

HALF-YEARLY POST EC COMPLIANCE REPORT

OF

**“Vinay Unique Nagar” (Residential cum commercial complex) at
S.No. 162, H.No. 1, S. No. 165, H.No. 1(p), 1(P), 2, 3, 4, 5, 6, 7, 8,
9, 10, 11, 12, 13, S. No. 167, H.No. 1(p), 1(p), 2, S. No. 168, H. No.
1, 2, S.No. 169, H.No. 1(p), 1(p), 2, 3, S. No. 173, H. No.1, 2 S. No.
333, H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 12, 13, S.No. 337, H.No.
1, 2, 3, 4, 5, 6 , 7, 8, S.No. 365 at Village – Bolinj, Taluka – Vasai,
Dist – Thane. By M/s. Vinay Unique Construction Company**

PERIOD

July 2024 – December 2024

Project Proponent

M/s. Vinay Unique Construction Company.



**JASAMRIT ESTATES
PRIVATE LIMITED**

CIN : U45201MH2007PTC169204

23.10.2024

To
The Director
Regional Office (WCZ),
Ministry of Environment, Forest and Climate Change,
Nagpur

Sub: Submission of Six-Monthly Compliance report for the "Proposed Residential with Shopline" at Virar West, Tal: Vasai, Dist. Palghar, Maharashtra 401303 proposed by Vinay Unique Construction Company.

Reference: EC obtained vide File no. SEAC-2010/CR.169/TC.2 dated 18.10.2011.

Dear Sir,

We propose to undertake expansion under UDCPR 2020 in existing project at Virar West, Tal: Vasai, Dist. Palghar, Maharashtra 401303 proposed by Vinay Unique Construction Company.

We have obtained the terms of reference vide SIA/MH/INFRA2/489602/2024 dated 13.09.2024, now we are in process to submitting the EIA report as per the Terms of Reference for the appraisal of the project. As per MOEF mandatory requirement for the expansion case, certified regional office compliance report is required, we would like to request your office to issue the same at earliest.

We trust that the above is to your satisfaction and request you to conduct the visit at our site to issue the certified compliance report.

Thanking You.

Yours faithfully,

**For Jasamrit Estate Private Limited
(Formerly Vinay Unique Construction Company)**


(Partner / Authorized Signatory)



DATA SHEET

FOR

Vinay Unique Nagar” (Residential cum commercial complex) at S.No. 162, H.No. 1, S. No. 165, H.No. 1(p), 1(P), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, S. No. 167, H.No. 1(p), 1(p), 2, S. No. 168, H. No. 1, 2, S.No. 169, H.No. 1(p), 1(p), 2, 3, S. No. 173, H. No.1, 2 S. No. 333, H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 12, 13, S.No. 337, H.No. 1, 2, 3, 4, 5, 6 , 7, 8, S.No. 365 at Village – Bolinj, Taluka – Vasai, Dist – Thane.

Project Proponent

M/s. Vinay Unique Construction Company.

PART I
DATA SHEET

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/ Other (specify)	Building & Construction project
2.	Name of the project	“Vinay unique Nagar”
3.	Clearance letter (s) / OM/ no and date:	SEAC-2010/C.R.169/TC-2 dated 18/10/11
4.	Location	S.No.165 H.No.1A , 1B, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13; S.No.167 H.No.1/1, 1/2, 2; S.No.168 H.No.1, 2; S.No.169 H.No.1/1/A, 1/2, 2 & 3; S.No.173 H.No.1, 2; S.No.365 Village Bolinj, Tal: Vasai, Dist: Palghar
a.	District (s)	Palghar
b.	State (s)	Maharashtra
c.	Latitude / Longitude	Latitude : 19 ⁰ 27' 05 44" N Longitude : 72 ⁰ 47' 51 14" E
5.	Address for correspondence	
	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Piyush Ashok Mehta “ Vinay Unique Residency, Near Muljibhai Mehta Intl School, Gokul Township, Bolinj, Virar West, 401303
	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Piyush Ashok Mehta “ Vinay Unique Residency, Near Muljibhai Mehta Intl School, Gokul Township, Bolinj, Virar West, 401303
6.	Salient features	
a.	of the project	17 residential bldgs, 1 commercial, 3 bungalow, 4 row houses+ 2 CFC bldgs
b.	of the environmental management plans	<ul style="list-style-type: none"> • STP capacity: 630 KLD • Wastewater generated: 626 m³ /day • Recycled wastewater will be used for gardening and flushing. • The Solid waste approximately 3.6 TPD generated will be segregated at source into biodegradable and non-biodegradable waste. The degradable waste will be

		<p>converted to compost using Mechanical composting unit. While non-biodegradable will be handed over to authorized recycler for disposal.</p> <ul style="list-style-type: none"> • Rainwater from the terrace will be diverted into proposed storage tank. • Landscape garden will be developed in the building.
7.	Break Up Of the project Area	<p>Total plot area: 75070.00 sq.mts</p> <p>Total Built up area : 99015.00 sq.mts</p>
a.	Submerge area : forest & :non-forest	NA
b.	Others	RG area: 9571.00 sq. mts
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	NA
a.	SC, ST / Adivasis	Nil
b.	Others	Nil
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total : 186.00 Cr
b.	Allocation made for environmental management plans with item wise and year wise break-up	<p>Total Capital cost for Environmental Management Plans : 1.42 Cr</p> <p>Sewage Treatment Plant : 90.00 Lac</p> <p>Rain Water Harvesting : 12.00 Lac</p> <p>Solid Waste Management : 10.0 Lac</p> <p>Landscape/Gardening : 15.0 Lac</p> <p>Energy Saving : 15.0 Lacs</p>
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---

d.	Whether (c) includes the cost of environmental management as shown in the above	Yes
e.	Actual expenditure incurred on the project so far	About :68.0 Cr
f.	Actual expenditure incurred on the environmental management plans so far	About 0.80 Cr
10.	Forest land required	N.A
a.	The status of approval for diversion of forest land for non-forestay use	N.A
b.	The status of clearing and felling	N.A
c.	The status of compensatory afforestation, if any	N.A
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads) , if any with quantitative information	N.A.
12.	Status of construction	a) Construction work at site in progress and completed about 88750.00 sq.m
a.	Date of commencement (Actual and/or planned)	NA
b.	Date of completion (Actual and/ of planned)	Dec 2026
13.	Reasons for the delay if the project is yet to start	NA

Part-II

Compliance of EC Condition:

S No	Compliance	Action
1	As per SEAC recommendation, the PP should undertake that there will be no discharge of surplus treated effluent to any nallha, stream or nay other water body outside the project. The surplus effluent (after meeting the requirement of flushing etc) should have to used for taking up gardening and other green activities on the balance area of about 1-2 ha or two interconnected and aerated ponds of capacity of at least 7200 cum should be constructed.	We undertake that we will not discharge any effluent in Nallaha. We will use excess treated water in balance construction activities. However there is no need of holding pond as municipal drainage network already developed in vicinity and overflow of excess treated water connected to sewer line.
2	Occupation/third party right should not be created unless and until water supply is assured.	We are obtaining water from VVCMC.
3	This environmental clearance is issued subject to land use verification Local authority/ planning authority should ensure this with request to Rules, Regulations. Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.	The above condition is noted and will be adhere to.
4	The height Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body &	We have obtained commencement certificate from VVCMC as per prevailing DC rule and started the

	it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	work accordingly.
5	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in para2. Prior certification from appropriate authority shall be obtained.	The above condition is noted and will be adhere to.
6	“Consent for Establishment” shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent to establish is obtained from MPCB & copy enclosed herewith.
7	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Adequate number of toilets will be provided. Also the waste water will be treated in septic tanks & soak pits.
8	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.	We have hired all the labour through contractor which is residing neighbourhood villages. However, we have made provision of drinking water & toilet facility at site.
9	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	We have made separate provision for drinking water at site for workers. We have also provided sanitary facility at the site and septic tank followed by soak pit is provided for sewage

	ensured.	disposal. Most of the construction waste will be retained and reuse for levelling of low lying area.
10	The solid waste generated should be properly collected & segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovery of recyclable matter	The above condition is noted and will be adhere to.
11	Wet garbage should be treated by the OWC and treated waste should be utilized at existing premises for gardening and no wet garbage will be disposed outside the premises.	Wet Garbage is segregated at site and handed over to Vendor for further treatment and disposal.
12	Arrangement shall be made that waste and storm water do not get mixed.	The above condition is noted and will be adhere to.
13	All the topsoil excavated during construction activates should be stored for use in horticulture/landscape development within the project site.	Top soil excavated in the construction activities has conserved and used for landscaping.
14	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The above condition is noted and will be adhere to.
15	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Yes, Green Belt Development will be carried out according to CPCB guidelines.
16	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The above condition is noted and will be adhere to.
17	Soil and ground water samples will be tested to ascertain that there is no threat to ground water	The environmental monitoring is regularly carried out for various

	quality by leaching of heavy metals and other toxic contaminants.	parameters. A copy of the monitoring report is attached.
18	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourse and dumpsites for such material must be secured so that they should not leach into the ground water.	The above condition is noted and will be adhere to.
19	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.	There will no generation of hazardous waste and if any, then care will be taken to dispose off as per the MPCB norms.
20	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.	The above condition is noted and will be adhere to.
21	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The above condition is noted and will be adhere to.
22	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should confirm to applicable air and noise emission standards and should be operated only during non-peak hours.	The above condition is noted and will be adhere to.
23	Ambient noise levels should be 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 confirm to the	<p>The above condition is noted and will be adhere to.</p> <p>Noise generating activities will be carried out only during day time during construction project.</p> <p>Workers will be provided with ear</p>

	stipulated standards by CPCB/MPCB.	muffs/ear plugs.
24	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 27 th August, 2003(The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	The above condition is noted and will be adhere to.
25	Ready mixed concrete must be used in building construction.	The above condition is noted and will be adhere to.
26	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building bode including measures from lighting.	The above condition is noted and will be adhere to.
27	Strom water control and its re-use as per CGWB and BIS standards for various applications.	Storm water from the entire plot will be collected through network of storm drains. Storm water from plot area will be collected in the rainwater harvesting units for recharging ground water, rainwater from terrace of the buildings will be harvested in directed to recharge pit provided. The overflow from these pits, if any, will be then discharged in the storm drain.
28	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 are generally used in our construction. Other best practices will also be adopted.
29	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The above condition is noted and will be adhere to.
30	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert	The total wastewater generation form the project is about 626 KLD.

	and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	Therefore, we have proposed STP with capacity of 630 KLD.
31	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	The above condition is noted and will be adhere to.
32	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	The above condition is noted and will be adhere to.
33	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	The above condition is noted and will be adhere to.
34	Fixtures for shower, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	The above condition is noted and will be adhere to.
35	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.	The above condition is noted and will be adhere to.
36	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.	The above condition is noted and will be adhere to.
37	Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project	Light fixtures will be used with energy saving CFL & T5 fluorescent tube with electronic choke for lighting at

	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.	common areas. Solar operated pole lights will be provided with electronic ballast to save energy.
38	Diesel power generating sets proposed as source of back up 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.	The above condition is noted and will be adhere to.
39	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night-time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	The above condition is noted and will be adhere to.
40	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.	The above condition is noted and will be adhere to.
41	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned	The above condition is noted and will be adhere to.

	spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.	
42	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The above condition is noted and will be adhere to.
43	Regular supervision of the above and other measure for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	The above condition is noted and will be adhere to.
44	Under the provision 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 above condition is noted and will be adhere to.
45	Six monthly monitoring report should be submitted to the Department and MPCB.	The above condition is noted and will be adhere to.
46	A complete set of all the documents submitted to Department should be forwarded to the MPCB.	The above condition is noted and will be adhere to.
47	In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this Department.	The above condition is noted and will be adhere to.
48	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	The above condition is noted and will be adhere to.
49	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 purpose and year-wise expenditure should reported to the MPCB & this department.	The above condition is noted and will be adhere to.

50	The project management shall advertise a least in two local newspapers widely circulated in the region around the project, one of which shall be in the marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://envis.maharashtra.gov.in .	The above condition is noted
51	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 st June & 1 st December of each calendar year.	The above condition is noted and will be adhere to.
52	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestion/representations, if any, were received while processing the proposal. The clearance letter, shall also be put on the website of the Company by the proponent.	The above condition is noted and will be adhere to.
53	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. If shall simultaneously be sent to the Regional office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) .or critical sectorai 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.	The above condition is noted and will be adhere to.

54	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 CPCB and the SPCB.	The above condition is noted and will be adhere to.
55	The environmental statement for each financial year ending 31 st march in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	The above condition is noted and will be adhere to.
56	The environmental clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision 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 or any action initiated under EP Act.	The above condition is noted and will be adhere to.

Annexure

1. EMP
2. Water Balance
3. Solid Waste Management

4. Energy Conservation Measures
5. Google image
6. Master Layout
7. Copy of Monitoring Report
8. Copy OF EC
9. Copy of consent to establish & operate

ENVIRONNENT MANAGEMENT PLAN:

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
1.	Water	Water contamination	<u>Construction Phase</u> • Domestic waste water from workers	• Septic tank will be provided and disposed into municipal sewer	• No adverse impact
			• Surface runoff from site.	• Silt traps and diversion ditches will be constructed to control surface run off.	• No adverse impact
			<u>Operation Phase</u> • Discharge of domestic wastewater.	• Generated sewage will be transferred to STP for its treatment Sewage Treatment Plant	• No adverse impact
			• Surface runoff from site	• Rain water harvesting – ground water recharging will be done through percolation pits thereby prevent run off and facilitate water percolation.	• Positive impact.
2.	Air Quality	Dust Emission	<u>Construction Phase</u> • Construction activities	<ul style="list-style-type: none"> • Dust mask will be provided to prevent worker exposure of dust. • Barricading the site periphery by tin sheets. • Sprinkling of water will be done for dust 	Temporary & insignificant impact.

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
				suppression.	
		Gaseous emissions of pollutants i.e. SPM, SO ₂ , NO _x and HC	<ul style="list-style-type: none"> Construction equipments and vehicular movement. 	<ul style="list-style-type: none"> Periodic maintenance of construction equipments will be done. Heavy vehicle must be checked for PUC certificate. 	Temporary & insignificant impact.
		Gaseous emissions of SPM, SO ₂ , NO _x and HC.	<u>Operation Phase</u> <ul style="list-style-type: none"> DG Set 	<ul style="list-style-type: none"> Applicable height of stack is given. Also it is operated only during absence of the normal electricity. 	No significant impact
			<ul style="list-style-type: none"> Emissions from vehicular traffic. 	<ul style="list-style-type: none"> Adequate wide approach road is proposed for smooth vehicular movement. Road side plantation will further act as sink to gaseous emission. 	No significant impact
3.	Noise	Increase in noise level.	<u>Construction Phase</u> <ul style="list-style-type: none"> Operation of 	Use of well-maintained equipment fitted with silencers.	No significant impact.

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
			construction equipments and vehicular movement.	Providing noise shields near the heavy construction operations.	
				Noisy operations will be limited to day time only.	
				Ear plug and muffs will be provided to workers.	
			<u>Operation Phase</u> • Vehicles movement	Wide road and ample parking space will be provided to reduce vehicular noise	No significant impact
			• D.G. sets operations	No significant noise pollution.	No impact.
4.	Land	Land contamination by construction debris and solid waste.	<u>Construction Phase</u> • Disposal of construction debris & solid waste.	<ul style="list-style-type: none"> Construction debris will be collected and used for leveling the site. Solid waste from labours use will be collected in collection bins and disposed off to approved municipal landfill site. 	No significant Impact.
			• Excavated soil	Top soil will be used for landscaping.	No significant impact.
			• Metallic waste	Metallic waste will be sold to vendors for reprocessing.	No significant Impact.
			<u>Operation Phase</u> • Municipal solid waste	Efficient solid waste collection and storage facility is proposed.	No significant impact

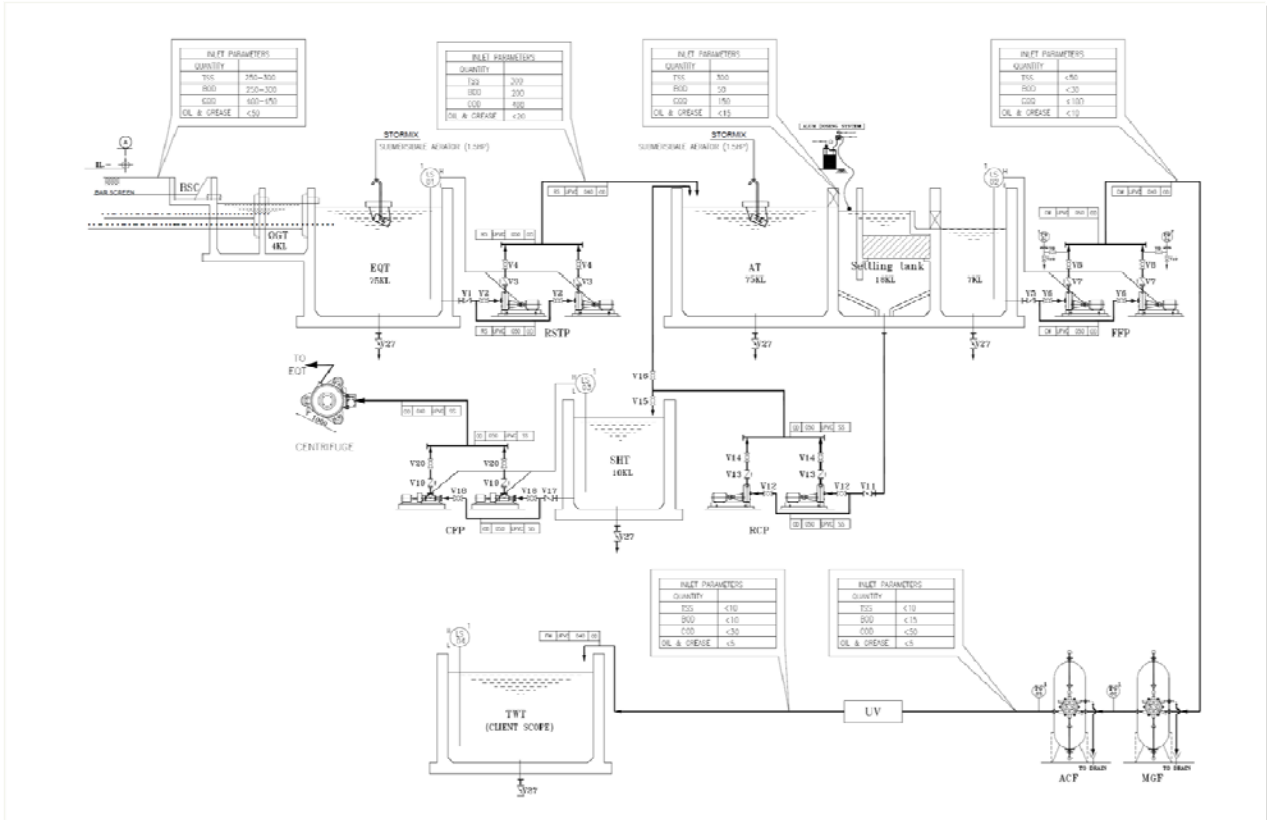
Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
			like rubbish, paper, plastic garbage etc.	Segregation of waste as biodegradable and non biodegradable waste will be done. Biodegradable waste will be treated by Mechanical Composting while non biodegradable waste will be given to approve vendors for disposal.	Compost material will be used as manure in landscaping.
5.	Ecology	No significant Impact	<u>Construction Phase</u> • Site Development during construction	• There is a plain terrain	• --
			<u>Operational Phase</u> • Increase of green cover	• Suitable green belt will be developed as per landscaping plan at site.	•
6.	Traffic Pattern	Increase of vehicular movements	<u>Construction Phase</u> • Heavy Vehicular movement at site	• Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided.	--
			<u>Operational Phase</u> • Traffic due to commercial once the site is operational	• Vehicular movement will be regulated inside the site with adequate roads and parking.	

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
7.	Socio-Economic	Increase in Job opportunities	<u>Construction Phase</u> <ul style="list-style-type: none"> Job opportunities for the local residents 	Project will provide direct and indirect employment	<ul style="list-style-type: none"> Opportunities to local people in terms of labour during construction and service personnel during operational
			<u>Operational Phase</u> <ul style="list-style-type: none"> Business opportunity for local residents like vegetable vendors, milk suppliers, shopkeepers, et 		

SEWAGE TREATMENT PLANT DETAILS:

Generated sewage will be treated in to the sewage treatment plant of capacity 200 KLD.

STP Schematic Drawing 200 KLD

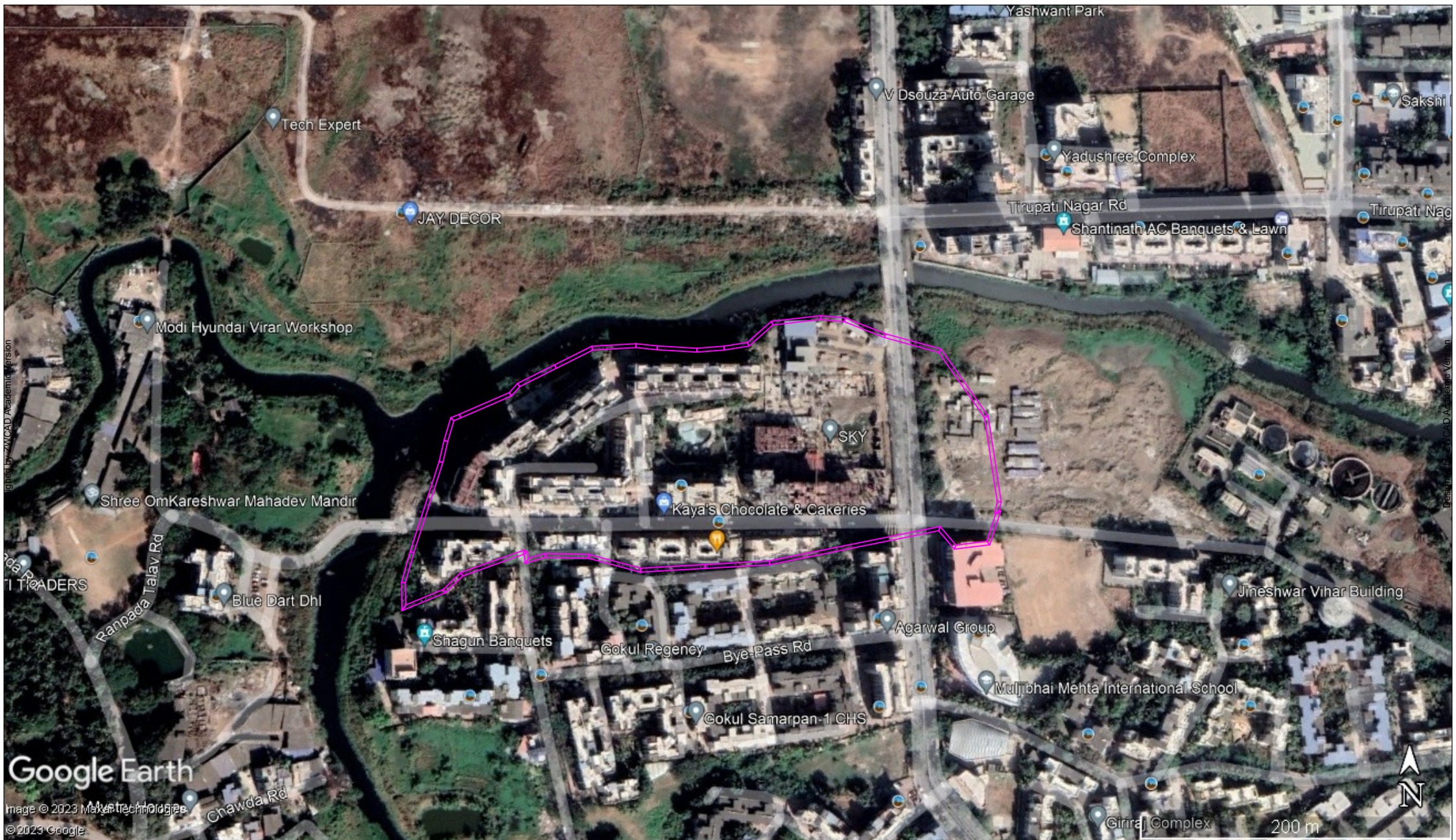


SOLID WASTE GENERATION

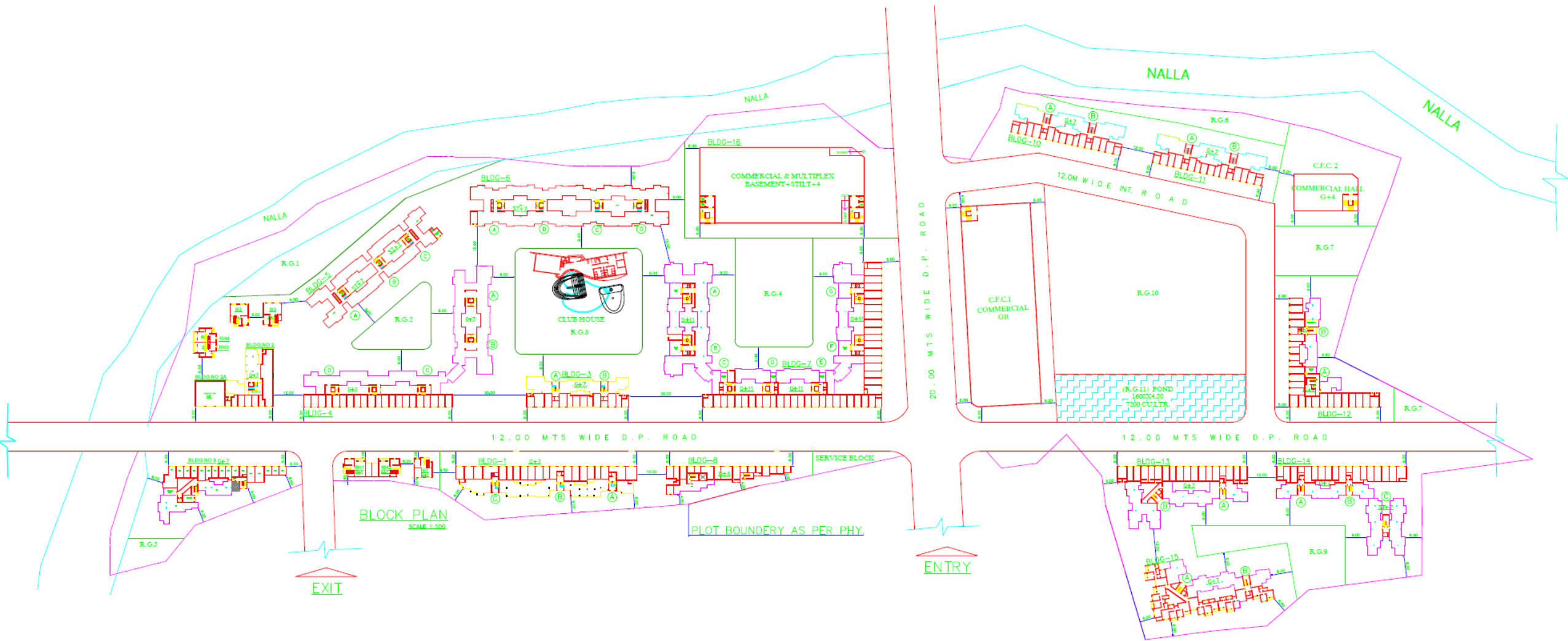
- Construction debris are recycled and utilized on the same site for filling of low lying area and surplus will be disposed of at proper site as per norms.
- Total solid waste generation is 3601 Kg/day.
- Dry waste (Kg/d):1627; Wet waste: 1974 (Kg/d)
- Segregation of dry and wet garbage will be done at source. Dry garbage as inert/recyclable waste such as plastics, glass, metals, rubber will be segregated and handed over to approved recyclers Wet garbage/biodegradable matter as leftover food, vegetables will be treated in an Organic Waste Converter (OWC) .
- Dried sludge from STP will be used as manure.

ENERGY CONSERVATION MEASURES:

- Monitoring of daily electricity consumption & recording of maximum demand will be done.
- Only adequate number of lights in common areas shall be used.
- Common area lighting shall be carried out with LED Lamps
- Stand-alone type solar lighting shall be used for part of landscape areas and part of street lights.



PREVIOUS MASTER LAYOUT





Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

Report No.	: GESEC/PRO/AAQM/2024-25/10/1030
Date of Report	: 18/10/2024
Client	: For M/s Vinay Unique Construction Pvt Ltd.
Location	: Site
Address	: Village, Bolinj, Palghar
Sampling Period	: 14/10/2024
Sampling Duration	: 1440 min

RESULTS OF ANALYSIS

Sr. No.	DESCRIPTION	UNIT	Value	NAAQS
01	Ambient Temperature	°C	33.2	
02	Relative Humidity	% RH	58	
03	PM ₁₀	µg/M ³	58.20	100
04	PM _{2.5}	µg/M ³	28.20	60
05	SO ₂	µg/M ³	18.50	80
06	NO _x	µg/M ³	20.50	80
07	CO (1 Hrs)	mg/M ³	0.40	4.0

Remark/ Observations:

NAAQS – National Ambient Air Quality Standards.

Monitoring results are well within the limits prescribed by NAAQS.



Vinod Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

Terms and conditions

1. The report is refer only to the sample tested and not applies to the bulk.
2. The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
3. The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
4. Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
5. We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
6. If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
7. MoEF approved Lab by Govt. of India. till 28/02/2026



Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

Ambient Noise Monitoring Report

Report No.	: GESEC/PRO/ANLM/2024-25/10/1031
Date of Report	: 18/10/2024
Client	: For M/s Vinay Unique Construction Pvt Ltd.
Address	: Village Bolinj, Palghar
Date of Sampling	: 14/10/2024

RESULTS OF ANALYSIS

Location	Leq dB (A)	
	Day time	Night Time
Entry Gate	55.50	44.50
Near construction site	58.50	44.20

REMARK/OBSERVATIONS: All the measured values are within CPCB limits.



Vinod Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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**GREEN ENVIROSAFE**

Engineers & Consultant Pvt Ltd.

A-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-IV, Village Nighoje, Tal. Khed,
Dist. Pune-410501. Mob+ 9545084620, 8421365421 CIN No. : U74900PN2013PTC149666
E-mail : envirosafetyeng@gmail.com, gesec12@gmail.com | www.greenenvirosafe.co.in

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

Soil Analysis Report

Report No.	: GESEC/PRO/SO/2024-25/10/1032
Date of Report	: 18/10/2024
Client	: For M/s Vinay Unique Construction Pvt Ltd.
Address	: Village Bolinj, Palghar
Date of Sampling	: 14/10/2024

RESULTS OF ANALYSIS

Sr. no	Parameters	Unit	Project Site
1	pH	-	7.80
2	EC	μS/cm	378.2
3	Bulk Density	gm/cm ³	1.20
4	Water Holding Capacity	%	42.00
5	TKN	%	0.60
6	Organic matter	%	0.90
7	Calcium	mg/100gm	88.20
8	Chlorides	mg/100gm	102.20
9	Magnesium	mg/100gm	24.40
10	Sulphate	mg/100gm	50.20
11	Available Phosphorous	mg/100gm	0.60
12	Sodium	mg/kg	41.20
13	Potassium	mg/kg	46.20
14	Copper	mg/kg	0.90
15	Iron	mg/kg	152.20
16	Lead	mg/kg	0.60
17	Zinc	mg/kg	0.80
18	Chromium	mg/kg	0.08



Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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Government of Maharashtra

File No.: SEAC- 2010/CR. 169/TC.2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 18th October, 2011

To,
M/s. Vinay Unique Construction Company,
A-3, Unique Vaibhav Building, Tirupati Nagar, Bolinj, Virar (w)
Telephone No. : 95250 - 2515558/2505138

Subject: - "Vinay Unique Nagar" (Residential cum Commercial Complex) at Village Bolinj, Taluka Vasai, District Thane by M/s Vinay Unique Construction Company - Environmental clearance regarding.

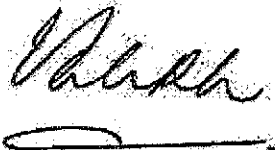
Sir,

This has reference to your communication dated 20th January, 2010 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 30th & 42nd meetings and decided to 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 39th Meeting held on 14th /15th September, 2011.

2. It is noted that the proposal is for grant of Environmental Clearance for "Vinay Unique Nagar" (Residential cum Commercial Complex) at Village Bolinj, Taluka Vasai, District Thane by M/s Vinay Unique Construction Company. SEAC considered the project under screening category 8 (a) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

Name of the Project	: "Vinay Unique Nagar" (Residential cum Commercial Complex)
Project Proponent	: M/s Vinay Unique Construction Company
Location of the project	: S. NO. 162, H. NO. 1, S. NO. 165, H. NO. 1(P), 1(P), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, S. NO. 167, H. NO. 1(P), 1(P), 2, S. NO. 168, H. NO. 1, 2, S. NO. 169, H. NO. 1(P), 1(P), 2, 3, S. NO. 173, H. NO. 1, 2 S. NO. 333, H. NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, S. NO. 337, H. NO. 1, 2, 3, 4, 5, 6, 7, 8, S. NO. 365 at Village- Bolinj, Tal- Vasai, Dist- Thane
Type of Project	: Construction project
Plot Area	: 75,070 sq.m.
built up area	: As per FSI: 83,776 sq. m. Total construction area: 99,015 sq. m.
Estimated cost of the project	: Rs. 186 Cr.

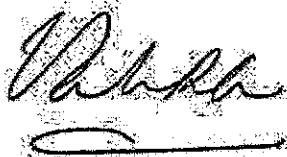


No. of Buildings	17 Residential Buildings + 1 Commercial Building + 3 Bungalows + 4 Row Houses + 2 CFC
Water Requirement:	1. Domestic 497 KLD 2. Flushing 286 KLD 3. Ac Make-up 280 KLD 4. Gardening 48 KLD
Sewage Generation:	626 KLD The wastewater generated from the proposed project will be treated by sewage treatment plant. Capacity of STP: 630 KLD Treated Water: 563 KLD treated water will be recycled and used for gardening, flushing Ac Make-up.
Rain Water Harvesting (RWH)	Rain Water Harvesting through Recharge Pits: <ul style="list-style-type: none"> • Size: 3 m x 3 m x 3 m • Percolation Pit: = L-2.780 m, W-0.50 m, D-1.00 m • Total rainwater harvested: 2,287 m³/Day • No. of recharge pits: 11 nos. • Runoff from the terrace shall be stored in storage tanks. Paved area runoff shall be diverted to recharge pits for the ground water recharging. The overflow will be diverted to storm water drain.
Solid Waste Generation:	<ul style="list-style-type: none"> • Non Biodegradable: 1627 kg/day • Biodegradable: 1974 kg/day • STP Sludge (Dry Sludge): 157 kg/day. Disposal: <ul style="list-style-type: none"> • The Solid waste generated will be segregated at source into biodegradable and non biodegradable waste. Biodegradable waste will be treated by OWC. • Hazardous waste such as used oil will be generated from DG sets during the change of oil and it will be given to MPCB authorized dealers. • Sewage sludge generated from the STP will be handed to authorized dealers.
Energy:	Power Requirement: 4.0 MW, source : MSEB. Power back up: 2 Nos. of D.G. Set of 200 KVA.
Energy Conservation:	Use of Solar Energy will be used for Landscaping and Street Lighting.
Traffic Management:	Total Parking area: 12,383 sq. mt. Basement Area: 1,928 sq. mt.
Green Belt Development	9,571 sq. m will be developed as landscape area and 750 nos. of trees will be planted.
Environment Management Plan:	Operation Phase: Total capital cost for EMP shall be Rs. 130 lakhs. and O & M for EMP shall be Rs. 12.5 lakhs. per annum.

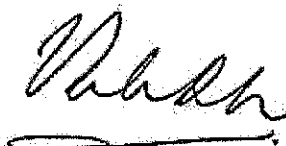
3. The proposal has been considered by SEIAA in its 39th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-



- (i) As per SEAC recommendation, the project proponent agreed that there will be no discharge of surplus treated effluent to any nala, stream or any other water body outside the project. The surplus effluent (after meeting the requirement for flushing etc.) should have to be used for taking up gardening and other green activities on the balance area of about 1 to 2 hectares or two interconnected and aerated ponds of capacity of at least 7200 cu.m. should be constructed.
- (ii) Occupation/Third Party Rights should not be created unless and until water supply is assured.
- (iii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iv) 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.
- (v) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.
- (vi) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (viii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.
- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiv) 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.
- (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.



- (xvi) 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.
- (xvii) 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.
- (xviii) 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.
- (xix) 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.
- (xx) 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.
- (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) 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).
- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc, with due permission of MPCB.
- (xxxii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.



- (xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxvii) 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.
- (xxxviii) Diesel power generating sets proposed as source of back up 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.
- (xxxix) 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.
- (xl) 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.
- (xli) 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 material to fulfill requirement.
- (xlii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xliii) 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.
- (xliv) 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.
- (xlv) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlii) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) 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.

- (i) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://envls.maharashtra.gov.in>.
 - (ii) 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.
 - (iii) 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.
 - (iii) The proponent shall upload the status of compliance of the stipulated EC conditions including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (iv) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (iv) 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. This environmental clearance is issued as per EIA Notification, 2006. If any part of the plot is affected by CRZ then project proponent should obtain NOC from MCZMA as per FSI applicability. If there is change in building plan accordingly, project proponent should approach SEIAA with corrected plans.
 6. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.



7. 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.
8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
9. 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.
10. 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.
11. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi - 110 022, if preferred, within 60 days as prescribed under Section 35 of the National Green Tribunal Act, 2010.


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

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram -Ambattur Road, Chennai - 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Thane.
7. Collector, Thane.

8. 1A- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
9. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
10. Select file (TC-3).

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@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 - 400022

Infrastructure /Orange/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN- 0000059130 /CO/CC-

1903001435

Date-26 / 03 /2019

To,
M/s. Vinay unique Construction Pvt Ltd
S No. 162 H No.1,165 H No.1(P), 1(P),2 To 13,
S No.167 H No. 1(P),1(P), 2,S No. 168 H No.1,2, S No.169, H No.1(P),1(P),2,3,S No.173
H no. 1,2, S No. 333 H No.1 To 13,S No. 337 H. No.1 to 8, S No 365.
Village- Bolinj, Tal-Vasai Dist: Palghar

Subject: Renewal of 1st Consent to Operate (Part) for Building/Construction Project.
Orange Category.

Ref : Minutes of Consent Committee meeting held on 01/03/2019 & 02/03/2019

Your application MPCB-CONSENT-0000059130 Dated: 23/10/2018

For: Renewal of 1st Consent to Operate (Part) for Building/Construction Project.
Orange Category.

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 and Other Wastes (M & TM) 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 is granted for a period up to 31.03.2020
2. The capital investment of the project is Rs. 186 Crs. (As per CA Certificate submitted by project proponent)

The Renewal of 1st Consent to Operate (part) is valid for construction of Residential building Project named as, M/s. Vinay unique Construction Pvt Ltd S No. 162 H No.1,165 H No.1(P), 1(P),2 To 13, S No.167 H No. 1(P),1(P), 2,S No. 168 H No.1,2, S No.169, H No.1(P),1(P),2,3,S No.173 H no. 1,2, S No. 333 H No.1 To 13,S No. 337 H. No.1 to 8, S No 365 Village- Bolinj, Tal-Vasai Dist: Palghar For Total plot area of 75,070.00 Sq. Mtrs and Total construction BUA 37,303.93 sq.meters Out of 99,015.00 sq. meters including utilities and services as per construction commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	626	As per Schedule - I	60% should be reused & recycled and connected to the sewerage system provided by local body.

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set 2 Nos	200 KVA x 2	2	As Per Schedule –II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	1974 Kg/Day	OWC	Used as Manure
2	Non- Biodegradable Waste	1627 Kg/Day	--	Segregate and Hand over to Local Body for recycling.
3	STP Sludge	157 Kg/Day	--	Segregate and Hand over to Local Body for recycling.

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall comply with conditions stipulated in integrated Environmental clearance.
- Project Proponent shall install online monitoring systems for BOD, SS and flow at the outlet of STP.
- The treated domestic effluent shall be 60% recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening & connected to the sewerage system provided by local body.
- Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
- The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: No.SEAC 2010/CR-169 /TC-2 dtd. 18/10/2011
- Project Proponent shall comply with conditions stipulated in EC and C to E and submit BG of Rs. 10 Lakhs towards compliance of the same.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	3,72,000.00	TXN1811001119	17-11-2018	On line payment

Copy to:

- Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane-II. -- They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.
- CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **630 CMD**

B] The Applicant shall operate the effluent 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)	10
02	Suspended Solids	50
03	COD	100

C) The treated domestic effluent shall be 60% recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening & connected to the sewerage system provided by local body.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	1111

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



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1.	DG Set (200 KVA x 2 nos)	Acoustic enclosure	5.0	HSD	100	Lit/day	-	-

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³
--------------------	---------------	------------------------

3. The Applicant should 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.

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	Consent to Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC & C to E conditions.	31/03/2020	31/07/2020


Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: No.SEAC 2010/CR-169 /TC-2 dtd. 18/10/2011.
- 2) 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.
- 3) 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 Rules, 2016 and E-Waste (Management) Rules, 2016.
- 4) 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.
- 5) 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.
- 6) **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) 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 55 dB(A) during day time and 45 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.
 - d) 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.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) **Solid Waste** – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 8) 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.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain renewal of Consent to Operate from Maharashtra Pollution Control Board before 60 day from expiry of consent validity.**

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA Cell/CR-153/SEIAA

Environment Department,
217(Annex), Mantralaya,
Mumbai- 400 032.

Date: 18.12.2018.

To,
M/s Vijay Unique Construction P.L.,
Vijay Unique Gardens, Near Yahoo Park,
Chikaldongre Road, Virar (W) - 401303.

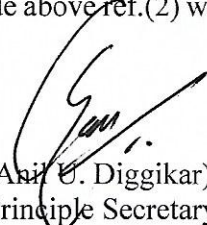
Sub : Revalidation of EC by for building & construction project at S.n. 162, H.n.1.....S.
n. 365, Village- Bolinj, Vasai, Palghar Village- Bolinj, Tal-Vasai, Palghar by M/s
Vijay Unique Construction P.L.

Ref:- 1. Letter submitted by M/s Vijay Unique Construction P.L. received on 20.08.2018.
2. EC granted vide no SEAC-2010/CR-169/TC-2, dated 18.10.2011.
3. Minutes of 144th meeting of SEIAA held on 25.10.2018.

Sir,

With reference to above subject matter, it is noted that, you have received Environment Clearance vide above ref. (2). Your proposal for revalidation was considered in 144th meeting of SEIAA dated 28.09.2018 and as per decision taken in the meeting, the environment clearance granted vide above ref.(2) is revalidated for a period up to 16.10.2023.

The terms and conditions stipulated in the EC letter vide above ref.(2) will remain same.


(Anil U. Diggikar)
Principle Secretary
& Member Secretary, SEIAA

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000208433/CR/2411000433

Date: 09/11/2024

To,
M/s. Vinay Unique Construction Pvt Ltd
At S No. 162, H. No.1, S. No.165,
H. No. 1(P),1(P), 2 To 13, S. No. 167,
H. No.1(P),1(P),2, S. No.168, H. no. 1,2,
S. No. 169, H. No.1(P),1(P), 2, 3,
S.No.173, H. No. 1,2, S. No. 333,
H. No.1 to 13 ,S. NO.337, H. No.1 to 8, S.
No.365,
Village- Bolinj, Tal-Vasai, Dist-Palghar.



Sub: Revalidation of Consent to Establish for residential & commercial construction project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981

- Ref:**
1. Previous consent to establish granted by the Board vide no BO/RO-HQ/EIC-TN-5270/CE/CC-11982 dated 15/12/2014
 2. Environment Clearance granted on 18/10/2018 & revalidated 18/12/2018
 3. Minutes 9th Consent Committee Meeting (Agenda C) of 2024-2025 held on 30/09/2024

Your application NO. MPCB-CONSENT-0000208433

For: Grant of 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 / 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 Revalidation of Consent to Establish is valid up to 15/12/2029**
2. **The capital investment of the project is Rs.186 Cr. (As per C.A Certificate submitted by industry).**
3. **The Revalidation of Consent to Establish is valid for residential & commercial construction project named as M/s. Vinay Unique Construction Pvt Ltd, at S No. 162, H. No.1, S. No.165, H. No. 1(P), 1(P), 2 To 13, S. No. 167, H. No.1(P),1(P), 2, S. No.168, H. no. 1,2, S. No. 169, H. No.1(P),1(P), 2, 3, S.No.173, H. No. 1,2, S. No. 333, H. No.1 to 13 ,S. NO.337, H. No.1 to 8, S. No.365, Village- Bolinj, Tal-Vasai, Dist-Palghar.,Vasai,Palghar on Total Plot Area of 75,070 sq.m. SqMtrs for construction BUA of 99015.0 sq.m. as per EC granted dated 18/10/2018 & revalidated 18/12/2018 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance 18/10/2011	75070.00	99015.00
2	Consent to Establish dtd. 15/12/2014	75070.00	99015.00
3	Revalidate Environmental Clearance on 18/12/2018	75070.00	99015.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	0
2.	Domestic effluent	626	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set of 200 KVA (4 Nos)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	1974 Kg/Day	OWC	Used As Manure
2	Non-Biodegradable Waste	1627 Kg/Day	Segregate	Handover to local body for recycling
3	STP Sludge	157 Kg/Day	NA	Used As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.

14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance dtd 18/10/2011 & revalidated on 18/12/2018 for construction project having total plot area of 75,070.00 Sq. Mtrs and total construction BUA of 99,015.0 Sqm as per specific condition of EC
16. PP shall revalidate Environmental Clearance from competent authority
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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



Dr. Avinash

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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-11-09 14:06:00 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	372000.00	MPCB-DR-14122	05/09/2022	RTGS
2	1860000.00	MPCB-DR-25747	08/04/2024	RTGS

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **630 CMD for treatment of domestic effluent of 626 CMD.**
B] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1111.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	NA

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Set of 200 KVA x4 nos	Stack	5.00	Diesel 100 Lit/Day	1	SO2	2 Kg/Day

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

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

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to establish	1000000	Extend existing BG	Compliance of consent conditions	Continuous	COU

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

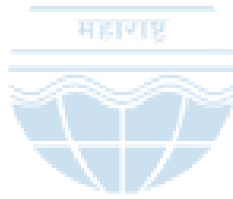
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

- 1 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.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000208679/CR/2411000434

Date: 09/11/2024

To,
M/s. Vinay Unique Construction Pvt Ltd
S. No. 162, H.No.1, 165, H.No.1(P),1(P),
2 To 13, S.No.167, H.No.1(P), 1(P),2,
S.No.168,
H.No.1,2,S.No.169,H.No.1(P),1(P),2,3,
S.No.173, H.No.1,2, S.No.333, H.No.1 to
13,
S.No.337,H.No.1 To 8, S.No.365, Village:
Bolinj, Tal: Vasai, Dist: Palghar



Sub: Renewal of consent to operate for residential & commercial construction project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981

- Ref:**
1. Previous consent to establish granted by the Board vide no BO/RO-HQ/EIC-TN-5270/CE/CC-11982 dated 15/12/2014
 2. Environment clearance granted dated 18/10/2011& revalidate on 18/12/2018
 3. Consent to operate granted on 26/03/2019 valid up to 31/03/2020
 4. Minutes of 9th Consent Committee Meeting (Agenda C) of 2024-2025 held on 30/09/2024

Your application NO. MPCB-CONSENT-0000208679

For: Grant of renewal of Consent to operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal 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 31.03.2025**
2. **The capital investment of the project is Rs.103 Cr. (As per undertaking submitted by pp).**
3. **The renewal of consent to operate is valid for residential & commercial construction project named as M/s. Vinay Unique Construction Pvt Ltd, S. No. 162, H.No.1, 165, H.No.1(P),1(P),2 To 13, S.No.167, H.No.1(P), 1(P),2, S.No.168, H.No.1,2,S.No.169,H.No.1(P),1(P),2,3,S.No.173, H.No.1,2, S.No.333, H.No.1 to 13, S.No.337,H.No.1 To 8, S.No.365, Village: Bolinj, Tal: Vasai, Dist: Palghar on Total Plot Area of 75,070.00 Sq. Mtrs for construction BUA of 37303.93 Sq. Mtrs out of Total BUA-99015.18 Sq. Mtrs as per EC granted dated 18/10/2011& revalidate on 18/12/2018 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance 18/10/2011	75070.00	99015.00
2	Consent to Establish dtd. 15/12/2014	75070.00	99015.00
3	Revalidate Environmental Clearance on 18/12/2018	75070.00	99015.00
4	Consent to operate on 26/03/2019	75070.00	37303.93

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	0
2.	Domestic effluent	626	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG SET (200 KVA x 2)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	1974 Kg/Day	OWC	Will be used as manure
2	Non-Biodegradable Waste	1627 Kg/Day	Segregation	Segregation and hand over to local body for recycling
3	STP Sludge	157 Kg/Day	Manure	NA

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance dtd 18/10/2011 & revalidated on 18/12/2018 for construction project having total plot area of 75,070.00 Sq. Mtrs and total construction BUA of 99,015.0 Sqm as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
17. PP shall revalidate Environmental Clearance from competent authority

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



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-11-09 14:07:18 IST



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1116000.00	MPCB-DR-14090	05/09/2022	RTGS
2	1860000.00	MPCB-DR-25746	08/04/2024	RTGS
3	130800.00	TXN2410003463	21/10/2024	Online Payment
4	207800.00	TXN2410003466	21/10/2024	Online Payment

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **630 CMD for treatment of domestic effluent of 626 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1111.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	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 have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG SET (200 KVA x 2)	Stack	5.00	HSD 100 Lit/Day	1	SO2	2 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to operate	1000000	Extend existing BG	Compliance of consent conditions	Continuous	31/03/2026

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

- 1 The 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.

This certificate is digitally & electronically signed.

