> Fl. Area in m <sup>2</sup>	6 <sup>th</sup> Fl. Area in m <sup>2</sup>	7 <sup>th</sup> Fl. Area in m <sup>2</sup>	8 <sup>th</sup> Fl. Area in m <sup>2</sup>	9 <sup>th</sup> Fl. Area in m <sup>2</sup>	10 <sup>th</sup> Fl. Area in m <sup>2</sup>	11 <sup>th</sup> Fl. Area in m <sup>2</sup>	Total Area in m <sup>2</sup>
1)	Plan approval vide letter No. DE / MHP (C) / 3/107 dtd. 19/01/2007	3181.71 (Free of FSI)	--	189.32	3268.26	3268.26	3268.26	3268.26	3268.26	3214.33	2769.00	--	--	--	--	22513.95
To be treated as cancelled vide letter No. 922 dtd. 05/09/2008																
2)	Amended plan approval vide letter No. DE / MHP (C) / SPA / 3 / 922 dtd. 05/09/2008 (Bldg. No.7)	-- 2874.94 (Free of FSI)	3693.57	818.63	151.68 3009.86 (Free of FSI)	151.68 3474.76 (Free of FSI)	151.68 3474.76 (Free of FSI)	3462.71	3462.71	3461.72	3051.50	3461.72	3461.72	3101.77	2872.53	27610.05 12834.32 (Free of FSI)
	Total for Bldg. No.7	-- 2874.94 (Free of FSI)	3693.57	818.63	151.68 3009.86 (Free of FSI)	151.68 3474.76 (Free of FSI)	151.68 3474.76 (Free of FSI)	3462.71	3462.71	3461.72	3051.50	3461.72	3461.72	3101.77	2872.53	27610.05 12834.32 (Free of FSI)
<b>GRAND TOTAL :-</b>									<b>27610.05</b>							
									<b>12834.32 (Free of FSI)</b>							



Deputy Engineer & SDA,  
MIDC, Sub-Div. II (Civill)  
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No. DE/MHP(C)/3/IFMS/1349  
Dated 04/07/2011



DRAINAGE COMPLETION CERTIFICATE

This is to certify that, M/s. Serene Properties Pvt. Ltd., allottee of Plot No. 3 in M.I.D.C. I.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their I.T. Building No. 7, as per this office Drainage plans approval letter No. DE/MHP(C)/SPA/3/108 dated 19/01/2007 through the Licensed Plumber Mr. Mangesh Deshpande, L. P. No. 3238.



(S. P. Avhad)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil),  
Mahape

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



No. DE/MHP(C)/3/ 1196 /2009,  
Office of the Deputy Engineer,  
MIDC Sub Division No. II (Civil)  
Mahape  
Date :- 24/09/09

To,  
M/s. Serene Properties Pvt. Ltd.,  
Plot No. 3,  
T.T.C. Indl. Area, Airoli,  
Navi Mumbai.

Sub :- B.C.C. & D.C.C. for IT Building,  
on Plot No. 3 Building No. 8 in T.T.C. Indl. Area,  
for M/s. Serene Properties Pvt. Ltd...

Ref :- Your Architects letter No. NIL, dL 30/12/2008  
received on dtd. 30/12/2008  
finally complied on 29/09/09.

Dear Sir,

Please find enclosed herewith following certificate: -

- Occupancy Certificate.
- Building Completion Certificate.
- Drainage Completion Certificate &
- Tree Plantation Certificate.

Please acknowledge the receipt of the same.

Thanking you,

Your's faithfully,

(S. P. Avhad)  
Deputy Engineer,  
MIDC Sub Div II (Civil), Mahape.

DA : As above.

- 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 L.w.c.'s to Architect.
- Copy to Guard file.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/3/ Dated 11.9.6

Date. 29/09/09

OCCUPANCY CERTIFICATE.

This is to certify that the development work of IT Building No. 8,  
on Plot No. 3 for M/s. Serene Properties Pvt. Ltd., in TTC Indl. Area, completed under  
the supervision of M/s DhiruvaJyoti Barua, Architect Licence No.CA/95/18143 is  
permitted to be occupied for total B.U.A. as stated in Building Completion Certificate  
attached.

Thanking you,

Your's faithfully,



(S. P. Avhad)

Deputy Engineer,  
MIDC Sub Div II (Civil),  
Mahape

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

This letter is accompaniment to letter No. DE/MHP(C)/3/ Dated 1196 Dated 29/09/07

**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd., of Plot No. 3, in T.T.C. Indl. Area, have completed the IT Building No 8 on the above said plot in accordance with the building plans approved vide this office letter No. DE/MHP(C)/3/1008, dated 23/09/2008, through the licensed Architect M/s. Dhruvalyoti Barua, Regn.No. CA/95/18143.

Details of units constructed are as given below ;

- 1) Name of allottee : M/s. Serene Properties Pvt. Ltd.  
2) Plot No. : 3  
3) Plot Area in Sqm. : 198997.00 m2  
4) Date of Transfer : 07/08/2006  
5) Approval of plans :

**Built up area in Sqm.**

	St. Fl. m2	Gr. fl. m2	1 <sup>st</sup> fl. m2	2 <sup>nd</sup> to 4 <sup>th</sup> fl m2	5 <sup>th</sup> Fl. m2	6 <sup>th</sup> Fl m2	7 <sup>th</sup> Fl m2	Total m2
A) As Built Approval No. DE/MHP(C)/3/ 1008 dt. 23/09/2008	2875.22	914.44	3016.22	10426.53	3110.46	2887.63	1121.38	21476.66

**Total :-** 2875.22 914.44 3016.22 10426.53 3110.46 2887.63 1121.38 21476.66

**Grand Total :-** 21476.66 M2



.....2/-

: 2 :

- 7) Position of construction on site as on : 29/09/2009  
a) Built up area completed : 21476.66 Sqm  
in all respect.  
b) Area under construction : --  
c) Open area : --  
d) Remarks : --
- 8) Remarks of Deputy Engineer, regarding : Construction completed  
observation of D.C.Rule (Deputy Engineer as per D.C.Rules.  
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.)
- 9) Area that could be considered now : 21476.66 m2
- 10) Actual utilization of plot in view of existing :  
construction in the form of utilization of FSI. 0.108 < 0.90 ...O.K.
- 11) Do you recommended grant of final lease : Yes.  
Of entire plot having regard to area of plot  
And construction carried out so far ?



(S. P. Aylhad)  
Deputy Engineer,  
MIDC Sub Dn II (Civil)  
Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/3/~~Dated~~ 1196

Dated 09/09/09

DRAINAGE COMPLETION CERTIFICATE

This is to certify that, M/s. Serene Properties Pvt. Ltd., allottee of Plot No. 3 in M.I.D.C. T.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their IT building No.8, as per this office Drainage plans approval letter No.DE/MHP(C)/3/110, dated 19/01/2007 through the Licensed Plumber, M/s. Mangesh Deshpande Licene No. 3238.



(S. P. Avhad)  
Deputy Engineer,  
MIDC Sub Dn II (Civil),  
Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)

This letter is accompaniment to letter No.DE/MHP(C)/3/Dated 1196

Date: 29/09/09

C E R T I F I C A T E

This is to certify that the Plot No. 3 admeasuring 198997.00 Sqm., allotted to M/s. Serene Properties Pvt. Ltd., in T.T.C. Industrial Area, was visited by the undersigned on 29/09/2009 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 : 198997.00 Sqm.
- 2) Trees 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). : 2000 Nos.
- 3) Number of trees actually planted & Surviving. : 2100 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.



  
(S. P. Avhad)  
Deputy Engineer,  
MIDC Sub Dn II (Civil),  
Mahape

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

Phone : 27781602



No. DE/MHP(C)/SPA/3/IFMS/  
Office of the Deputy Engineer,  
MIDC Sub-Division No.2,  
Mahape, Navi Mumbai.  
Date :- 26/03/2015

A-95960  
/15

To,  
M/s. Serene Properties Pvt. Ltd.,  
Plot No.3, Katwa Block  
T.T.C. Industrial Area, MIDC,  
Airoli, Navi Mumbai.

**Sub:** B.C.C. & D.C.C. for I.T. Building No. 9 on Plot No.3,  
in MIDC T.T.C. Industrial Area, Airoli, Navi Mumbai.

**Ref:** 1) Your application vide No. SWC/14/3/20150311/337443.  
2) The Final NOC issued by CFO, MIDC vide letter No.  
MIDC/Fire/2649 dated 17/10/2014.

Dear Sir,

Please find enclosed herewith following certificates:

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

Please acknowledge the receipt of the same.

Thanking you,

Yours faithfully,

D.A. :- As above.



*A. V. Mali*  
26/3/15  
( A. V. Mali )  
Deputy Engineer & SPA,  
MIDC, Sub-Division II (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 Division 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 to letter No.DE/MHP(C)/SPA/3/IFMS/A-95960  
Dated 26/03/2015



**OCCUPANCY CERTIFICATE**

This is to certify that the development work of I.T. Building No. 9, on Plot No 3 for M/s. Serene Properties Pvt. Ltd., in T.T.C. Industrial Area, has been 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*  
26/03/15

( A. V. Mali )

Deputy Engineer & SPA,  
MIDC, Sub-Division II (Civil),  
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/A-95960  
Dated 26/03/2015



**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in TTC Industrial Area, have completed the L.T. Building No. 9, on the above said plot in accordance with the As Built building plans approved vide this office letter No. DE/MHP(C)/SPA/3/IFMS/D-24481 of 2013, dated 21/10/2013 through the licensed Architect Mr. Devang N. Shah, Regn. License No. CA/2000/25733.

Details of units constructed are as given below :

1. Name of allottee	: M/s. Serene Properties Pvt. Ltd.
2. Plot No.	: 3
3. Plot Area in Sqm.	: 2,02,740.00 Sqm
4. Date of Transfer order	: 07/08/2006
5. Approval of plans	: As per enclosed statement of BUA
A) Earlier BCC issued vide letter No. DE/MHP(C)/SPA/3/IFMS/A-63640 dated 26/02/14 for Bldg. No.1	: Ground + 11 Floors 272942.13 Sqm (FSI) 112328.19 Sqm (FSI Free)
B) Amended plan approval vide letter No. DE/MHP(C)/SPA/3/IFMS/D-24481 of 2013 dated 21/10/2013 for Bldg. No.9.	: Ground + 9 floors 25869.74 Sqm (FSI) 8849.96 Sqm (FSI Free)
<b>Grand Total</b>	: <b>Ground + 11 floors</b> <b>298811.95 Sqm (FSI)</b> <b>121178.15 Sqm (FSI Free)</b>

Note: Please see detailed statement attached.



Amal  
26/03/15



2 :

6. Position of construction on site as on : 13/03/2015.  
a) Built up area completed in all : 298811.95 Sqm (FSI)  
respect : 121178.15 Sqm (FSI Free)  
b) Area under construction : NIL.  
c) Open area. : -----  
d) Remarks. : Construction Completed in all  
as per approved plans respect.
7. Remarks of Deputy Engineer, : Construction completed as per D.C.  
regarding observation of D.C. Rule Rules.  
(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.)
8. Area that could be considered now : 298811.95 Sqm (FSI)  
as built up area. : 121178.15 Sqm (FSI Free)
9. Actual utilization of plot in view of : 298811.95 / 180216.00  
existing construction in the form of : 1.66 < 2.00.....O.K.  
utilization of FSI.
10. Do you recommended grant of final : Yes, Subject to fulfillment of all  
lease of entire plot having regard to terms and conditions of allotment  
area of plot And construction carried order, Agreement to lease and  
out so far? transfer order.
11. Note. : This certificate supersedes previous  
part B.C.C.s issued vide letter Nos.  
DE/MHP(C)/SPA/3/IFMS/C-03282  
dated 05.07.2013 and DE/MHP(C)/  
SPA/3/IFMS/D-65353 dated  
24.12.2014 by this office for  
building No. 9.



*Amal*  
26.03.15  
( A. V. Mali )  
Deputy Engineer & SPA.  
MIDC, Sub-Division II (Civil),  
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/A-95960  
Dated 26/03/2015



**DRAINAGE COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in T.I.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their LT. Building No. 9, as per this office Drainage plans approval letter No. DE/MHP(C)/SPA/3/IFMS/1545/ of 2011 dated 23/05/2011 through the Licensed Plumber, Mr. Mangesh Deshpande, and License No. 3238 of Municipal Corporation of Greater Mumbai.



*Ambi*  
26-03-15  
(A. V. Mali)

Deputy Engineer & SPA.  
MIDC, Sub-Division II (Civil),  
Mahape, Navi Mumbai.



# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This Statement is accompanied to letter No. DE/MHP(C)/SPA/3/IFMS/A-95960 dated 26/03/2015

Area Statement for BCC of IT Building No. 9 on Plot No. 3, Airoli, TTC Indl. Area, Navi Mumbai, M/s. Serene Properties Pvt. Ltd.

Description	Sub/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	12th Floor Area in Sqm	13th Floor Area in Sqm	14th Floor Area in Sqm	Total BUA in Sqm
I	2	3	4	5	6	7	8	9	10	11	12	13	14			14

D) Existing builtup Area : BCC issued vide letter No. DE/MHP(C)/SPA/3/IFMS/A-63640 dated 26/02/14 for Building No. 2, 3, 4, 7, 8, 14, 10, 5 & 6 and 1.

FSI	7726.88	5114.60	11139.15	19328.08	35721.48	34407.50	34181.70	28459.66	30182.10	29642.35	22784.98	14253.73	272942.21
Free of FSI	41477.80	28243.57	25140.91	17465.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112328.19

II) Amended Plan approval vide letter No. DE/MHP(C)/SPA/3/IFMS/D-24481 dated 21/10/2013 for IT Building No. 9

FSI	691.96	128.40	3284.56	3253.32	3253.32	3253.32	3253.32	3048.90	2963.36	2739.28	0.00	0.00	0.00	0.00	0.00	25869.74
Free of FSI	3225.60	5624.36	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	8849.96

III) Total upto-date Built Up Area (I+II)

FSI	8418.84	5243.00	14423.71	22581.40	38974.80	37660.82	37435.02	31508.56	33145.46	32381.63	22784.98	14253.73	298811.95
Free of FSI	44703.40	33867.93	25140.91	17465.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121178.15



*(Signature)*  
(A. V. Mali)

Deputy Engineer & SPA  
MIDC, Sub-Division No. 2  
Mahape, Navi Mumbai

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



No DE/MHP(C)/SPA/3/IFMS/  
Office of the Deputy Engineer,  
MIDC, Sub-Division No.2,  
Mahape - Navi Mumbai  
Date - 15/05/2013

B-479157  
/13

To,  
M/s. Serene Properties Pvt. Ltd.  
Plot No.3, Kalwa Block  
TTC Industrial Area, MIDC,  
Navi Mumbai

**Sub.** - B.C.C. & D.C.C. for I.T. Building No.10 on Plot No.3  
in MIDC T.T.C. Industrial Area, Airoli, Navi Mumbai  
For M/s Serene Properties Pvt. Ltd

**Ref.** - Your application received through Single Window Clearance  
System vide Tracking ID No.SWC/14/3/20130308/193713

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,



Your's faithfully,

(R.G. Rajad)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil), Mahape.

DA . As above.

- 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 1 w.c.'s to  
Architect.

- Copy to Guard file.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/ B-4791  
Dated 13/05/2013

**OCCUPANCY CERTIFICATE.**

This is to certify that the development work of LT. Building No. 10,  
on Plot No 3 for M/s. Serene Properties Pvt. Ltd., in TTC Indl. Area, completed  
under the supervision of M/s. Devang N. Shah, Architect License No.  
CA/2000/25733 is permitted to be occupied for total B.U.A. as stated in Building  
Completion Certificate attached.



(R.G. Rathod)  
Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape, Navi Mumbai

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/ 13-47915  
Dated 15/05/2013



**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3 in I.I.C. Indl. Area, have completed the I.T. Building No.10, on the above said plot in accordance with the As Built building plans approved vide this office letter No. DE/MHP(C)/SPA/3/IFMS/1544 of 2012, dated 23/05/2011 through the licensed Architect Mr. Devang N. Shah, Regn. License No. CA/2000/25733.

Details of units constructed are as given below :

1. Name of allottee	M/s. Serene Properties Pvt. Ltd.
2. Plot No.	: 3
3. Plot Area in Sqm.	: 1.99,597.00Sqm
4. Date of Transfer order	: 07/08/2006
5. Approval of plans	: As per enclosed statement of BUA
A) Earlier BUC issued vide letter No. DE/MHP(C)/SPA/3/IFMS/1435 dated 18/05/12	: Ground + 11 Floors (FSI) <u>157329.53 Sqm</u> (FSI Free) 59600.66 Sqm
B) Amended plan approval vide letter No. DE/MHP(C)/SPA/3/IFMS/1544 dated 23/05/11	: Ground + 9 floors (FSI) <u>25765.50 Sqm</u> (FSI Free) 7710.58 Sqm
<b>Grand Total</b>	: <b>Ground + 11 floors</b> (FSI) <u>183095.03 Sqm</u> (FSI Free) 77311.24 Sqm

Note: Please see detailed statement attached.

..2..





6. Position of construction on site as on 06/04/2013  
a) Upto date Built up area : FSI) 183095.03 Sqm  
completed in all respect. : (FSI Free) 77311.24 Sqm  
b) Area under construction . : NIL.  
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 : (FSI) 183095.03 Sqm (FSI Free) 77311.24 Sqm
9. Actual utilization of plot in view of existing construction in the form of utilization of FSI. : 183095.03/180216.001.02 < 2.00.....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 fulfillment of all terms and conditions of allotment order. Agreement to lease and transfer .



  
(R.G. Rathod)  
Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape, Navi Mumbai

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment to letter No.DE/MHP(C)/SPA/3/IFMS/ 3-43915  
Dated 15/05/2013

**DRAINAGE COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No.3, in I.T.C. Indl. Area, have completed their internal drainage works with septic tank & soak pit for their I.T. Building No. 10, as per this office Drainage plans approval letter No. DE/MHP(C)/SPA/3/IFMS/1545/of 2011 dated 23/05/2011 through the Licensed Plumber, Mr. Mangesh Deshpande, License No. 3238 of Municipal Corporation of Greater Mumbai.



A handwritten signature in black ink, appearing to read 'R.G. Rathod', is written over the official stamp.

R.G. Rathod)  
Deputy Engineer & SPA  
MIDC Sub Dn. II (Civil),  
Mahape

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This Statement is accompanying to letter No. DE/MHP/CS/SPA/3/1PMS-13-47915 dated 15/05/2013  
 Area Statement for BCC of Building No. 10 on Plot No.3, Alroli, TTC Indl. Area, Navi Mumbai, M/s. Serrebe Properties Pvt. Ltd.

Description	Still/Ground 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	12th Floor Area in Sqm	13th Floor Area in Sqm	Total BHA in Sqm
1	2	3	4	5	6	7	8	9	10	11	12	13			14

1) Existing build up Area : BCC issued vide letter No. 1435 dated 18.05.2012 ; Building No. 2,3,4,7,8, & 14

FSI	4791.73	4169.62	7135.74	7602.12	20760.34	20128.19	19902.39	16253.98	16661.34	16441.64	12192.97	11287.27			157329.53
Free of FSI	30581.79	11791.75	13613.56	13613.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59600.66

2) Amended Plan approval vide letter no. 1544 dated 23.05.2011 Building No. 10

FSI	586.63	222.16	3265.46	3265.46	3265.46	3265.46	3265.46	2994.23	2928.55	2706.63	-	-	-	-	25765.50
Free of FSI (Parking Area)	11659.31	6051.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17710.58

Total upto date Area for BCC	5378.16	4391.78	10401.20	10867.58	24025.80	23397.65	23167.85	19750.71	19590.09	19148.27	12192.97	11287.27			183095.03
	32241.10	17843.02	13613.56	13613.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77311.24



( R.G. Rathod )  
 Deputy Engineer & SPA  
 MIDC Sub-Dn. II (Civil), Mahape

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Phone : 27781602



No. DE/MHP(C)/SPA/31/FMS/ <sup>A-95967</sup> /15  
Office of the Deputy Engineer,  
MIDC Sub-Division No.2,  
Mahape, Navi Mumbai.  
Date : - 26/03/2015

To,  
M/s. Serene Properties Pvt. Ltd.,  
Plot No.3, Kalwa Block  
T.T.C. Industrial Area, MIDC,  
Airoli, Navi Mumbai.

**Sub:** B.C.C. & D.C.C. for I.T. Building No.11 on Plot No.3,  
in MIDC T.T.C. Industrial Area, Airoli, Navi Mumbai.

**Ref:** 1) Your application vide No. SWC/14/3/20150303/334958.  
2) The Final NOC issued by CFO, MIDC vide letter No.  
MIDC/Fire/1237 dated 22/05/2014.

Dear Sir,

Please find enclosed herewith following certificates:

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

Please acknowledge the receipt of the same.

Thanking you,

Yours faithfully,

D.A. :- As above.



*Amud.*  
*28-03-15*  
( A. V. Mali )  
Deputy Engineer & SPA,  
MIDC, Sub-Division II (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 Division 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 to letter No.DE/MHP(C)/SPA/3/TFMS/A-95967  
Dated 26/03/2015



**OCCUPANCY CERTIFICATE**

This is to certify that the development work of I.T. Building No. 11, on Plot No 3 for M/s. Serene Properties Pvt. Ltd., in T.T.C. Industrial Area, has been 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.



*Amet*  
*26/03/15*  
( A. V. Mali )  
Deputy Engineer & SPA,  
MIDC, Sub-Division II (Civil),  
Mahape, Navj Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment to letter No.DE/MHP(C)/SPA/3/IFMS/A-95967  
Dated 26/03/2015



**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No.3, in TTC Industrial Area, have completed the L.T. Building No.11, on the above said plot in accordance with the As Built building plans approved vide this office letter No. DE/MHP(C)/SPA/3/IFMS/D-24481 of 2013, dated 21/10/2013 through the licensed Architect Mr. Devang N. Shah, Regn. License No. CA/2000/25733.

Details of units constructed are as given below :

1. Name of allottee	: M/s. Serene Properties Pvt. Ltd.
2. Plot No.	: 3
3. Plot Area in Sqm.	: 2,02,740.00 Sqm
4. Date of Transfer order	: 07/08/2006
5. Approval of plans	: As per enclosed statement of BUA
A) Earlier BCC issued vide letter No.DE/MHP(C)/SPA/3/IFMS/A- <u>95960</u> dated <u>26/03/15</u> for Bldg. No.9	: Ground + 11 Floors <u>298811.95 Sqm (FSI)</u> <u>121178.15 Sqm (FSI Free)</u>
B) Amended plan approval vide letter No.DE/MHP(C)/SPA/3/IFMS/D- 24481 of 2013 dated 21/10/2013 for Bldg. No.11.	: Ground + 9 floors <u>25616.40 Sqm (FSI)</u> <u>11076.45 Sqm (FSI Free)</u>
<b>Grand Total</b>	: <b>Ground + 11 floors</b> <b><u>324428.35 Sqm (FSI)</u></b> <b><u>132254.60 Sqm (FSI Free)</u></b>

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



*Amab*  
26-03-15



: 2 :

6. Position of construction on site as on : 13/03/2015.  
a) Built up area completed in all : 324428.35 Sqm (FSI)  
respect. : 132254.60 Sqm (FSI Free)  
b) Area under construction :  
c) Open area. : NIL.  
d) Remarks. : -----  
Construction Completed in all  
as per approved plans respect.
7. Remarks of Deputy Engineer, : Construction completed as per D.C.  
regarding observation of D.C. Rule Rules.  
(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.)
8. Area that could be considered now : 324428.35 Sqm (FSI)  
as built up area. : 132254.60 Sqm (FSI Free)
9. Actual utilization of plot in view of : 324428.35/180216.00  
existing construction in the form of : 1.80 < 2.00.....O.K.  
utilization of FSI.
10. Do you recommended grant of final : Yes, Subject to fulfillment of all  
lease of entire plot having regard to terms and conditions of allotment  
area of plot And construction carried order, Agreement to lease and  
out so far? transfer order.
11. Note. : This certificate supersedes previous  
part B.C.C. issued vide letter No.  
DE/MHP(C)/SPA/3/IFMS/B-50285  
dated 23/05/2014 for IT Building  
No. 11.



( A. V. Mali )

Deputy Engineer & SPA.  
MIDC, Sub-Division II (Civil),  
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/A-95967  
Dated 26/03/2015



**DRAINAGE COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in T.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their I.T. Building No. 11, as per this office Drainage plans approval letter No. DE/MHP(C)/SPA/3/IFMS/1545/ of 2011 dated 23/05/2011 through the Licensed Plumber, Mr. Mangesh Deshpande, and License No. 3238 of Municipal Corporation of Greater Mumbai.



*Amel.*  
*26-03-15*  
( A. V. Mali )  
Deputy Engineer & SPA.  
MIDC, Sub-Division II (Civil),  
Mahape, Navi Mumbai.



# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This Statement is in accompaniment to letter No. DE/MHP(C)/SPA/3/IFMS/A-95967 dated 26/03/2015

Area Statement for BCC of IT Building No. 11 on Plot No. 3, Airoli, TTC Indl. Area, Navi Mumbai, M/s. Serene Properties Pvt. Ltd.

Description	Silt/ 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	Total BUA in Sqm
1	2	3	4	5	6	7	8	9	10	11	12	13	14
D) Existing builtup Area : BCC issued vide letter No. DE/MHP(C)/SPA/3/IFMS/A-95960 dated 26/03/15 for Building No. 2, 3, 4, 7, 8, 14, 10, 5 & 6, 1 and 9.													
FSI	8418.84	5243.00	14423.71	22581.40	38974.80	37660.82	37435.02	31508.56	33145.46	32381.63	22784.98	14253.73	298811.95
Free of FSI	44703.40	33867.93	25140.91	17465.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121178.15

II) Amended Plan approval vide letter No. DE/MHP(C)/SPA/3/IFMS/D-24481 dated 21/10/2013 for IT Building No.11

FSI	691.96	128.40	3251.23	3221.75	3221.75	3221.75	3221.75	3017.33	2932.13	2708.35			25616.40
Free of FSI	5410.15	5666.30											11076.45

III) Total upto date Built Up Area (I+II)

FSI	9110.80	5371.40	17674.94	25803.15	42196.55	40882.57	40656.77	34525.89	36077.59	35089.98	22784.98	14253.73	324428.35
Free of FSI	50113.55	39534.23	25140.91	17465.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132254.60



*Amb. 26.03.15*

( A. V. Mali )  
Deputy Engineer & SPA  
MIDC, Sub-Division No. 2  
Mahape, Navi Mumbai

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

Phone . 27781602



No. DE/MHP(C)/SPA/3/FMS/ /15  
Office of the Deputy Engineer,  
MIDC Sub-Division No. 2,  
Mahape, Navi Mumbai.  
Date: - 26/03/2015

A-95975

To,  
M/s. Serene Properties Pvt. Ltd.,  
Plot No.3, Katwa Block  
T.T.C. Industrial Area, MIDC,  
Airoli, Navi Mumbai.

**Sub: Part Building Completion Certificate for I.T. Building  
No. 12 on Plot No.3, in MIDC T.T.C. Industrial Area,  
Airoli, Navi Mumbai.**

**Ref: 1) Your application vide No. SWC/14/3/20150311/337448.  
2) The Final NOC issued by CFO, MIDC vide letter No.  
MIDC/Fire/3102 dated 10/12/2014.**

Dear Sir,

Please find enclosed herewith Part Building Completion Certificate for your IT  
Building No. 12 on plot No. 3, Airoli, in TTC Industrial Area as required by you

Thanking You,

D.A. :- As above.

Yours faithfully,



*A. V. Mali*  
26-03-15  
(A. V. Mali)  
Deputy Engineer, &  
Special Planning Authority,  
MIDC Sub-Division. II (Civil),  
Mahape.

Copy f.w.c.'s to :Shri Devang N. Shah, Architect, Plot No. C-30, 'G' Block, Opp.  
SIDBI, Bandra-Kurla Complex, Bandra(East), Mumbai-400 051.

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This certificate is accompanied with letter No. DE/MHP(C)/SPA/3/IFMS/A-95975 /15

dated 26/03/2015



## PART BUILDING COMPLETION CERTIFICATE

This is to certify that, Part of I.T. Building No. 12, on Plot No.3 at Airoli in TTC Industrial Area is completed by M/s. Serene Properties Pvt. Ltd. The details are as below.

- 1) Amended plans approved vide letter No.DE/MHP(C)/SPA/3/IFMS/D-24481/13 dated 21/10/13 and No.DE/MHP(C)/3/SPA/IFMS/A-95112/14 dated 26/03/2014.
- 2) Total Built up area approved for Building No.12 for Stilt + 10 Floors(i.e. Stilts + 1 Covered Podium Parking + 8 office floors+ Terrace level floor)

Countable in FSI	: 26507.46 m <sup>2</sup>
Free of FSI (Parking Area)	: 8849.96 m <sup>2</sup>
<b>Total Built up area</b>	<b>: 35357.42 m<sup>2</sup></b>
- 3) Built up area for which Part BCC issued vide this office No. DE/MHP(C)/SPA/3/IFMS/D-65363 dated 24/12/2014 for Stilt, 1st Parking floor and 2<sup>nd</sup> to 6<sup>th</sup> floors(i.e. Stilt, 1<sup>st</sup> Parking floor and 1<sup>st</sup> to 5<sup>th</sup> office floors).

i) Countable in FSI	: 17166.76 m <sup>2</sup>
ii) Free of FSI (Parking Area)	: 8849.96 m <sup>2</sup>
<b>Total Built up area</b>	<b>: 26016.72 m<sup>2</sup>. ....(A)</b>
- 4) Built up area completed as per plans approved vide letter under Sr. No.1 above.

Countable in FSI	
i) 7 <sup>th</sup> Floor (i.e.6 <sup>th</sup> Office Floor)	: 2874.31 m <sup>2</sup>
ii) 8 <sup>th</sup> Floor (i.e.7 <sup>th</sup> Office Floor)	: 3219.06 m <sup>2</sup>
<b>Total Countable in FSI area</b>	<b>: 6093.37 m<sup>2</sup>. .... (B)</b>
<b>Total Built up area (A+B)</b>	<b>: 32,110.09 m<sup>2</sup></b>
- 5) Date of inspection of site. : 13/03/2015.

The above mentioned premises at Sr. No. 4 may be occupied. Allottee may proceed with the balance work of 9<sup>th</sup> and 10<sup>th</sup> floors (i.e.8<sup>th</sup> office floors+ Terrace level floor) as per approved plans.



*A. V. Mali*  
26-03-15  
(A. V. Mali)  
Deputy Engineer, &  
Special Planning Authority,  
MIDC Sub-Division. II (Civil),  
Mahape.

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



No. DE/MHP(C)/3/IFMS/ <sup>1350</sup> /2011  
 Office of the Deputy Engineer,  
 MIDC Sub Division No. II (Civil)  
 Mahape, Navi Mumbai.  
 Date: 04/05/2011

To,  
 M/s. Serene Properties Pvt. Ltd.  
 Plot No. 3,  
 T.T.C. Indl. Area, Kalwa,  
Navi Mumbai.

**Sub :- B.C.C. & D.C.C. for I.T. Building No. 14A**  
 on Plot No. 3 in T.T.C. Indl. Area,  
 for M/s. Serene Properties Pvt. Ltd.

**Ref :- 1) Your Architect's application No. NIL dtd.**  
 03/05/2011 received on 04/05/2011 & complied on  
 04/05/2011.

Dear Sir,

Please find enclosed herewith following certificate: -

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

Please acknowledge the receipt of the same.

DA : As above.



(S. P. Avhad)  
 Deputy Engineer & SPA  
 MIDC Sub Dn II (Civil), Mahape.

- 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 letter is accompaniment to letter No.DE/MHP(C)/3/IFMS/1350  
Dated 04/05/2011



OCCUPANCY CERTIFICATE.

This is to certify that the development work of I.T.  
Building No. 14A on Plot No. 3 for M/s. Serene Properties Pvt. Ltd. in  
TTC Indl. Area, completed under the supervision of Mr. Devang N. Shah,  
License No.CA/2000/25733 is permitted to be occupied for total B.U.A. as  
stated in Building Completion Certificate attached.

Thanking you,

Your's faithfully,



(S. P. Avhad)  
Deputy Engineer & SPA,  
MIDC Sub Dn II (Civil),  
Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/ 3/IFMS/ 13 50  
Dated 04/05/2011



**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Serene Properties Pvt. Ltd. of Plot No. 3, in T.T.C. Indl.Area, have completed the I.T. Building No. 14A, on the above said plot in accordance with the building plans approved vide this office letter No.DE/MHP (C)/ SPA/3/1016, dated 25/09/2008, through the licensed Architect Mr. Devang N. Shah, Regn. No. CA/2000/25733.

Details of units constructed are as given below ;

- 1) Name of allottee : M/s. Serene Properties Pvt. Ltd.
- 2) Plot No.
- 3) Plot Area in Sqm. : 198997.00 m2
- 4) Date of Transfer : 07/08/2006
- 5) Approval of plans : As per enclosed statement of BUA.
- 6) Built up Area





: 2 :

- 7) Position of construction on site as on : 04/05/2011  
a) Built up area completed : 6378.3 (Free of FSI)  
in all respect. 26994.32 Sqm
- b) Area under construction : --  
c) Open area : --  
d) Remarks : --
- 8) Remarks of Deputy Engineer, regarding : Construction completed  
observation of D.C.Rule (Deputy Engineer as per D. C. Rules.  
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.)
- 9) Area that could be considered now : 6378.32 (Free of FSI)  
a) For IT Bldg. No. 7 : 26994.32 Sqm
- 10) Total BUA for which BCC issued  
i) Building No. 8 : 21476.66 Sqm  
: 2875.22 (Free of FSI)  
ii) Building No. 3 : 27610.05 Sqm  
: 12834.32 (Free of FSI)  
iii) Building No. 4 : 27610.05 Sqm  
: 12834.32 (Free of FSI)  
iv) Building No. 7 : 27610.05 Sqm  
: 12834.32 (Free of FSI)  
v) Building No.14 : 26994.32 Sqm  
: 6378.32 (Free of FSI)  
-----  
TOTAL BUA : 131301.13 Sqm  
: 47756.50 (Free of FSI)
- 11) Actual utilization of plot in view of existing : 131301.13/ 176796.00  
construction in the form of utilization of FSI. : 0.743 < 1.00 .... O.K.



(S. P. Avhad)  
Deputy Engineer & SPA  
MIDC Sub Dn II (Civil)  
Mahape

Name of Plot Holder :- M/s. Serene Properties Pvt. Ltd.

**BUILT UP AREA STATEMENT**

IT Building No. 14A, Plot No. 3, TTC Industrial Area.

Sr. No.	Reference	Site Area in m <sup>2</sup>	Plinth Area in m <sup>2</sup>	Gr.FL Area in m <sup>2</sup>	1 <sup>st</sup> FL Area in m <sup>2</sup>	2 <sup>nd</sup> FL Area in m <sup>2</sup>	3 <sup>rd</sup> FL Area in m <sup>2</sup>	4 <sup>th</sup> FL Area in m <sup>2</sup>	5 <sup>th</sup> FL Area in m <sup>2</sup>	6 <sup>th</sup> FL Area in m <sup>2</sup>	7 <sup>th</sup> FL Area in m <sup>2</sup>	8 <sup>th</sup> FL Area in m <sup>2</sup>	9 <sup>th</sup> FL Area in m <sup>2</sup>	10 <sup>th</sup> FL Area in m <sup>2</sup>	11 <sup>th</sup> FL Area in m <sup>2</sup>	Total Area in m <sup>2</sup>
1)	Plan approval vide letter No. DE / MHP (C) / 3/872 dtd. 31/05/2007	3181.71 (Free of FSI)	-	189.32	3268.26	3268.26	2769.00	-	-	-	-	-	-	-	-	9494.84
To be treated as cancelled vide letter No. 1016 dtd. 25/09/2008																
2)	Amended approval vide letter No. DE / MHP (C) / SPA / 3 / 1016 dtd. 25/09/2008 (Bidg. No.14A)	6378.32 (Free of FSI)	6862.73	484.41	483.65	2990.48	3456.86	3456.86	3456.86	3456.86	3456.86	3456.86	3219.12	3104.56	2884.66	26994.32
	Total for Bidg. No.7	6378.32 (Free of FSI)	6862.73	484.41	483.65	2990.48	3456.86	3456.86	3456.86	3456.86	3456.86	3219.12	3104.56	2884.66	-	26994.32
<b>GRAND TOTAL :-</b>																
26994.32																
6378.32 (Free of FSI)																

Deputy Engineer & S.P.A.  
MIDC, Sub-Div II (Civil)  
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No. DE/MHP(C)/3/IFMS/ 1350  
Dated 04/05/2011



DRAINAGE COMPLETION CERTIFICATE

This is to certify that, M/s. Serene Properties Pvt. Ltd., allottee of Plot No. 3 in M.I.D.C. T.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their I.T. Building No. 14A, as per this office Drainage plans approval letter No. DE/MHP(C)/SPA/3/873 dated 31/05/2007 through the Licensed Plumber Mr. Mangesh Deshpande, L. P. No. 3238.



(S. P. Avhad)  
Deputy Engineer & SPA  
MIDC Sab Dn II (Civil),  
Mahape

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

**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:- demahape2@midcindia.org

Email:- eethane2@midcindia.org

Website :-www.midcindia.org, Phone: 27781602



No.EE/SPA/3/IFMS/ *A33017* /of 2020  
Office of the Executive Engineer,  
MIDC Division No. II, Mahape  
**Navi Mumbai.**

Date : *28/01/2020*

To,  
Mindspace Business Parks Pvt. Ltd.,  
(Formerly known as Serene Properties Pvt. Ltd.)  
Plot No.3, in MIDC,  
T.T.C. Industrial Area,  
Airoli, Navi Mumbai.

**Sub: Proposed development on Plot No.3, in MIDC T.T.C. Industrial Area, Airoli,  
Navi Mumbai.**

**Ref: Your letter dated 17/01/2020**

Sir,

With reference to above referred letter, this is to inform you that the plan submitted by you are of approvable nature and are subject to payment of fees, development charges, labour cess, etc. subject to approval from competent Authority, MIDC.

One set of signed and stamped plan is returned herewith as per your request for obtaining Environmental Clearance.

Thanking you,

D. A. :As above.

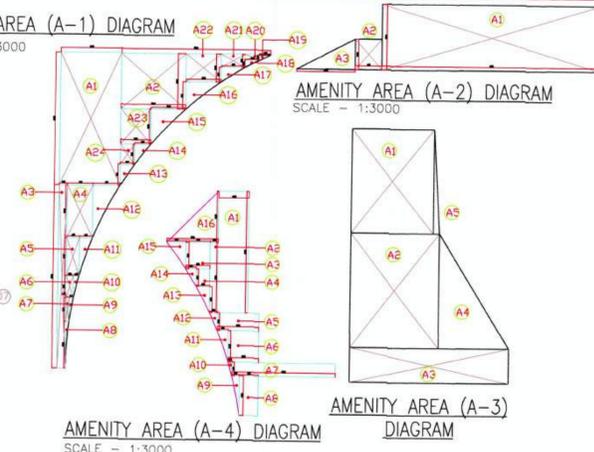
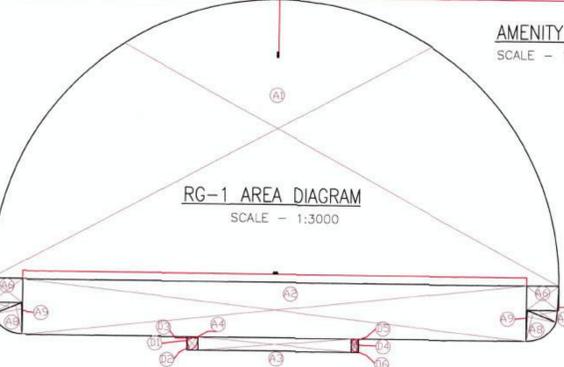


Yours faithfully,

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

- Copy f.w.c.'s  
1) Architect.  
2) The Deputy Engineer, MIDC, Sub-Division No. II, Mahape, Navi Mumbai.

**NOTE:**  
 LAND SHOWN THUS HATCHED ( ) ADMASURING 2,500.00 Sq.Mts. MAY BE ACQUIRED BY MIDC FOR ETP.



AREA OF AMENITY AREA (A1)		TOTAL	
L	B		
A1	23.88	48.00	1159.77
A2	23.44	20.12	471.45
A3	3	66.45	198.35
A4	3.16	15.18	48.00
A5	4.52	13.78	62.20
A6	3.56	8.18	29.04
A7	1.13	8.42	9.51
A8	1.08	2.61	2.82
A9	0.58	4.79	2.79
A10	12.88	13.18	170.58
A11	11.01	13.78	150.71
A12	5.17	7.47	38.62
A13	1.43	8.42	12.00
A14	1.43	8.42	12.00
A15	1.13	16.81	18.95
A16	1.43	8.42	12.00
A17	1.43	8.42	12.00
A18	4.84	13.78	66.82
A19	4.84	13.78	66.82
A20	5.17	7.79	40.18
A21	1.13	13.78	15.51
A22	12.88	9.84	126.02
A23	8.18	5.32	43.52
A24	5.09	2.77	7.05
A25	4.00	2.00	4.11
<b>TOTAL AREA OF AMENITY AREA (A1)</b>			<b>2738.58</b>

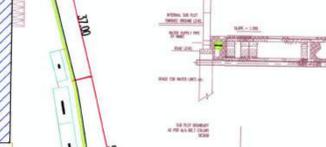
AREA OF R.G. AREA		TOTAL	
RADIUS	ANGLE		
A1	102.458	180	16484.51491
A8	11.214	68.55	151.2559672
A2	181.983	20.061	3650.760963
A3	55.285	4.867	269.072095
A4	3.859	4.367	18.810423
A5	2.674	4.867	13.0143158
A6	11.477	8.851	203.165854
A7	10.828	4.3	46.56004
A9	11.214	0.266	2.982924
<b>TOTAL (A)</b>			<b>20840.15789</b>

SUMMARY STATEMENT						
GROSS PLOT AREA = 2,02,740.00 Sq.Mt (REFER ITEM - 3 IN PROFORMA 'A')						
GROUND COVERAGE PERMISSIBLE = 99,798.90 Sq.Mt (REFER ITEM - 18 IN PROFORMA 'A')						
BUA PERMISSIBLE FOR I.T./HOTEL/RETAIL/KIOSK = 3,79,221.78 Sq.Mt (REFER ITEM-12+13 IN PROFORMA 'A')						
BUILDING NUMBER	GROUND COVERAGE PROPOSED (Area in Sq.mts)	BUA PROPOSED (Area in Sq.mts)	No. OF FLOORS PROPOSED	BUILDING HEIGHT PROPOSED (In mts)	BUILDING DESCRIPTION	
BLDG-1	4333.62	25403.52	2	44.90	IT BUILDING	
BLDG-2	3996.49	26028.40	2	44.90	IT BUILDING	
BLDG-3	3693.57	27610.05	2	44.90	IT BUILDING	
BLDG-4	3693.57	27610.05	2	44.90	IT BUILDING	
BLDG-5 & 6	8584.31	84443.66	2	44.90	IT BUILDING	
BLDG-7	3693.57	27610.05	2	44.90	IT BUILDING	
BLDG-8	3693.57	21476.66	2	32.05	IT BUILDING	
BLDG-9	25869.74	25765.50	2	40.85	IT BUILDING	
BLDG-10	25765.50	25765.50	2	40.85	IT BUILDING	
BLDG-11	26711.42	25616.40	2	40.85	IT BUILDING	
BLDG-12	11781.28	26594.32	2	40.85	IT BUILDING	
BLDG-13	338993.33	6636.83	2	40.87	IT BUILDING	
BLDG-14	8786.18	8277.55	2	10.75	RECREATION BLDG	
BLDG-15	1161.12	819.54	1	10.75	RECREATION BLDG	
CLUB HOUSE	433.00	866.00	1	10.35	AMENITY BLDG	
CONTROL ROOM	1847.88	14784.81	2	69.75	HOTEL	
MCP BLDG.	1521.52	307.32	2	24.30	MCP BLDG.	
RETAIL	2200.00	4540.00	1	10.00	RETAIL	
KIOSK	677.82	677.82	1	4.00	KIOSK	
<b>TOTAL</b>		<b>81614.16</b>				
<b>GROUND COVERAGE PROPOSED</b>		<b>81614.16</b>				<b>= 0.42</b>
<b>BUA PROPOSED</b>		<b>379209.83</b>				<b>= 1.87</b>

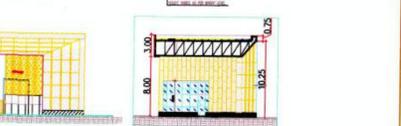
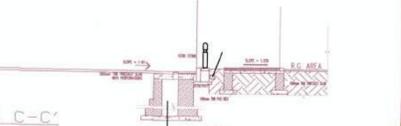
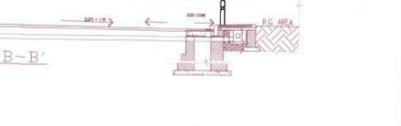
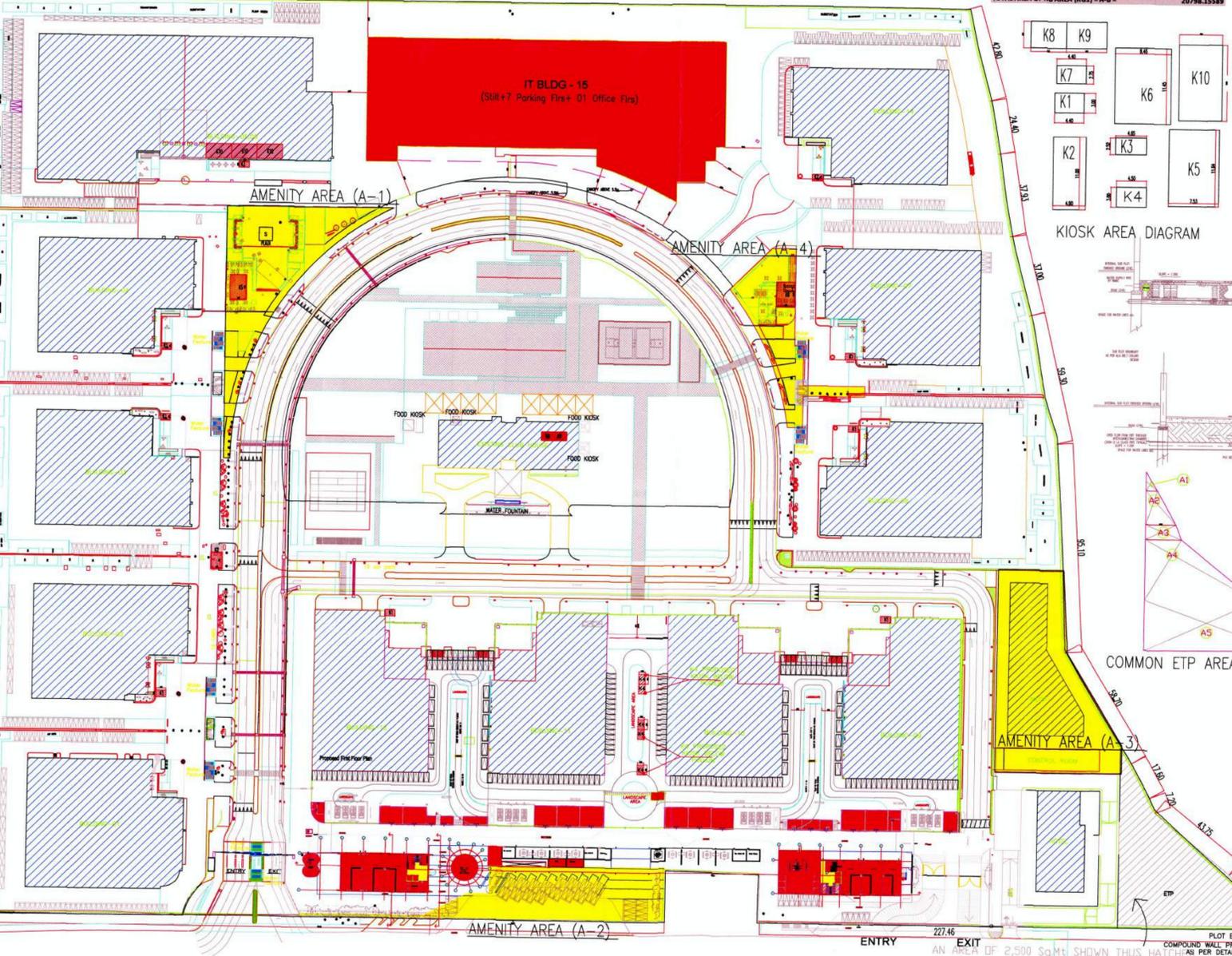
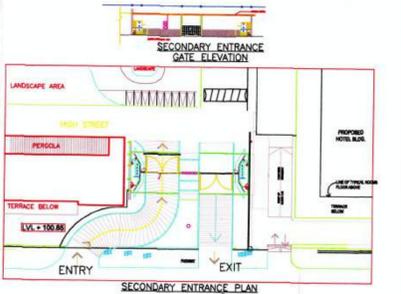
DEDUCTIONS		TOTAL	
RADIUS	ANGLE		
D1	4	88.98	12.41765333
D4	2.681	130.96	8.210307853
D2	3.85	1.085	2.088625
D3	3.869	1.017	1.9673865
D5	10.828	2.355	12.74997
D6	0.938	2.522	1.178128
D7	0.383	8.851	3.389933
<b>TOTAL (B)</b>			<b>42.00200369</b>

**TOTAL AREA OF R.G. AREA (RG1) = A-B = 20798.15588**

COMMON ETP AREA CALCULATION		
No.	CALCULATION	AREA (Sq.Mt)
E1	1/2 x 5.20 x 8.51	22.13 Sq.Mt
E2	1/2 x ( 5.20 + 13.71 ) x 15.41	145.70 Sq.Mt
E3	1/2 x ( 13.71 + 16.27 ) x 6.73	100.88 Sq.Mt
E4	1/2 x ( 16.27 + 50.28 ) x 27.53	916.08 Sq.Mt
E5	1/2 x ( 50.28 + 83.89 ) x 23.10	1,316.35 Sq.Mt
<b>TOTAL AREA OF COMMON ETP</b>		<b>2,501.12 Sq.Mt</b>



KIOSK AREA CALCULATIONS			
KIOSK	LENGTH	BREADTH	NO.S
K1	4.4	3	7
K2	4.90	7.57	1
K3	4.65	2.52	1
K4	3.00	4.5	5
K5	7.53	11.64	1
K6	8.45	11.43	1
K7	4.80	3	1
K8	5.40	4.03	1
K9	6.07	4.03	1
K10	11.50	6.5	3
<b>TOTAL KIOSK FAR</b>			<b>677.82</b>



PROFORMA-A		
AREA	STATEMENT	SQ.MTS.
1	AREA OF PLOT AS PER DOCUMENT	1,98,997.00
2	AREA OF PLOT AS PER DEMARCATION	1,96,440.00
3	AREA NOW MERGED WITH PLOT No. 3 ALLOTTED BY MIDC	6,300.00
4	AREA OF THE PLOT	2,02,740.00
5	DEDUCTIONS FOR	
a	ROAD SET BACK AREA	642.20
b	PROPOSED ROAD AREA	---
c	FOR EFFLUENT TREATMENT PLANT REQUIRED BY MIDC	2,500.00
d	TOTAL (a+b+c)	3,142.20
6	NET AREA OF PLOT AFTER DEDUCTIONS ((2-5) + 3)	1,99,597.80
7	AREA FOR RG REQUIRED ( @ 10% OF ITEM-6 ABOVE)	19,959.78
8	AREA FOR AMENITY REQUIRED ( @ 5% OF ITEM-6 ABOVE)	9,979.89
9	BUA PERMISSIBLE (1.0 FSI) (1.0 OF ITEM-6 ABOVE)	1,99,597.80
10	a ADDITIONAL BUA FOR ROAD SETBACK AREA 1.0 OF 5% OF 5C	577.98
b	ADDITIONAL BUA FOR EFFLUENT TREATMENT PLANT AREA 0.9	2250.00
11	TOTAL BUA PERMITTED (9 + 10)	2,02,425.78
12	BUA PERMISSIBLE FOR IT / ITES USE AS PER IT POLICY (1.0 FSI)	2,02,425.78
13	ADDITIONAL BUA SANCTIONED FOR IT / ITES USE	1,76,796.00
14	TOTAL PERMISSIBLE BUA FOR I.T. ( 12 + 13 )	3,79,221.78
15	EXISTING I.T. BUA ( IT BUILDING Nos. 1-12,14, CLUB HOUSE AND CONTROL ROOM)	3,52,621.35
16	a APPROVED HOTEL AND MLCP	15,092.13
b	PROPOSED RETAIL /FOOD & BEVERAGE /KIOSK (PERMISSIBLE FOR 16a & 16b UPTO 20% OF 2,02,425.78 = 40,485.16)	5,218.80
17	PROPOSED BLDG. NO. 15 BUA	20,310.93
18	TOTAL PROPOSED BUA ( 15 + 16 + 17 )	379,209.83
19	BALANCE BUA	11.95
20	GROUND COVERAGE PERMISSIBLE ( @ 50% OF ITEM 6)	99,798.90
21	GROUND COVERAGE PROPOSED IN IT BUILDING Nos. 1, 2, 3, 4, 5 & 6, 7, 8, 9, 10, 11, 12, 14, 15, CLUB HOUSE, RETAIL, KIOSK AND CONTROL ROOM AND HOTEL BLDG. & MLCP BLDG.	81614.18
22	PRESENT GROUND COVERAGE	0.42
23	PRESENT FSI CONSUMED	1.87

**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

**PROFORMA-B**  
 STAMP OF DATE OF APPROVAL OF PLANS  
 STAMP OF DATE OF RECEIPT OF PLANS  
 CONTENTS OF SHEETS

LAYOUT PLAN  
 LOCATION PLAN  
 RG AND AMENITY AREA CALCULATIONS AND SUMMARY  
 COMPOUND WALL, PLANTER BOX, ENTRANCE GATE DETAILS  
 ROAD SECTIONS  
 SECURITY CABIN AREA DIAGRAM AND AREA CALCULATION

DESIGN CONSULTANTS  
**RSP Design Consultants (India) Pvt Ltd**  
**RSP**  
 801/8TH FLOOR, KESHAVA BUILDING, BANDRA-KURLA COMPLEX, Bandra (East), Mumbai 400 051.  
 TEL: 022-4290 6868\ 4196 6868 Fax: +91-22-4290 6850 Email: rsp@rspindia.net

DESCRIPTION OF PROPOSAL & PROPERTY  
 PROPOSED RETAIL, FOOD KIOSK AND RESTAURANTS ON PLOT NO. 3, KALWA TTC INDUSTRIAL AREA, MIDC, NAVI MUMBAI.

NAME OF OWNER  
 M/s. MINDSPACE BUSINESS PARK PVT. LTD.  
 SIGNATURE, NAME & ADDRESS OF ARCHITECT  
**DEVANG N. SHAH**  
 Regd. No. CA/2000/25733  
 PLOT No. C-30, BLOCK 'G' OPP. SIDBI, BANDRA-KURLA COMPLEX, MUMBAI-51.  
 SCALE DRAWING NO. DATE DRAWN BY CHECKED BY  
 NTS  
 NORTH LINE REMARKS



## 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 2020-March 2021

### **Apply As**

Bulk Consumer

#### **1. Name of the Bulk Consumer**

M/s. Mindspace Business Parks Pvt. Ltd.

#### **Address of the Bulk Consumer /recycler**

Plot No.3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Dist. Thane.

#### **2. Name of the authorised person**

Mr. Kishore Hedao

#### **Full address of authorised person**

Plot No.3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Dist. Thane.

#### **Telephone**

09717098229

#### **Email**

kishore.hedao@kraheja.com

#### **Fax**

--

### **3. BULK CONSUMERS:**

#### **Type**

Fluorescent and other Mercury containing lamps - CEEW 5

#### **Quantity(MT)**

3.082

#### **4. Name of the destination where E-waste is channelized**

Eco Tech Recycling

#### **Address of the destination where E-waste is channelized**

C-6, Sagar Industrial Estate, S. No. 46/4, Dhumal Nagar, Vasai (E), Palghar 401208

#### **Place**

Navi Mumbai

#### **Date**

Jun 15, 2021

# ANNEXURE VI A piralife MAHARASHTRA POLLUTION CONTROL BOARD

☎ : 24010437

☎ : 24024068

Visit us at: <http://mpcb.mah.nic.in>

Email: [mpcb@vsnl.net](mailto:mpcb@vsnl.net)



KALPATARU POINT, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floor,  
Opp. Cineplanet, Near Sion Circle,  
Sion East, MUMBAI: 400 022

Infrastructure Project/LSI.

Consent No. BO/RO (P&P)/CC. 254

21/02/2008  
Date: 21/02/2008

Consent to Establish is granted to **M/s. Serene Properties Pvt. Ltd**  
Plot No 3, TTC Indl Area, MIDC Airoli,  
Navi Mumbai

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of HW (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

**1. The Consent to Establish is valid up to Commissioning of the unit.**

For development of land/plot as new construction activities for IT & ITFS named as **M/s. Serene Properties Pvt. Ltd**, Plot No 3, TTC Indl Area, MIDC, Airoli, Navi Mumbai, on total plot area of **1,96,440 sq mtrs** & total Built up area of **3,49,192.41 sq. m** including utilities IT & ITFS park as per construction commencement certificate issued by local body

**2. CONDITION UNDER WATER ACT :-**

(i) The daily quantity of sewage effluent from above IT Park project shall not exceed **3341 M<sup>3</sup>/D**

(ii) **Sewage Effluent Treatment** : The Applicant shall provide a comprehensive sewage treatment plant as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards:-

(1)	Suspended Solids	Not to exceed	100	mg/l
(2)	BOD 3 days 27 CC.	Not to exceed	100	mg/l

(iii) **Sewage effluent Disposal:-**

The treated domestic effluent shall be recycled & reused for flushing, fire fighting, cooling of Air conditioners and excess treated effluent shall be disposed off on their own land for gardening/ irrigation/ lawns/ tree-plantations. In no case effluent shall find its way outside premises of the project.

(iv) **Non-Hazardous Solid Waste:-**

The total quantity shall not exceed 20825 Kg per day and shall be segregated and treated as follows

Sr	Type of Segregated solid waste	Quantity Kg/day	Treatment	Disposal
1	Total solid waste	20825		Sent to authorized vendor for recycling

**3. Other Conditions:-**

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), CRZ notification, and special notifications published for Daharu, Murud - Jangra, Malheran and Mahabaleshwar area wherever applicable and all the Environmental Statutes and Instruments.

2. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.

3. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.



4. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable
5. Near the activities that are related to water (like activity of water parks, water sports; and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/litre
6. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body. This management shall be such as also to help in excluding the external pollutants degrading the internal environment of IT/ITES complex
7. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
8. Applicant shall provide 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
9. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e. vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes but does not include hazardous and bio medical wastes. The activities of bio-composting and engineered land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
10. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
11. The applicant/generator shall be responsible for safe and scientific collection, transportation treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
12. The applicant shall provide sufficient parking space for parking of four wheelers for IT/ITES park area.
13. For disinfection of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours
15. Ready mixed concrete used in building construction should apply separately for consent from the Board
16. The applicant, during the construction stage shall provide
- a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
- b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000
- c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained
- d) Green belt of 33% of the open space shall be developed
4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under. The daily water consumption for the following categories shall not exceed as under
- | (i) Domestic                       | From ULB<br>(In CMD) | From other sources<br>(In CMD) |
|------------------------------------|----------------------|--------------------------------|
| a) Domestic                        | 4708                 | ---                            |
| b) Make up water for Swimming pool | ---                  | ---                            |
| c) Make up for fire fighting       | ---                  | ---                            |
| d) Agriculture/Gardening           | 223                  | ---                            |
5. **CONDITIONS UNDER AIR ACT :-**
- The Applicant may install 06 diesel generating sets (DG Sets) of capacity 2 x 1750 KVA, 2 x 1500 KVA and 2 x 1000 KVA and shall be equipped with comprehensive control system as is warranted with reference to generators of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards. -



(i) **Standards for emissions of air Pollutants**

i)	SPM/TPM	Not to Exceed	150	mg/Nm <sup>3</sup>
ii)	SO <sub>2</sub> (DG set)	Not to Exceed	36	Kg/day

(ii) **The following measure shall be taken.**

- a) Adequate mitigation measures shall be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM & RSPM  
 b) Applicant shall achieve following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	µg/ m <sup>3</sup>
		Not to Exceed (24 hours)	500	µg/ m <sup>3</sup>
2	SO <sub>2</sub>	Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
		Not to Exceed (24 hours)	80	µg/ m <sup>3</sup>
3	NO <sub>x</sub>	Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
		Not to Exceed (24 hours)	80	µg/ m <sup>3</sup>
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
		Not to Exceed (24 hours)	100	µg/ m <sup>3</sup>

(iii) **The Applicant shall observe the following fuel patterns**

No	Type of Fuel	Quantity
1	Diesel	1000 Lit/Day

(iv) **The Applicant shall erect the Chimney (s) of the following specifications**

No	Chimney attached to DG	Height above roof level
1	DG set (2 x 150 KVA)	10.0 Meters each
2	DG set (2 x 1500 KVA)	9.5 Meters each
3	DG set (2 x 1000 KVA)	9.0 Meters each

(v) **Conditions for DG Sets :-**

1. Location
2. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
3. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and their average.
4. The Applicant should make efforts to bring down noise level due to DG Set outside the premises, with ambient noise level requirements by proper setting and control measures.
5. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer.
6. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers which would help to prevent noise levels of DG Sets from deteriorating with use.
7. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
8. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory.

(vi) **Other Conditions:**

- a) The Applicant shall provide ports in the chimney 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 chimneys shall be numbered as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.
- d) The electronic waste generated from the IT Park shall be disposed off as per condition stipulated in Env Clearance granted by MoEF, GOI.

(vii) **Conditions For Utilities like Kitchen, Eating Places etc., :-**

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).



4. 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 way that no nuisance is caused to neighbors.
- (vii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned as between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.
- (ix) Construction equipments generating noise of less than 55/30 dB(A) are permitted.
- (x) No construction work is permitted during night time.

**6. CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003**

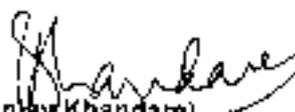
- (i) The applicant shall handle hazardous wastes as specified below:

Sl	Item No. as per Sch-I	Type of Waste	Quantity	Disposal
01	5.1	Used oil/Waste Oil	50 Kg/M	Shall be sent to authorized recycler/reprocessor
02	Sch - I	Batteries		

7. Treatment --
8. The oil soaked cotton waste generated if any shall be disposed off to CHWT/SDF.
9. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km from Thermal Power Plant and submit the names of bricks manufacturer.
10. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**
11. No manufacturing activity shall be carried out within the premises of the project.
12. The applicant shall adopt environment friendly technology in development of the project.
13. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
14. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by MoEF, GOI vide no 21-268/2007-IA, III, dated 23.08.2007.
15. This consent is issued pursuant to the decision of Consent Appraisal Committee meeting held on 16.02.2008.
16. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
17. The capital investment of the project is Rs. 534.92+ crores.

For and on behalf of the  
Maharashtra Pollution Control Board

To  
M/s. Serene Properties Pvt. Ltd  
Plot No 3 TTC Indl Area MIDC Airoli,  
Navi Mumbai

  
(Sanjay Khandare)  
Member Secretary



Copy forwarded with compliments to  
The Collector, Mumbai

Copy to

1. Regional Officer, Mumbai, MPCB.
2. Sub Regional officer, Mumbai-II, MPCB.
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 5,24,930/-	130915	30 10 2007	Axis Bank Ltd
Rs 100/-	132180	21 11 2007	Axis Bank Ltd

4. Cess Branch, MPCB Mumbai.
5. Master file

*K Raheja Corp.*

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

Website : <http://mpcb.mah.nic.in>E-mail : [mpcb@vsnl.net](mailto:mpcb@vsnl.net)

Kalpataru Point,  
2nd , 3rd & 4th floor,  
Opp Cineplanet,  
Near Sion Circle, Sion (E),  
Mumbai - 400 022.

Infrastructure Project/LSI.

EIC No: NM-1713-10

Consent No. BO/RO(HQ)/COR/CC-3

Date: 14/09/2010

Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008.

[To be referred as Water Act, Air Act and HW (M,H &TM) Rules respectively].

Consent to Operate is granted to,

**M/s. Serene Properties Pvt. Ltd,**  
Plot No: 3, MIDC, TTC Industrial Area,  
Airoli, Navi Mumbai

located in the area declared under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M,H &TM) Rules subject to the provisions of the Act and the Rules and the orders that may be made further and subject to the following terms and conditions.

1. The Consent to Operate is granted for a period up to: **28/02/2014.**

For building no: B for IT & ITES (BPO) project named as **M/s. Serene Properties Pvt. Ltd,** Plot No: 3, MIDC, TTC Industrial Area, Airoli, Navi Mumbai on part of total plot area of 1,96,440 sq. mtr & part of (21476.66 sq.mtrs) of total built up area of 3,49,192.41 sq.mtrs including utilities of IT & ITES project as per occupancy issued by local body

2. **CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974: -**

- (i) The quantity of sewage effluent from above construction project shall not exceed **165 m<sup>3</sup>/day.**

- (ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards. -

(1)	pH	Not to exceed	6.5 to 9.0	
(2)	Suspended Solids	Not to exceed	100	mg/l
(3)	BOD 3 days 27 °C.	Not to exceed	20	mg/l.
(4)	Fecal Coli form	Not to exceed	500/100/l	ml.
(5)	Residual Chlorine	Not to exceed	0 <sup>+</sup>	mg/l.
(6)	Detergent	Not to exceed	0 <sup>+</sup>	mg/l
(7)	Floating matters	Not to exceed	10	mg/l
(8)	COD	Not to exceed	50	mg/l



(iii) **Sewage effluent Disposal: -**

The treated domestic effluent shall be 80 % recycled and reused for flushing, cooling of Air conditioners & remaining shall be discharged into local body drain / utilized on land for gardening. In no case, effluent shall find its way to any water body directly / indirectly at any time.

**The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination.**

(iv) **Non-Hazardous Solid Waste: -**

The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity (kg/Day)	Treatment	Disposal
1.	Wet Garbage	750		NMMC Landfill site
2.	Dry Garbage	250		

3. **Other Conditions:-**

1 All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972) and special notification published for area wherever applicable and all the Environmental Statutes and Instruments

2 There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.

3. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;

4. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.

5. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.

6 The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation

7. Applicant shall provide 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.

8 The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e. vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of M/SW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.

9. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.

10. The applicant / generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M&H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.

11. The applicant shall provide sufficient parking spaces for four wheelers for IT/ITES area.

12. For disinfections of waste water ultra violet radiation shall be used in place of chlorination



4. The Applicant shall comply with all the provisions of the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under :-

The daily water consumption for the following categories shall not exceed, as under:

- |                          |     |
|--------------------------|-----|
| a) Domestic:             | 311 |
| b) Make up for Flushing  | --  |
| c) Fire fighting         | --  |
| d) Agriculture/Gardening | --  |

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981: -**

The Applicant shall install 4 nos of diesel generating sets (DG Sets), of capacity 2 X 1010 KVA & 2 X 750 KVA each and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards -

- (i) **Standards for emissions of air Pollutants**

i)	SPM/TPM	Not to Exceed	150	mg/Nm <sup>3</sup>
ii)	SO <sub>2</sub> (DG Set)	Not to Exceed	36	Kg/day

- (ii) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
1	LDO	950 Ltrs /D

- (iii) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof top of the building in which it is installed
1	D.G.Set (2 X 1010 KVA & 2 X 750 KVA)	5 Mtrs each

- (iv) **Conditions for DG Sets:-**

- Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
- Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room end then average.
- The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
- Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer.
- A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
- The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
- The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
- In case of problems, the D.G set shall not be operated until it is set back to satisfactory position.



(v) **Other Conditions:**

- a) The Applicant shall provide ports in the chimney 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 chimneys shall be numbered as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions
- c) Construction material shall be carried in enclosed vehicles during construction activities

(vi) **Conditions for Utilities like Kitchen, Eating Places etc: -**

- 1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- 2. The toilet shall be provided with exhaust system connected to chimney through ducting
- 3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
- 4. 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 way that no nuisance is caused to neighbors.

(vii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

6. **CONDITIONS UNDER HW (MH & TM) RULES, 2008:**

(i) The applicant shall handle hazardous wastes as specified below

Sr. No.	Item No. of Process generating HW as per Schedule-I	Type of Waste	Quantity	Disposal
Applicant shall not generate any hazardous waste				

- 7. No manufacturing / reprocessing activity shall be carried out within the premises of the project.
- 8. The applicant shall adopt environment friendly technology in development of the project
- 9. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design
- 10. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
- 11. The applicant shall comply with the conditions stipulated in Environment Clearance granted by MoEF, GOI vide no: 21-368/2007-IA.III, dt: 23/08/2007.
- 12. The capital investment of the project is Rs. 49.89 Crores.

For and on behalf of the  
Maharashtra Pollution Control Board



(Dr. Y. B. Sontakke)  
Regional Officer (HQ)

To,  
**M/s. Serene Properties Pvt. Ltd.**  
Plot No: 3, MIDC, TTC Industrial Area,  
Airoli, Navi Mumbai.

Copy forwarded with compliments to  
The Collector, Thane

Copy to-

1. Regional Officer, MPCB, Mumbai
2. Sub Regional officer, Mumbai-II, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 1,50,100/-	306065	17/03/2010	Axis Bank
Rs 10,000/-	074716	10/05/2010	Axis Bank

4. Cess Branch, MPCB, Mumbai
5. Master file

## MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781  
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 Email : [mpcb@vsnl.net](mailto:mpcb@vsnl.net)  
 Visit At <http://mpcb.gov.in>



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

Infrastructure/Orange/L.S.I

Consent No. BO/RO(HQ)/AUTORENEWAL/FTS No.120725FT0399/CAC-595 Date: 11/9/12

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 of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008.

CONSENT is hereby granted to

M/s. Serene Properties Pvt. Ltd.  
 Plot No. 3, TTC Industrial Area,  
 MIDC, Airoli Navi Mumbai  
 Dist Thane.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M,H &T) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Operate is granted for a period up to: 31/07/2014
2. The Consent is valid for -

IT park named as M/s. Serene Properties Pvt. Ltd., at Plot No. 3, TTC Industrial Area, MIDC, Airoli Navi Mumbai, Dist Thane on total plot area of 1,96,440.00 sq.mtr & total built up area of 1,09,824.15 sq.mtr including utilities as per occupancy certificate issued by local body.

Sr. No.	Item Name	Built Up area	UOM
1	Building No.3	27610.05	Sq. mtrs.
2	Building No.4	27610.05	Sq. mtrs.
3	Building No.7	27610.05	Sq. mtrs.
4	Building No.14	26994.00	Sq. mtrs.
Total		109824.15	Sq. mtrs.

3. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of trade effluent from the factory should be Nil.
- (ii) The daily quantity of sewage effluent from the factory should not exceed 775.60 M<sup>3</sup>.
- (iii) **Sewage Effluent Treatment:** The applicant should provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
3	Suspended Solids	Not to exceed	100 mg/l.
4	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
5	Fecal Coliform	Not to exceed	500/100/1 mg/l.
6	Residual Chlorine	Not to exceed	01 mg/l.
7	Detergent	Not to exceed	01 mg/l.
8	Floating matters	Not to exceed	10 mg/l

(iv) **Sewage Effluent Disposal:** The treated domestic effluent should be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners, etc. In no case, effluent should find its way to any water body directly/indirectly at any time.

**Project proponent should operate STP for five years from the date of obtaining Occupation Certificate.**

(v) **Non-Hazardous Solid Wastes:**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Wet Garbage	1190.00	Kg/Day	Composting	Used as manure
2	Dry Garbage	3552.00	Kg/Day	--	Sale to Recyclers

(vi) **Other Conditions:**

- All activities should be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shouldn't be less than 5 mg/liter.
- The Applicant should segregate solid wastes into biodegradable and non-biodegradable components. The biodegradable material should be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area should be identified for collection & storage of MSW properly which, should be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill should be as per the Municipal Solid Waste (M&H) Rules, 2000.
- Applicant should be responsible to take adequate precautionary measures as detailed in this consent.
- The applicant/generator should be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
- For disinfections of waste water ultra violet radiation should be used in place of chlorination.
- E-Waste shall be disposed to authorized Collection Centre/ dismantler/ reprocessor



4. The applicant should comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under;

The daily water consumption for the following categories is as under:

(i) Domestic	...	988.50 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	...	0.00 CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	...	0.00 CMD
(ii) Industrial-Cooling, spraying	...	0.00 CMD

The applicant should regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:**

- (i) The Applicant may install 11 nos. of diesel generating sets (DG Sets) of capacity 1500 KVA (2 Nos), 1010 KVA(9 Nos.) and should be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

- a. **Standards for Emissions of Air Pollutants:**

(i) SPM/TPM	Not to exceed	150 mg/Nm <sup>3</sup>
(ii) SO <sub>2</sub> (DG Set)	Not to exceed	7.2 Kg/day

- (ii) The following measures should be taken:

- a. Adequate mitigation measures should be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM, and RSPM.  
b. Applicant should achieve following Ambient Air Quality standards.

1.	SPM Not to Exceed (Annual Average)	140	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	200	µg/ m <sup>3</sup>
2.	SO <sub>2</sub> Not to Exceed (Annual Average)	80	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	80	µg/ m <sup>3</sup>
3.	NO <sub>x</sub> Not to Exceed (Annual Average)	80	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	80	µg/ m <sup>3</sup>
4.	RSPM Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	100	µg/ m <sup>3</sup>

- (iii) The applicant should observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity	UOM
1	LDO	200	Ltrs/hr

- (iv) The applicant should erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height in Mtrs.
1	D.G. Set	12.00



**(v) Conditions for D.G. Set**

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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) should 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.
3. The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
4. Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set should be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

**(vi) Other Condition**

- a) The applicant should provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same should be open for inspection to/and for use of the Board's Staff. The chimney/(s) vents attached to various sources of emission should be designated by numbers such as S-1, S-2, etc. and these should be painted/ displayed to facilitate identification.
- b) Water spraying should be done on ground to avoid fugitive emissions.

- (vii) The Applicant should take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

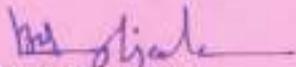
**6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDARY MOVEMENT) RULES, 2008:**

- (i) The applicant should not generate any hazardous wastes.
7. The applicant should take the proper remediation measures to ensure that the ground water and soil contamination is prevented.
8. The applicant should comply with the conditions stipulated in Environmental Clearance, granted by Govt. of India, MoEF vide No. 21-268/2007-IA, III dt. 23/08/2007
9. The Board reserves the right to amend or add any conditions in this consent and the same should be binding on the Applicant.



10. This consent should not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deemed fit necessary.
11. The industry shall submit the bank guarantee of Rs. 10 Lakhs within 15 days from the date of issue of this consent at Regional office Navi Mumbai for operation and maintenance of the sewage treatment plant and municipal solid waste processing plant
12. The consent is issued as per the Auto Renewal consent policy of the Board vide letter No.B-654 Dated 30/1/2012.
13. The Capital investment of the project is Rs. 308.59Cr.



  
(V. B. Waghjale)  
Member Secretary

To,  
M/s. Serene Properties Pvt. Ltd.  
Plot No. 3, TTC Industrial Area,  
MIDC, Airoli Navi Mumbai  
Dist Thane

**Copy to:**

- a. RO-Navi Mumbai /SRO-Navi Mumbai-II
- b. CAO/Cess Branch/Master File

**Received Consent fee of -**

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	5,83,960	333142	17 <sup>th</sup> July 2012	Axis Bank
2	33,316	101757	28 <sup>th</sup> August 2012	Axis Bank

# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781

Fax : 24024068 / 24023516

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

Visit At : <http://www.mpcb.gov.in>



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

EIC No. NM-4153/12 & 4154/12

Infrastructure/Orange/L.S.I

Consent No. BO/RO(HQ)/CO/CAC-2859

Date: 05/04/2013

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 of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

[To be referred as Water Act, Air Act and HW (M&H) Rules respectively].

CONSENT is hereby granted to

M/s. Serene Properties Pvt. Ltd.  
Plot No. 3, TTC Industrial Area,  
MIDC, Airoli, Navi Mumbai  
Dist Thane

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Operate is granted for a period up to 30/10/2014

2. The Consent is valid for -

IT park named as M/s. Serene Properties Pvt. Ltd., at Plot No. 3, TTC Industrial Area, MIDC, Airoli Navi Mumbai, Dist. Thane, on total plot area of 1,96,440.00 Sq.mtr for built up area of 202954.14 Sq.mtr, which is part of total built up area of 3,49,192.41 Sq.mtr including utilities as per occupancy certificate issued by local body.

Sr. No.	Item Name	Built Up Area	UOM
1	Building No.3	27610.05	Sq. mtrs.
2	Building No.4	27610.05	Sq. mtrs.
3	Building No.7	27610.05	Sq. mtrs.
4	Building No.14	26994.00	Sq. mtrs.
5	Building No. 2	26028.40	Sq. mtrs.
6	Building No. 5 & 6	67,101.59	Sq. mtrs.
Total		202954.14	Sq. mtrs.

3. CONDITIONS UNDER WATER ACT:

- The daily quantity of trade effluent from the IT Park shall be NIL.
- The daily quantity of sewage effluent from the IT Park shall not exceed 1594.60 M<sup>3</sup>.
- Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.

1	pH	Not to exceed	6.5 to 9.0
3	Suspended Solids	Not to exceed	100 mg/l.
4	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
5	Fecal Coliform	Not to exceed	500/100 l mg/l.
6	Residual Chlorine	Not to exceed	01 mg/l.
7	Detergent	Not to exceed	01 mg/l.

RO Navi Mumbai BUO/L/2859/1000



8	Floating matters	Not to exceed	10 mg/l
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- (vi) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time. The firm shall affix the separate meter for ensurance of 80 % recycling of treated sewage and keep the records of the same.

**Project proponent shall operate STP for five years from the date of obtaining Occupation Certificate.**

- (vii) **Non-Hazardous Solid Wastes:**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Wet Garbage	1887.50	Kg/Day	Composting	Use as manure
2	Dry Garbage	6269.50	Kg/Day	-	By sale to recycler

- (viii) **Other Conditions:**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
  - There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
  - Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
  - Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
  - In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
  - The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
  - The Applicant shall segregate solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
  - Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
  - The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
  - For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
  - E-Waste shall be disposed to authorize re processor.
4. **The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under**
- The daily water consumption for the following categories is as under:
- |   |            |
|---|------------|
| (i) Domestic purpose  | 1983.50CMD |
| (ii) Water gets Polluted & Pollutants are Biodegradable             | 00.00 CMD  |
| (iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic | 00.00 CMD  |



- (iv) Industrial Cooling, spraying  
in mine pits or boiler feed ... 00.00 CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

#### 5. CONDITIONS UNDER AIR ACT :

- (i) The applicant shall install a comprehensive control system consisting of control equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the prescribed standards:

#### Standards for Emissions of Air Pollutants:

(i) SPM/TPM	Not to exceed	150 mg/Nm <sup>3</sup>
(ii) SO <sub>2</sub> (for 1010 KVA DG Set)	Not to exceed	4.0 Kg/day
SO <sub>2</sub> (for 2000KVA DG Set)	Not to exceed	8.0 Kg/day

(iii) The following measures shall be taken:

- Adequate mitigation measures shall be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM, and RSPM.
- Applicant shall achieve following Ambient Air Quality standards.

1. SPM	Not to Exceed (Annual Average)	140	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	200	µg/ m <sup>3</sup>
2. SO <sub>2</sub>	Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	80	µg/ m <sup>3</sup>
3. NO <sub>x</sub>	Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	80	µg/ m <sup>3</sup>
4. RSPM	Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	100	µg/ m <sup>3</sup>

(ii) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity	UOM
1	HSD (for 1010 KVA )	212.00	Ltrs/hr
2	HSD (for 2000 KVA )	394.00	Ltrs/hr

(iii) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height in Mtrs. above roof top
1	DG Set (4 x 1010 KVA)	8.2 each
2	DG Set (4 x 2000 KVA)	10.00

(iv) Conditions for D.G. Set

- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
- 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.
- The Industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.



4. Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

**(v) Other Condition**

- a) 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.
- b) Water spraying shall be done on ground to avoid fugitive emissions.

(vi) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

**6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDARY MOVEMENT) RULES, 2008:**

The applicant shall not generate any hazardous wastes.

**7. Industry shall comply with following additional conditions:**

- i. The applicant shall maintain good housekeeping and take adequate measures for control of pollution from all sources so as not to cause nuisance to surrounding area / inhabitants.
- ii. The applicant shall bring minimum 33% of the available open land under green coverage/ tree plantation.
- iii. Solid waste - The non hazardous solid waste arising from the premises, sweepings, etc., be disposed of scientifically so as not to cause any nuisance / pollution.
- iv. The applicant shall provide for an alternate electric power source sufficient to operate all pollution control facilities installed by the applicant 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 & conditions of this consent regarding pollution levels.
- v. The applicant shall not change or alter 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.
- vi. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous wastes to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- vii. The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.
- viii. The firm shall submit to this office, the 30<sup>th</sup> day of September every year, the Environmental Statement Report for the financial year ending 31<sup>st</sup> March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- ix. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- x. The applicant shall install a separate electric 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.
- xi. Separate drainage system shall be provided for collection of trade and sewage effluents.

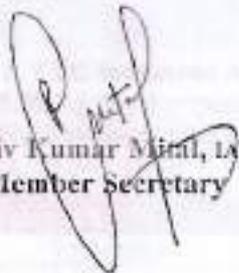


Terminal manholes shall be provided at the end of collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes / sewers down-stream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.

8. 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 storage process connected to it shall be stopped.
9. The applicant shall comply with the conditions of Environmental Clearance granted by MoEF, GOI, No. 21-268/2007-IA.III dt. 23/08/2007
10. The industry shall submit the bank guarantee of Rs. 10 Lacs within 15 days from the date of issue of this consent at Regional Office Navi Mumbai for operation and maintenance of the sewage treatment plant and municipal solid waste processing plant.
11. The applicant shall submit the affidavit in prescribed format regarding part of built up area under present consent being part of Environmental Clearance, within fifteen days from date of issue of this consent.
12. This consent shall not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deem fit necessary
13. The Board reserves the right to amend or add any conditions in the consent and the same shall be binding on the applicant
14. The consent is issued with the approval of Consent Appraisal Committee of the Board in its meeting held on 22<sup>nd</sup> March 2013.
15. The Capital investment of the industry is Rs. 6,182.89 Lacs.

shall submit the



  
(Rajiv Kumar Mittal, IAS)  
Member Secretary

To,  
M/s. Serene Properties Pvt. Ltd.  
Plot No. 3, TTC Industrial Area,  
MIDC, Airoli Navi Mumbai,  
Dist Thane

Copy to

1. RO Navi Mumbai/ SRO Navi Mumbai -II, MPCB Navi Mumbai
2. Master File/CAO/Cess Branch

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	420200/-	332496	27 Jun 2012	Axis Bank
2	100/-	332497	27 Jun 2012	Axis Bank
3	84040/-	33440	14 Sep 2012	Axis Bank
4	125000/-	100829	20 Jun 2012	Axis Bank
5	100/-	100827	26 Jun 2012	Axis Bank

## MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4026781  
4037124/4015273  
Fax : 24044532/4024038 4023515  
Email : enquiry@mpcb.gov.in  
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sector - Marunji  
Scheme Road No. 6, Opp. Cine Frame Cinema, Near  
5th Circle, Sector (E)  
Mumbai - 400 022

Consent order No :- *Format 1.0/BO/CAAC-cr1/EIC-NM-5190-14/E(revalid)/CAC- 6301*  
Date- 04/07/2014

To,  
M/s. Serene Properties Pvt. Ltd.  
Plot No. 3, Bldg. No. 1 to 7, 10 and 14,  
TTC Indl. Area, MIDC Airoli,  
Navi Mumbai, Thane.

Subject: Revalidation of Consent to Establish for Bldg no.11 & 12 of IT Park in RFD category.

Ref : 1. Earlier Consent to Establish granted vide no. BO/RO(P&P)CC-254 dated 21/04/2008.  
2. Minutes of 5<sup>th</sup> CAC meeting of 2014-15 held on 29.5.2014

Your application CEI405000081  
Dated. 29.4.2014

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:

- The revalidation of consent to establish is granted for a period upto commissioning of the unit or 20.4.2018.
- The capital investment of the bldg. no.11 & 12 is Rs. 163.6 Crs. (As per Undertaking (Operate) (other consent application) submitted by industry, total CI of the IT park if Rs. 1028 crs.)
- The Consent is valid for the bldg no.11 & 12 of IT Park named as M/s. Serene properties Pvt. Ltd., at Plot no. 3, TTC Industrial Area, MIDC Airoli, Navi Mumbai, Dist-Thane on total plot area of 1,96,440 sq.m. & BUA of 73475.55 (remaining out of total BUA of 3,19,192.41 sq.m.) including utilities as per commencement certificate issued by local body
- 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	262	As per Schedule -I	80 % recycle and remaining to be discharge in Municipal sewer

- 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 (4x1010) KVA	4	As per Schedule -II
2.	DG Set (4x1010) KVA	4	



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6. 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					

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. PP shall submit the affidavit by 10.7.2014 in the prescribed format regarding the compliance of conditions of EC and C to E.
10. The applicant should not take any effective steps for implementation of the project ( bldg. no.11 & 12 ) before obtaining revalidated/amended Environmental Clearance as per EIA Notification 2006 and amendments thereto. As per Para 2 of EIA notification dated-14/08/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-110341/2006-IA.11(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.



For and on behalf of the  
Maharashtra Pollution Control Board

(Rajeev Kumar Mital, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount(fts.)	DD. No.	Date	Drawn On
1.	250100/-	108075	21.2.2014	Axis bank

Copy to:

1. Regional Officer - Navi Mumbai and Sub-Regional Officer- Navi Mumbai II, 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.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have provided Sewage Treatment Plant (STPs) with the design capacity of 150 CMD for bldg no. 11 & 12 each.
- 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 27°C)	20
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

- C) The treated effluent shall be 80% 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 mill 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) Cess Act, 1977 and as amended, by installing water meters, filing water cess returns in Form-I and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	404



*[Handwritten signature]*

**Schedule II**

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

1. As per your application, you have erected following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.*	Type of Fuel	Quantity & UoM	S %	SO <sub>2</sub> Kg/Day
1.	DG Set (1x1010 KVA)	Acoustic enclosure	6.4 mtrs each	HSD	200Lit/hr	1	384
2.	DG Set (1x1010 KVA)		6.4 mtrs each				384

\*= 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 <sup>3</sup>
--------------------	---------------	------------------------

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).



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**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	10.7.2014	Towards not taking effective steps	commissioning of the unit or 20.4.2018	31.8.2018
2		Rs. 10 lakh	10.7.2014	Towards compliance of consent conditions	commissioning of the unit or 20.4.2018	31.8.2018

Maharashtra Pollution Control Board



*[Handwritten Signature]*

### 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 general 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 Hazardous Waste (M.H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30<sup>th</sup> 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](http://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.O. Set



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- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of 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 31<sup>st</sup> 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/effusions 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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*[Handwritten Signature]*

**MAHARASHTRA POLLUTION CONTROL BOARD**

Phone : 4010437/4020781  
/4037124/4035273  
Fax : 24044532/4024068 /4023516  
Email : [ast@mpcb.gov.in](mailto:ast@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: - Format 1.0/BO/CAC-Cell/ UAN No. 0000020596/R/5<sup>th</sup>CAC - 18|000|265  
Date- 23/10/2018

To,  
M/s Mindspace Business Parks Pvt. Ltd.,  
(formerly M/s Serene Properties Pvt. Ltd.)  
Plot No. 3, Building Nos. 2 to 8 & 14,  
TTC Industrial Area, MIDC Airoli,  
Navi-Mumbai - 400 708.

Subject: Grant of renewal of Consent to operate under Red/LSI category.

- Ref: 1. Previous Consent No. Format 1.0/BO/CAC-Cell/EIC NM-5416-14/ R/CAC-915 dtd. 28/01/2015 valid upto 28.02.2017.  
2. Minutes of Consent Appraisal Committee meeting held on 11/09/2018.

Your applications UAN No. 0000020596  
Dated: 03.02.2017

For: Renewal of Consent to Operate for IT Park of M/s Mindspace Business Parks Pvt. Ltd. under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The Consent to Operate is granted for a period up to 28/02/2020.
- The actual capital investment of the IT Building Nos. 2 to 8 & 14 is Rs. 678.02 Crs as per C.A. Certificate submitted by industry.
- The Consent is valid for the IT Park named as M/s Mindspace Business Parks Pvt. Ltd. at Plot No. 3, Building Nos. 2 to 8 & 14, TTC Industrial Area, MIDC Airoli, Navi-Mumbai - 400 708 on total plot area 1,96,440 sq. mtrs. and construction BUA - 2,24,430 sq. mtrs. out of total BUA - 3,49,192.41 sq. mtrs. including utilities and services as per occupation certificate issued by local body.

Sr. No.	Building Name	BUA	UOM
1	Building No. 2	26,028.40	sq. mtrs.
2	Building No. 3	27,610.05	sq. mtrs.
3	Building No. 4	27,610.05	sq. mtrs.
4	Building No. 5 & 6	67,101.59	sq. mtrs.
5	Building No. 7	27,610.05	sq. mtrs.
6	Building No. 8	21,476.66	sq. mtrs.
7	Building No. 14	26,994.00	sq. mtrs.
Total		2,24,430.00	sq. mtrs.

- 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	N.A.	N.A.
2.	Domestic effluent	1,759	As per Schedule -I	80% recycle and discharge remaining into 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 Sets (4x1010 KVA)	4	As per Schedule -II
2	DG Sets (3x1010 KVA)	3	
3	DG Sets (4x1010 KVA)	4	
4	DG Sets (4x2000 KVA)	4	
5	DG Sets (3x1500 KVA)	3	
6	DG Sets (2x1010 KVA)	2	
7	DG Sets (3x1010 KVA)	3	

6. Conditions about Non Hazardous Wastes:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Non-biodegradable waste	800 Kg/D	--	Sale to Auth. Party
2	Bio-degradable waste	1600 Kg/D	OWC	Used as manure
3	STP Sludge	As actual Kg/D	--	

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

Sr. No.	Type Of Waste	Category	Quantity	UOM	Treat-ment	Disposal
N.A.						

8. Conditions under E-Waste (Management) Rules, 2016:

(i) The Industry shall handle E-Waste as specified below:

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
1	Electronic Wastes	As actual	Kg/A	Sale to Auth. Recycler/ re-processor
2	Printer Toner	As actual	Nos/A	

Conditions:

- The applicant shall ensure that e-waste generated by them is channelized through collection center or dealer of authorized producer or dismantler or recycler or through the designated take back service provider of the producer to authorized dismantler or recycler.
- The applicant shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the Maharashtra Pollution Control Board.



- iii. The applicant 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.
- iv. The applicant shall file annual returns in Form-3, to the Maharashtra Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
- v. In case of the bulk consumer with multiple offices in the Maharashtra State, one annual return combining information from all the offices shall be filed to the Maharashtra Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.

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

(i) The Industry shall handle Battery Waste as specified below:

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
1	Used Batteries	As actual	Nos./A	Sale to Auth. Recycler/re-processor

Conditions:

- i. The applicant shall ensure that used batteries are not disposed of in any manner other than depositing with the dealer, manufacturer, importer, assembler, registered recycler, re-conditioner or at the designated collection centers.
  - ii. The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection centers.
  - iii. The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.
  - iv. 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. The applicant shall comply with the conditions stipulated in the Environmental Clearance granted vide no. 21-268/2007-IA.III dtd. 23/08/2007.**
- 13. The applicant shall install online continuous monitoring systems for Flow, BOD & TSS parameters at the outlet of all STPs and connect online data to MPCB Server within three months.**
- 14. The applicant shall operate Organic Waste Converter (OWC) for the treatment of Bio-degradable waste/ food waste followed by composting and use it as manure for gardening within premise.**

For and on behalf of the  
Maharashtra Pollution Control Board

  
(E. Ravendiran, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	DD/DR/RTGS/NEFT/TRN. No.	Date	Drawn On
1	40,68,170/-	TXN1703000726	07.03.2017	--

Copy to:

1. Regional Officer (Navi Mumbai)/ Sub-Regional Officer (Navi Mumbai-II),  
M.P.C. Board.  
-They are instructed to ensure compliance of the Consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.



Maharashtra Pollution Control Board

### Schedule-I

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

1) A] As per your application, you have provided Sewage Treatment Plants (STPs) of designed capacity 160 CMD for building no. 2, 225 CMD for building no. 3, 320 CMD for building no. 4, 750 CMD for building no. 5 & 6, 225 CMD for building no. 7, 180 CMD for building no. 8, and 225 CMD for building no. 14.

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 (If any)
01	BOD (3 days 27°C)	10 mg/l
02	Suspended Solids	20 mg/l
03	COD	50 mg/l
04	Residual Chlorine	1 ppm

C] The 80% of treated sewage shall be recycled for secondary purposes such as toilet flushing, air conditioning, fire-fighting, gardening etc. and remaining shall be discharged into Municipal Sewer.

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 an 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 submit Water Cess Returns in Form-I and pay the Water Cess charges for period upto 30/06/2017 as per the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977. Industry shall install water meters for consuming water as follows:

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.0
2.	Domestic purpose	2,294.5
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.0
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.0

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO <sub>2</sub> (kg/day)
1	DG Sets (4x1010 KVA)	Acoustic enclosure	6.4 above roof	HSD	200 Ltrs/Hr	1	336
2	DG Sets (3x1010 KVA)	Acoustic enclosure	6.6 above roof	HSD	200 Ltrs/Hr	1	252
3	DG Sets (4x1010 KVA)	Acoustic enclosure	6.4 above roof	HSD	200 Ltrs/Hr	1	336
4	DG Sets (4x2000 KVA)	Acoustic enclosure	8.9 above roof	HSD	200 Ltrs/Hr	1	336
5	DG Sets (3x1500 KVA)	Acoustic enclosure	7.8 above roof	HSD	200 Ltrs/Hr	1	252
6	DG Sets (2x1010 KVA)	Acoustic enclosure	6.4 above roof	HSD	200 Ltrs/Hr	1	168
7	DG Sets (3x1010 KVA)	Acoustic enclosure	6.4 above roof	HSD	200 Ltrs/Hr	1	252

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:

TPM	Not to exceed	150 mg/Nm <sup>3</sup> .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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 (C to E/O/R)	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to R	Rs 10 lakh	Existing	Towards O&M of Pollution Control Systems	28/02/2020	Extend after expiry for period upto 30.06.2020
2	C to R	Rs 3 lakh	Within 15 days	Towards installation of online continuous monitoring systems for parameters Flow, BOD & TSS at the STP outlets and connecting online data to MPCB Server within 3 months	Three months from the date of Consent	30.04.2018



### Schedule-IV

#### 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) If the MIDC pipeline is broken/ overflowing chamber, in such cases industry shall not discharge their treated effluent into MIDC drain, it shall be sent to CETP by tanker.
- 3) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 4) 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.
- 5) 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 equipment, the production process connected to it shall be stopped.
- 6) 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.
- 7) 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.
- 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 make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.
- 10) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website([www.mpcb.gov.in](http://www.mpcb.gov.in)).
- 11) 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.
- 12) 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.
- 13) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
- 14) 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.
- 15) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The

- measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
- c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 16) The industry should not cause any nuisance in surrounding area.
  - 17) 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.
  - 18) The applicant shall maintain good housekeeping.
  - 19) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31<sup>st</sup> March of the year and number of trees planted by September end.
  - 20) 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.
  - 21) 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 equipment 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.
  - 22) 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.
  - 23) The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can downloaded from MPCB official site).
  - 24) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
  - 25) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dtd. 16.11.2009 as amended.

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**MAHARASHTRA POLLUTION CONTROL BOARD**

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



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

No:- Format1.0/CAC-CELL/UAN No.0000083878/CO -2007001694

Date: 29/07/2020

To,  
M/s. Mindspace Business Parks Pvt. Ltd.  
(formerly known as M/s. Serene Properties  
Pvt. Ltd.) Plot No. 3, TTC Industrial Area,  
MIDC, Airoli, Navi Mumbai, Dist. Thane.

**Sub: Grant of 1st Consent to Operate (Part-II) for 5 Nos. of IT park buildings  
i.e. Building No. 1, 9, 10, 11 & 12 under L.S.I Red Category**

- Ref:**
1. Environment Clearance accorded by Environment Department, GoI in the name of M/s. Serene Properties Pvt. Ltd., vide dated 23.08.2007.
  2. Consent to establish accorded by Board in the name of M/s. Serene Properties Pvt. Ltd., vide dated 21.04.2008.
  3. Amendment in Environment Clearance accorded by Environment Department, GoM, vide dated 09.08.2019.
  4. Renewal of Consent (Part-I) accorded by Board vide dated 23.10.2018 which is valid up to 28.02.2020.
  5. Minutes of CAC meeting held on 15.05.2020.

Your application NO. MPCB-CONSENT-0000083878

For: grant 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 of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 31.01.2021**
2. **The capital investment of the project is Rs.539.94 Crs. (As per C.A Certificate submitted by industry).**
3. **The 1st Consent to Operate (Part-II) is valid for 5 Nos of IT building i.e. Building No. 1, 9, 10, 11 & 12 named as M/s. Mindspace Business Parks Pvt. Ltd., (formerly known as M/s. Serene Properties Pvt. Ltd.), Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Dist. Thane on Total Plot Area of 2,02,740 SqMtrs for construction BUA of 1,88,230.94 SqMtrs (FSI + Non FSI) out of Total Construction BUA of 4,92,724.20 SqMtrs as per EC granted dated 09.08.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 23.08.2007	196440.00	349192.41
2	Consent to establish dated 21.04.2008	196440.00	349192.41
3	Renewal of consent (Part-I) vide dated 23.10.2018 (FSI area only)	196440.00	224430.00

M/s. Mindspace Business Parks Pvt. Ltd. (formerly Serene Properties Pvt. Ltd.)/CO-001/0000083878  
CONSENT-0000083878

4	Environment clearance with amendment & expansion	202740.00	492724.20
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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	647	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 utilized on land for gardening and excess remaining shall be discharged into Municipal sewer line.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-4	DG Sets (4 x 1010 KVA) - Building No. 01	4	As per Schedule -II
S-5 to S-8	DG Sets (4 x 1010 KVA) - Building No. 09	4	As per Schedule -II
S-9 to S-12	DG Sets (4 x 1010 KVA) - Building No. 10	4	As per Schedule -II
S-13 to S-16	DG Sets (4 x 1010 KVA) - Building No. 11	4	As per Schedule -II
S-17 to S-20	DG Sets (4 x 1010 KVA) - Building No. 12	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	1293 Kg/Day	OWC followed by Composting facility	Used as manure within own premises
2	Non- Biodegradable Waste	1940 Kg/Day	Segregation	Sale to authorized vendor for recycle

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	As Actual	KL/A 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 Environment Clearance & Consent to Operate (Part-II) and shall submit undertaking in Boards prescribed format within 15 days towards compliance of the same.

- 11 PP shall submit the undertaking within 15 days in the prescribed format towards the built-up area/ building for which application for 1st Consent to Operate (Part-II) is made and that the same is included in the Environmental Clearance accorded.
- 12 PP shall operate STP 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 excess remaining shall be discharged into Municipal sewer line.
- 14 PP shall operate organic waste digester along with composting facility/ biodigester (biogas) with composting facility for the treatment of wet garbage.
- 15 PP will be responsible for proper operation & maintenance of pollution control systems for initial period of five years after Society formation and afterwards handover the facility to the Society for its further operation in good and working conditions.
- 16 PP shall apply for re-validation of consent to establish for remaining construction BUA along within requisite consent fees.
- 17 PP shall submit BG of Rs. 25 Lakh towards O & M of pollution control system.

For and on behalf of the  
Maharashtra Pollution Control Board.

(E. Ravendiran IAS),  
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1079880.00	5457673	04/12/2019	RTGS
2	1700396.00	MPCB-DR-0699	30/06/2020	RTGS
3	5399400.00	MPCB-DR-0853	11/07/2020	RTGS

PP has paid total fees of Rs. 81,79,676/-, out of this, fees of Rs. 17,00,396/- is considered for lapse period of consent to establish from 21.04.2013 to 29.11.2019 & fees of Rs. 64,79,280/- is considered for grant of 1st C to O (Part-II) from March 2015 to 31.01.2021. Hence no any fees is balance with Board.

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. CAC Desk for updation purpose.



**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 **750 CMD for treatment of domestic effluent of 647 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Standards prescribed by Board</b>		
<b>Sr. No.</b>	<b>Parameters</b>	<b>Limiting Concentration in mg/l, except for pH</b>
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	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 utilized on land for gardening and excess remaining shall be discharged into Municipal sewer line.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	220.00
2.	Domestic purpose	727.00
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 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-4	DG Sets (4 x 1010 KVA) - Building No. 01	NA	6.36	HSD	212.1 Kg/Hr
S-5 to S-8	DG Sets (4 x 1010 KVA) - Building No. 09	NA	6.36	HSD	212.1 Kg/Hr
S-9 to S-12	DG Sets (4 x 1010 KVA) - Building No. 10	NA	6.36	HSD	212.1 Kg/Hr
S-13 to S-16	DG Sets (4 x 1010 KVA) - Building No. 11	NA	6.36	HSD	212.1 Kg/Hr
S-17 to S-20	DG Sets (4 x 1010 KVA) - Building No. 12	NA	6.36	HSD	212.1 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/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



**SCHEDULE-III**  
**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O (Part-II)	Rs. 25.0 Lakh	15 days	Towards O & M of pollution control system	31.01.2021	31.05.2021

\*\* 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	NA	0	NA	NA	NA	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 siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

**MAHARASHTRA POLLUTION CONTROL BOARD**

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



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

No:- Format1.0/CAC-CELL/UAN No.0000088493/CR - 2007001436

Date: 24/07/2020

To,  
M/s Mindspace Business Parks Pvt.  
Ltd. (formerly Serene Properties Pvt.  
Ltd.), Plot No. 3, Bldg No. 2 to 8 and 14,  
IT Park, TTC Industrial Area, MIDC, Airoli,  
Navi- Mumbai, Dist. Thane.

**Sub: Grant of renewal of Consent to Operate for IT Park Building Nos. 2, 3, 4, 5, 6, 7, 8 & 14 under Red Category**

- Ref:**
1. Environment Clearance accorded by Env. Dept., GoM vide No. SEIAA-EC-0000001942 dtd. 09/08/2019.
  2. Previous Consent to Operate accorded by the Board vide No. Format 1.0/BO/CACCell/ UAN No. 0000020596/ R/ 5th CAC-1810001265 dtd. 23/10/2018.
  3. Minutes of Consent Appraisal Committee meeting held on 13 & 15/06/2020.

Your application NO. MPCB-CONSENT-0000088493

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

1. The Consent to Renewal is granted for a period up to 15.02.2025
2. The capital investment of the project is Rs.702.5389 Crs. (As per C.A Certificate submitted by industry).
3. The Consent to Renewal is valid for IT Park Building Nos. 2, 3, 4, 5, 6, 7, 8 & 14 of M/s Mindspace Business Parks Pvt. Ltd. (formerly Serene Properties Pvt. Ltd.) at plot bearing Plot No. 3, Bldg No. 2 to 8 and 14, IT Park, TTC Industrial Area, MIDC, Airoli, Navi- Mumbai, Dist. Thane on total plot area 2,02,740 sq. mtrs. for construction BUA 3,01,757.95 sq. mtrs. out of total construction BUA 4,92,724.2 sq. mtrs. as per Environment Clearance granted dated 09/08/2019 and construction permission issued by Local Body 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	NA	NA
2.	Domestic effluent	1759	As per Schedule -I	60% recycle for secondary purposes and remaining for gardening/ construction activity during construction phase



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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-4	DG Sets for building no 2 (1010 kVA X 4 Nos.)	4	As per Schedule -II
S-5 & S-6	DG Sets for building no 3 (1010 kVA X 2 Nos.)	2	As per Schedule -II
S-7 to S-10	DG Sets for building no 4 (1010 kVA X 4 Nos.)	4	As per Schedule -II
S-11 to S-14	DG Sets for building no 5 & 6 (2000 kVA X 4 Nos.)	4	As per Schedule -II
S-15 to S-17	DG Sets for building no 7 (1500 kVA X 2 nos. and 1010 kVA x 1 No.)	3	As per Schedule -II
S-18 to S-21	DG Sets for building no 8 (1010 kVA X 2 nos. and 750 kVA X 2 nos)	4	As per Schedule -II
S-22 to S-24	DG Sets for building no 14 (1010 kVA X 3 nos.)	3	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Non-biodegradable	800 Kg/Day	Segregation	Auth. Vendor/ Local Body
2	Biodegradable	1600 Kg/Day	OWC followed by composting	Used as Manure
3	STP Sludge	100 Kg/Day	Dewatering	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	1000	Ltr/A	Recycle	Sale to Auth. Party/ Recycler
2	Electronic Waste	100	Nos./Y	Recycle	Sale to Auth. E-waste Handler/ Recycler
3	Printer Toner	250	Kg/Annum	Recycle	Sale to Auth. Party/ Recycler
4	Used Battery	100	Nos./Y	Recycle	Sale to Auth. Party/ Recycler/ Return to Supplier

- 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 STP to achieve the treated sewage 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, fire-fighting etc. and remaining shall be utilized on land for gardening/construction activity during construction phase with water metering system and there shall not be any discharge outside the premises till completion of the project.



# Maharashtra Pollution Control Board

## 5f1bc6e6a023ff3c89003d86

- 12 PP shall provide bus transport for residents/ employees to the extent possible directly or indirectly through the operator so as to reduce traffic congestion and resultant in reduction of air pollution
- 13 PP shall operate organic waste digester along with composting facility and compost obtained shall be used as manure in their own garden/ plantation.
- 14 PP shall extend existing Bank Guarantees towards operation and maintenance of pollution control systems and towards compliance of the Consent conditions.

For and on behalf of the  
Maharashtra Pollution Control Board.

(E. Ravindran IAS),  
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	7025389.00	5459167	12/02/2020	RTGS

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 Desk- for record & website updating purpose.





**SCHEDULE-I**

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

1) A) As per your application, you have provided STPs for Bldg. No. 2 - 160 CMD-SBR based, Bldg. No. 3 - 225 CMD-SAFF based, Bldg. No. 4 - 320 CMD-MBBR based, Bldg. No. 5 & 6 - 650 CMD-MBBR based, Bldg. No. 7 - 225 CMD-MBBR based, Bldg. No. 8 - 180 CMD-SAFF based and Bldg. No. 14 - 225 CMD-MBBR based Sewage Treatment Plants (STPs) of combined capacity **2085 CMD for treatment of domestic effluent of 1759 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, fire-fighting etc. and remaining shall be utilized on land for gardening/construction activity during construction phase with water metering system and there shall not be any discharge outside the premises till completion of the project.

- 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	2294.00
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 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-4	DG Sets for building no 2 (1010 kVA X 4 Nos.)	Acoustic Enclosure/ Stack	6.4	HSD	200 Kg/Hr
S-5 & S-6	DG Sets for building no 3 (1010 kVA X 2 Nos.)	Acoustic Enclosure/ Stack	6.6	HSD	200 Kg/Hr
S-7 to S-10	DG Sets for building no 4 (1010 kVA X 4 Nos.)	Acoustic Enclosure/ Stack	6.4	HSD	200 Kg/Hr
S-11 to S-14	DG Sets for building no 5 & 6 (2000 kVA X 4 Nos.)	Acoustic Enclosure/ Stack	8.9	HSD	394 Kg/Hr
S-15 to S-17	DG Sets for building no 7 (1500 kVA X 2 nos. and 1010 kVA x 1 No.)	Acoustic Enclosure/ Stack	7.8	HSD	330 Kg/Hr
S-18 to S-21	DG Sets for building no 8 (1010 kVA X 2 nos. and 750 kVA X 2 nos)	Acoustic Enclosure/ Stack	6.4	HSD	200 Kg/Hr
S-22 to S-24	DG Sets for building no 14 (1010 kVA X 3 nos.)	Acoustic Enclosure/ Stack	6.4	HSD	200 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/Nm <sup>3</sup>
-------------------------	---------------	------------------------

- 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).



**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	C2R	1000000	Existing	Towards O & M of pollution control system & compliance of consent to operate	15.02.2025	15.06.2025
2	C2R	300000	Existing	Towards O & M of pollution control system & compliance of consent to operate	15.02.2025	15.06.2025

\*\* 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						



**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 siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

<b>Rain Water Harvesting (RWH) Details</b>	
<b>Level of the Ground water table:</b>	3 m
<b>Size and no of RWH tank(s) and Quantity:</b>	<p><b>Existing: 13 nos. of RWH tanks of total capacity 1117 cum</b></p> <ol style="list-style-type: none"> <li>1. Building 1: 75 cum</li> <li>2. Building 2: 43 cum</li> <li>3. Building 3: 126 cum</li> <li>4. Building 4: 189 cum</li> <li>5. Building 5 &amp; 6: 101 cum</li> <li>6. Building 7: Connected to layout recharge &amp; storage at garden area.</li> <li>7. Building 8: Connected to layout recharge &amp; storage at garden area.</li> <li>8. Building 9: 93 cum</li> <li>9. Building 10: 64 cum</li> <li>10. Building 11: 71 cum</li> <li>11. Building 12: 59 cum</li> <li>12. Building 14: 159 cum</li> <li>13. Club House: 124 cum</li> </ol> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• For IT Building 15: 1 no. of RWH tank of capacity 120 cum</li> <li>• For IT Building 16: 1 no. of RWH tank of capacity 100 cum</li> <li>• For Hotel Building &amp; MLCP: 1 no. of RWH tank of capacity 240 cum</li> </ul>
<b>Location of the RWH tank(s):</b>	Below ground level
<b>Quantity of recharge pits:</b>	<p><b>Existing:</b></p> <ul style="list-style-type: none"> <li>- 13 nos. of recharge pits</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>- For IT Building 15: 4 nos. of recharge pits</li> <li>- For IT Building 16: 4 nos. of recharge pits</li> <li>- For Hotel Building &amp; MLCP: 6 nos. of recharge pits each for Hotel Building &amp; MLCP</li> </ul>
<b>Size of recharge pits:</b>	<p><b>Existing:</b></p> <ul style="list-style-type: none"> <li>- 4 m X 4 m X 4 m (for each recharge pit)</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>- For IT Building 15: 12m X 3.6 m X 3.8 m</li> <li>- For IT Building 16: 4 m X 4 m X 4 m (for each recharge pit)</li> <li>- For Hotel Building &amp; MLCP: 2 m X 2 m X 2.5 m (for each recharge pit)</li> </ul>



Landscape Development



# Photographs of STP

Bldg. No. 2



# Photographs of STP

Annexure - IX

Bldg. No. 4



# Photographs of STP

Annexure - IX

Bldg. No. 5 & 6



Bldg. No. 8



# Photographs of STP

Annexure - IX

Bldg. No. 9



Bldg. No. 10



Bldg.no.1



D.G.No.1



D.G.No.2



D.G.No.3



D.G.No.4

**Bldg.no.2**



**D.G.No.1**



**D.G.No.2**



**D.G.No.3**



**D.G.No.4**

Photographs of DG Sets

Annexure-VIII

**Bldg.no.3**



**D.G.No.1**



**D.G.No.2**



**D.G.No.3**

**Bldg.no.4**



**D.G. No. 1**



**D.G. No. 2**



**D.G. No. 3**



**D. G. No. 4**

**Photographs of DG Sets**

Annexure-VIII

**Bldg.no.5 & 6**



**D.G. No. 1**



**D.G. No. 2**



**D.G. No. 3**



**D.G. No. 4**

**Bldg.no.8**



**D.G. No. 1**



**D.G. No. 2**



**D.G. No. 3**



**D.G. No. 4**

### जाहिर नोटिस

सर्व संबंधित व्यक्ती, रहिवासी, तसेच पर्यावरण संस्था यांना या सूचनेद्वारे असे कळविण्यात येते कि, भारत सरकारच्या पर्यावरण व वनमंत्रालयाने (आय.ए. डिव्हिजन) पत्र क्रमांक - २१ - २६८/२००७ आय ए. III दिनांक २३ ऑगस्ट २००७ द्वारे मे. सेरेन प्रॉपर्टिज प्रायव्हेट लिमिटेड कंस्ट्रक्शन हाऊस 'ए', २४वा रोड, खार (पश्चिम), मुंबई-४०००५२. महाराष्ट्र यांच्या भुखंड क्रमांक ३ ट्रान्स ठाणे क्रिक (TTC) औद्योगिक प्रभाग, महाराष्ट्र औद्योगिक विकास महामंडळ, ऐरोली, नवी मुंबई येथील माहिती तंत्रज्ञान उद्यान विकसित करण्याच्या प्रकल्पास मंजूरी दिली आहे.

सदर मंजूरी पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळ तसेच पर्यावरण व वनमंत्रालयाच्या <http://www.envfor.nic.in> या वेबसाईटवर उपलब्ध आहे.

मेसर्स. सेरेन प्रॉपर्टिज प्रायव्हेट लिमिटेड

कंस्ट्रक्शन हाऊस 'ए', २४वा रोड,

खार (पश्चिम), मुंबई- ४०० ०५२.

नवशक्ती मुंबई, रविवार ३० सप्टेंबर २००७.

**PUBLIC NOTICE**

All the concerned persons including bonafied residents, environmental groups and others are hereby informed that the Ministry of Environmental & Forests (I.A.Division), Government of India under letter no. 21-268/2007(IA.III) has accorded Environmental Clearance to M/s Serene Properties Pvt. Ltd. Construction House "A", 24th Road, Khar (W), Mumbai- 400052 for their proposed Information Technology Park on Plot No. 3, TTC Industrial Area, MIDC Airoli, Navi Mumbai, Maharashtra. The copy of clearance letter is 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>

M/s Serene Properties Pvt. Ltd.  
Construction House "A",  
24th Road, Khar (W), Mumbai- 400052

FPJ (THE FREE PRESS JOURNAL) MUMBAI  
SUNDAY SEPTEMBER 30, 2007.

नवशक्ति  
मुंबई, बुधवार, २१ ऑगस्ट २०१९

### जाहीर सूचना

मेसर्स माईडस्पेस बिझनेस पार्क्स प्रायव्हेट लिमिटेड (पूर्वीचे सेरीन प्रॉपर्टीज प्रायव्हेट लिमिटेड) यांच्या प्लॉट क्र. ३, टी.टी.सी. औद्योगिक क्षेत्र, एम.आय.डी.सी., ऐरोली, नवी मुंबई येथील आय.टी. पार्कच्या बांधकाम प्रकल्पास पर्यावरण विभाग, महाराष्ट्र शासन यांची SEIAA-EC-०००००१९४२, दिनांक ९ ऑगस्ट २०१९ च्या पत्रान्वये पर्यावरणविषयक परवानगी मिळाली आहे. या परवानगी पत्राच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांच्या कार्यालयात व पर्यावरण विभाग, महाराष्ट्र शासन यांच्या [https://www.ecmpcb.in/login/granted\\_ec\\_certificate](https://www.ecmpcb.in/login/granted_ec_certificate) या संकेतस्थळावर उपलब्ध आहेत.  
स्थळ : मुंबई  
दिनांक : २१/०८/२०१९

# NATION 9

THE FREE PRESS JOURNAL

MUMBAI | WEDNESDAY | AUGUST 21, 2019 [www.freepressjournal.in](http://www.freepressjournal.in)

### Public Announcement

The project for development of IT Park located at Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai by M/s. Mindspace Business Parks Private Limited (formerly known as Serene Properties Pvt. Ltd.) has been accorded Environmental Clearance by the Environment Department, Government of Maharashtra vide letter No. SEIAA-EC-0000001942 dated 9<sup>th</sup> August 2019. Copies of the said Environmental Clearance are 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](https://www.ecmpcb.in/login/granted_ec_certificate)

Place : Mumbai  
Date : 21/08/2019



**FORM V**

**Environmental Audit Report for the financial Year ending the 31st March 2020**

**Unique Application Number**

MPCB-ENVIRONMENT\_STATEMENT-0000028901

**Submitted Date**

29-09-2020

**Company Information**

**Company Name**

Mind Space Business Parks Private Limited

**Application UAN number**

Not Applicable

**Address**

Plot No. 3, TTC Industrial area of MIDC Airoli, Navi Mumbai, Maharashtra

**Plot no**

Plot No. 3

**Taluka**

Thane

**Village**

Airoli

**Capital Investment (In lakhs)**

67802

**Scale**

Large Scale Industry (L.S.I.)

**City**

Navi Mumbai

**Pincode**

400708

**Person Name**

Mr. Kishore Hedao

**Designation**

Complex Head

**Telephone Number**

09717098229

**Fax Number**

022 26564000

**Email**

kishore.hedao@kraheja.com

**Region**

SRO-Navi Mumbai II

**Industry Category**

Red

**Industry Type**

other

**Last Environmental statement submitted online**

yes

**Consent Number**

Format 1.0/BO/CAC-cell/UAN No.  
0000020596/R/5th CAC-1810001265

**Consent Issue Date**

23/10/2018

**Consent Valid Upto**

28/02/2020

**Product Information**

**Product Name**

Not Applicable - IT Park Projects

**Consent Quantity**

Not Applicable

**Actual Quantity**

Not Applicable

**UOM**

MT/A

**By-product Information**

**By Product Name**

Not Applicable - IT Park Projects

**Consent Quantity**

Not Applicable

**Actual Quantity**

Not Applicable

**UOM**

MT/A

**1) Water Consumption in m3/day**

**Water Consumption for Process**

**Consent Quantity in m3/day**

NIL

**Actual Quantity in m3/day**

NIL

**Cooling**

NIL

322.13 (Recycled)

**Domestic**

2294.5 (Fresh)

1828.56 (Fresh) + 451.04 (Recycled )

**All others**

NIL

45.06 (for Gardening- Recycled)

**Total**

2294.5 (Fresh)

1828.56 (Fresh) + 818.23 (Recycled)

### 1) Effluent Generation in CMD / MLD

<b>Particulars</b>	<b>Consent Quantity</b>	<b>Actual Quantity</b>	<b>UOM</b>
Daily quantity of trade effluent from the factory	NIL	NIL	CMD
Daily quantity of sewage effluent from the factory	1759.0	1042.10	CMD
Daily quantity of treated effluent	NA	833.68	CMD

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

<b>Name of Products (Production)</b>	<b>During the Previous financial Year</b>	<b>During the current Financial year</b>	<b>UOM</b>
Nor Applicable	Nor Applicable	Nor Applicable	CMD

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

<b>Name of Raw Materials</b>	<b>During the Previous financial Year</b>	<b>During the current Financial year</b>	<b>UOM</b>
Not Applicable - IT Park Project	Not Applicable	Not Applicable	MT/A

### 4) Fuel Consumption

<b>Fuel Name</b>	<b>Consent quantity</b>	<b>Actual Quantity</b>	<b>UOM</b>
HSD	12096.0	108.86	KL/A

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

#### [A] Water

<b>Pollutants Detail</b>	<b>Quantity of Pollutants discharged (kL/day)</b>	<b>Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour</b>	<b>Percentage of variation from prescribed standards with reasons</b>	<b>Standard</b>	<b>Reason</b>
	<b>Quantity</b>	<b>Concentration</b>	<b>%variation</b>		
Colour, Hazen	Pale Yellow	Pale Yellow	-	-	Not applicable
pH	-	7.29	-	-	Not applicable
COD	91.50	50.17	-0.35	50 mg/l	Not applicable
BOD @ 27°C for 3 Days	200.84	11.01	-10.13	10 mg/l	Not applicable
Oil & Grease	9.36	5.13	-	-	Not applicable
Turbidity (NTU)	18.22	9.99	-	-	Not applicable
Total Dissolved Solids	1440.34	789.80	-	-	Not applicable
Total Hardness (as CaCO3)	223.77	122.70	-	-	Not applicable
Calcium (as ca)	48.97	26.85	-	-	Not applicable
Chloride (as Cl)	334.62	183.49	-	-	Not applicable
Sulphate (as SO4)	144.66	79.32	-	-	Not applicable
TSS	32.83	18.00	10	20 mg/l	Not applicable
Nitrate	22.94	12.58	-	-	Not applicable

#### [B] Air (Stack)

<b>Pollutants Detail</b>	<b>Quantity of Pollutants discharged (kL/day)</b>	<b>Concentration of Pollutants discharged(Mg/NM3)</b>	<b>Percentage of variation from prescribed standards with reasons</b>
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	<b>Quantity</b>	<b>Concentration</b>	<b>%variation</b>	<b>Standard</b>	<b>Reason</b>
DG Set No. 1 (1010 KVA) - Building No. 2- TPM	0.18	45.70	69.53	150 mg/Nm3	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 2- SO2	0.57	147.18	99.41	96 Kg/Day	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 2- Nox	0.07	18.86	-	-	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 2- TPM	0.60	42.60	71.60	150 mg/Nm3	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 2- SO2	4.54	320.30	95.27	96 Kg/Day	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 2- NOx	0.27	19.15	-	-	Not applicable
DG Set No. 3 (1010 KVA) - Building No. 2- TPM	0.63	45.80	69.47	150 mg/Nm3	Not applicable
DG Set No. 3 (1010 KVA) - Building No. 2- SO2	5.12	371.87	94.67	96 Kg/Day	Not applicable
DG Set No. 3 (1010 KVA) - Building No. 2- NOx	0.18	13.39	-	-	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 2- TPM	0.69	49.50	67.00	150 mg/Nm3	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 2- SO2	4.72	339.81	95.08	96 Kg/Day	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 2- NOx	0.23	16.38	-	-	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 3- TPM	0.57	51.60	65.60	150 mg/Nm3	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 3- SO2	4.64	422.90	95.17	96 Kg/Day	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 3- NOx	0.24	22.15	-	-	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 3- TPM	0.58	48.40	67.73	150 mg/Nm3	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 3- SO2	4.65	384.78	95.16	96 Kg/Day	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 3- NOx	0.20	16.51	-	-	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 4- TPM	0.50	44.20	70.53	150 mg/Nm3	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 4- SO2	4.21	371.65	95.61	96 Kg/Day	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 4- NOx	0.19	16.34	-	-	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 4- TPM	0.49	42.60	71.60	150 mg/Nm3	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 4- SO2	6.36	551.72	93.38	96 Kg/Day	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 4- NOx	0.20	17.43	-	-	Not applicable
DG Set No. 3 (1010 KVA) - Building No. 4- TPM	0.46	40.60	72.93	150 mg/Nm3	Not applicable
DG Set No. 3 (1010 KVA) - Building No. 4- SO2	6.57	577.41	93.16	96 Kg/Day	Not applicable

DG Set No. 3 (1010 KVA) - Building No. 4- NOx (24 ppm)	0.17	14.68	-	-	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 4- TPM	0.52	45.70	69.53	150 mg/Nm3	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 4- SO2	6.65	583.12	93.07	96 Kg/Day	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 4- NOx (20 ppm)	0.20	17.30	-	-	Not applicable
DG Set No. 1 (2000 KVA) - Building No. 5 & 6- TPM	0.65	35.10	76.60	150 mg/Nm3	Not applicable
DG Set No. 1 (2000 KVA) - Building No. 5 & 6- SO2	3.53	190.59	96.32	96 Kg/Day	Not applicable
DG Set No. 1 (2000 KVA) - Building No. 5 & 6 (19 ppm)	0.26	13.95	-	-	Not applicable
DG Set No. 2 (2000 KVA) - Building No. 5 & 6- TPM	0.78	41.90	72.07	150 mg/Nm3	Not applicable
DG Set No. 2 (2000 KVA) - Building No. 5 & 6- SO2	7.86	423.16	91.81	96 Kg/Day	Not applicable
DG Set No. 2 (2000 KVA) - Building No. 5 & 6- NOx (20 ppm)	0.41	21.81	-	-	Not applicable
DG Set No. 3 (2000 KVA) - Building No. 5 & 6- TPM	0.83	41.40	72.40	150 mg/Nm3	Not applicable
DG Set No. 3 (2000 KVA) - Building No. 5 & 6- SO2	5.37	269.45	94.41	96 Kg/Day	Not applicable
DG Set No. 3 (2000 KVA) - Building No. 5 & 6- TPM	0.32	16.13	-	-	Not applicable
DG Set No. 4 (2000 KVA) - Building No. 5 & 6- SO2	0.87	44.40	70.40	150 mg/Nm3	Not applicable
DG Set No. 4 (2000 KVA) - Building No. 5 & 6- NOx	7.96	404.14	91.71	96 Kg/Day	Not applicable
DG Set No. 4 (2000 KVA) - Building No. 8- NOx (19 ppm)	0.35	17.65	-	-	Not applicable
DG Set No. 1 (2000 KVA) - Building No. 8- TPM	0.54	40.50	73.00	150 mg/Nm3	Not applicable
DG Set No. 1 (2000 KVA) - Building No. 8- SO2	5.18	385.05	94.60	96 Kg/Day	Not applicable
DG Set No. 1 (2000 KVA) - Building No. 8- NOx	0.19	14.06	-	-	Not applicable
DG Set No. 2 (1000 KVA) - Building No. 8- TPM	0.39	35.40	76.40	150 mg/Nm3	Not applicable
DG Set No. 2 (1000 KVA) - Building No. 8- SO2	1.42	128.30	98.52	96 Kg/ Day	Not applicable
DG Set No. 2 (1000 KVA) - Building No. 8- NOx	0.17	15.79	-	-	Not applicable
DG Set No. 4 (750 KVA) - Building No. 8- TPM	0.47	34.30	77.13	150 mg/Nm3	Not applicable
DG Set No. 4 (750 KVA) - Building No. 8- SO2	2.00	142.42	97.92	96 Kg/Day	Not applicable
DG Set No. 4 (750 KVA) - Building No. 8- NOx	0.22	16.13	-	-	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 10- TPM	0.44	34.10	77.27	150 mg/Nm3	Not applicable

DG Set No. 1 (1010 KVA) - Building No. 10- SO2	0.42	32.40	99.56	96 kg/day	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 10- NOX	0.19	15.02	-	-	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 10- TPM	0.51	36.90	75.40	150 mg/Nm3	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 10- SO2	0.79	57.56	99.18	96 kg/day	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 10- NOx	0.22	16.38	-	-	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 14- TPM	0.48	38.50	74.33	150 mg/Nm3	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 14- SO2	0.32	25.56	99.67	96 kg/day	Not applicable
DG Set No. 1 (1010 KVA) - Building No. 14- NOx	0.22	17.25	-	-	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 14- TPM	0.48	38.50	74.33	150 mg/Nm3	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 14- SO2	0.32	25.56	99.67	96 kg/day	Not applicable
DG Set No. 2 (1010 KVA) - Building No. 14- NOx	0.22	17.25	-	-	Not applicable
DG Set No. 3 (1010 KVA) - Building No. 14- TPM	0.53	40.10	73.27	150 mg/Nm3	Not applicable
DG Set No. 3 (1010 KVA) - Building No. 14- SO2	0.34	25.70	96.65	96 kg/day	Not applicable
DG Set No. 3 (1010 KVA) - Building No. 14- NOx	0.22	16.42	-	-	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 14-TPM	0.55	41.60	72.27	150 mg/Nm3	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 14- SO2	0.25	19.00	99.74	96 kg/day	Not applicable
DG Set No. 4 (1010 KVA) - Building No. 14-NOx	0.20	15.21	-	-	Not applicable

## **HAZARDOUS WASTES**

### **1) From Process**

<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
5.1 Used or spent oil	7.0	2	KL/A
Other Hazardous Waste	0.644 (E- Waste IT & tele-communication equipment)	0 (E- Waste IT & tele-communication equipment)	MT/A
Other Hazardous Waste	403 (Battery Waste)	465 + 60 Nos/A = 5.83 + 0.73 MT/A	Nos./Y

### **2) From Pollution Control Facilities**

<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	NA	NA	KL/A

## **SOLID WASTES**

### **1) From Process**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
Wet Waste	620.336	627.84	MT/A
Dry Waste	343.4	345.6	MT/A

## 2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Organic Waste Convertor (OWC)	24	20	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	NIL	NIL	MT/A

**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	2.0	KL/A	Liquid
Other Hazardous Waste	0 (E-waste-IT & telecommunication equipment)	MT/A	Solid
Other Hazardous Waste	465 + 60 Nos/A = 5.83 + 0.73 MT/A	Nos./Y	Solid

### 2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Wet waste	627.84	MT/A	Semi Solid - (Disposal: Processed in OWC & used as manure)
Dry waste	345.60	MT/A	Solid - (Disposal: Sold to recyclers)
Organic waste converter Vermin Composter Dry waste	20	MT/A	Used as manure

**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)
Sewage Treatment- STP AMC cost for bldg 2to 8 &14	0.00	0.00	0.00	0.00	15 Lakhs	0.00
Environment Monitoring	0.00	0.00	0.00	0.00	2 Lakhs	0.00

**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)
Maximum efforts have been put in to reduce emissions and wastages of materials. Emissions monitored have been found to be well within the limits	10 Lakhs	--

#### [B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
The company maintains green belt around the site. The Company maintains a safe and healthy environment within the premises.	15 Lakhs	15 Lakhs

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***Any other particulars in respect of environmental protection and abatement of pollution.***

***Particulars***

The Company maintains a safe and healthy environment within the premises.

***Name & Designation***

Mr. Kishore Hedao (Complex Head)