

# YOGI DEVELOPERS CORPORATION

"Citi Mall", Link Road, Andheri (West), Mumbai 400 053

Tel.: +91-22-6698 4000 • Fax: +91-22-2632 5902 • Email: ajmera@vsnl.com • Website: www.ajmera.com



Date: 14.11.2022

To,  
State Level Environment Impact Assessment Authority Maharashtra,  
Environment Department,  
New Administration Building,  
15th floor, Mantralaya, Mumbai  
State: Maharashtra

**Subject** : Submission of December 2022 Six Monthly Compliance Report and Monitoring Report for our Proposed Expansion Project of Residential Buildings Ajmera Yogi Dham On Plot Bearing S.no.76(Old)New s.no.22, H.no.1/8,1/1,2&3, Old S.no.74 New s.no. 24, H.No.2(Pt),2(pt),2(Pt),2(Pt), 2(Pt),2(Pt),2(Pt) Gouripada Tal-Kalyan Dist Thane by M/s. Yogi Developers Corporation

**Reference** : Environmental Clearance received vide letter no. SIA/MH/MIS/125978/2019 as dated on 08/07/2020 as per General condition no. XLI and LIII.

Respected Sir,

With reference to above mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the **December 2022 Six Monthly Compliance Report and monitoring report** after receipt of Environmental Clearance for above mentioned site.

**Hereby we are enclosing Data-Sheet along with annexure in format along with above mentioned Enclosures.**

Please find this December 2022 Six monthly Compliance report after receiving Environmental Clearance along with this letter.

Thanking you,  
Yours Sincerely,

**For M/s. Yogi Developers Corporation**

**AUTHORIZED SIGNATORY**

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To,  
S.R.O. Kalyan I,  
Maharashtra Pollution Control Board,  
Sidhivinayak Sankul,  
3<sup>rd</sup> and 4<sup>th</sup> Floor, Station Road,  
Kalyan (West)

**Subject : Submission of December 2022 Six Monthly Compliance Report and Monitoring Report for our Proposed Expansion Project of Residential Buildings Ajmera Yogi Dham On Plot Bearing S.no.76(Old)New s.no.22, H.no.1/8,1/1,2&3, Old S.no.74 New s.no. 24, H.No. 2(Pt),2(pt),2(Pt),2(Pt), 2(Pt),2(Pt),2(Pt) Gouripada Tal-Kalyan Dist Thane by M/s. Yogi Developers Corporation**

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Date: 14.11.2022

To,

Sh Prasoon Gargava (Scientist 'E' & Regional Director)

CENTRAL POLLUTION CONTROL BOARD,

Parivesh Bhawan, Opp. VMC Ward Office No. 10,

Subhanpura, Vadodara-390 023

Tel 0265-2392603

E-mail: [prasoon.cpccb@nic.in](mailto:prasoon.cpccb@nic.in)

**Subject : Submission of December 2022 Six Monthly Compliance Report and Monitoring Report for our Proposed Expansion Project of Residential Buildings Ajmera Yogi Dham On Plot Bearing S.no.76(Old)New s.no.22, H.no.1/8,1/1,2&3, Old S.no.74 New s.no. 24, H.No.2(Pt),2(pt),2(Pt),2(Pt), 2(Pt),2(Pt),2(Pt) Gouripada Tal-Kalyan Dist Thane by M/s. Yogi Developers Corporation**

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Date: 14/

To,

**Shri Kanwarjit Singh, IFS**

**Additional Principal Chief Conservator of Forests (C),**

**Ministry of Environment, Forest and Climate Change,**

**Regional Office (WCZ), Ground Floor, East Wing,**

**New Secretariat Building Civil Lines, Nagpur 440001**

**Tel.No.0712-2531318**

**Email: [moefregionalofficenagpur@gmail.com](mailto:moefregionalofficenagpur@gmail.com)**

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**Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. SIA/MH/MIS/125978/2019 as on dated 08/07/2020.**

Sr. No.	EC condition	Reply
<b>Specific conditions</b>		
(i)	PP to obtain CRZ NoC, if required.	Agreed to comply with the same. As per attached CRZ drawing issued by KDMC (competent authority) which shows that the plot area of the layout i.e. 1700 sq. m is not affected by CRZ as per new CZMP. <b>Refer Annexure No. 6</b> For Attached CRZ Drawing.
(ii)	PP to ensure that proposed STP should be 40% open to sky for adequate ventilation.	Agreed to comply with same. STP with 1080 KLD capacity will be provided. Recycled Water will be used for Flushing and Gardening. Refer <b>Annexure No. 9</b> for Details of STP proposed at site.
(iii)	PP to increase the solar energy saving to 5%.	Agreed to comply with same. Refer <b>Annexure No. 16</b> for Energy Saving Statement and layout showing solar panel for water heater.
(iv)	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.	Our site is not within the 10 km radius of Flamingo Sanctuary. It is 29.62 km from the Flamingo Sanctuary. Hence Not Applicable.
(v)	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.	Agreed to comply with same. In accordance with the circular issued by Ministry of Environment, Forest and Climate Change (MoEF&CC) dated May 01, 2018 and subsequent circular of June 22, 2018 on Corporate Environment Responsibility we hereby

Sr. No.	EC condition	Reply
		submit CER plan. Refer <b>Annexure no. 18</b> for CER Certificate
(vi)	PP to ensure that revised CER plan gets approved from Municipal Commissioner.	Agreed to comply with same. Refer <b>Annexure no. 18</b> Inward letter to KDMC for CER plan Approval.
(vii)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Agreed and Noted.
(viii)	SEIAA decided to grant EC for – FSI: 116301 m <sup>2</sup> and Total BUA: 141917.92 m <sup>2</sup> . Plan Approval no. KDMC/NRV/BP/KS/2012-13/21/176 Dated-16.02.2020)	Agreed and Noted.
<b>General Conditions</b>		
(i)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Yes, E-waste will be handed over to Authorized contractor.
(ii)	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Yes, agreed to comply with the same.
(iii)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of National Board for Wild Life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will considered separately on merit.	The current project under reference is not applicable for Forestry & Wild life NOC.
(iv)	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Agreed to comply with the same.
(v)	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement	Agreed to comply with the same.

Sr. No.	EC condition	Reply
	certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	
(vi)	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	We have received Consent to Establish vide Letter no. Format 1.0/BO/JD/(WPC)/UAN0000066640/CO/CC dated 08.09.2020 refer <b>Annexure no. 4</b>
(vii)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Yes. We have already constructed adequate Toilets and Bathrooms for workers and maintaining the same. Refer <b>Annexure No.12</b> for Sanitary and Hygiene measures Photographs
(viii)	Adequate drinking water and sanitary facilities should be provided for construction workers at the Site. Provision should be made for mobile toilets. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.	Agreed to comply with the same.
(ix)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Solid waste segregation will be practice in Both construction & Operation Phase. Proper disposal methods will be followed. Refer <b>Annexure no. 10</b> for solid waste details.
(x)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Yes, agreed to comply with same.
(xi)	Arrangement shall be made that waste water and storm water do not get mixed.	We will be providing separate sewer lines and Storm water drains.

Sr. No.	EC condition	Reply
		Refer <b>Annexure No. 8</b> for Storm water Drainage layout.
(xii)	All the top soil excavated during construction activities should be stored for use in horticulture / Landscape development within the project site.	Yes. Excavated top soil will be utilize for landscape development within the project site.
(xiii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes. The earth debris will be utilize for leveling and for road construction within site.
(xiv)	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Refer <b>Annexure no.7</b> for Landscape Plan and the list of trees to be planted in the premises.
(xv)	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Agreed to comply with the same. Refer <b>Annexure no. 13 for Dec 2022</b> Monitoring Report.
(xvi)	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured that they should not leach into the ground water.	Agreed to comply with the same.
(xvii)	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Agreed to comply with the same.
(xviii)	The diesel generator sets to be used during construction phase should be low Sulphur Diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Agreed to comply with. During Construction phase 1 DG set of 150 kVA with acoustic enclosure is proposed only as power back up.
(xix)	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Agreed to comply with the same.



Sr. No.	EC condition	Reply
(xx)	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-Peak hours.	Noted. PUC of vehicles will be checked at site before allowing the vehicles inside the premises.
(xxi)	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the Stipulated standards by CPCB/MPCB.	Agreed to comply with the same. Refer <b>Annexure no. 13</b> for Dec 2022 Monitoring Report.
(xxii)	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 <sup>th</sup> August 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Agreed to comply with the same.
(xxiii)	Ready mixed concrete must be used in building construction.	Agreed to comply with the same.
(xxiv)	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Agreed to comply with the same.
(xxv)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Yes, We will adopt such best Construction practices.
(xxvi)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Agreed to comply with the same. Refer <b>Annexure no. 13</b> for Dec 2022 Monitoring Report.
(xxvii)	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% gray	Agreed to comply with. We have proposed STP to treat the sewage water and the same will be utilized for gardening and flushing purpose. <b>Refer Annexure No. 9</b> for STP details.

Sr. No.	EC condition	Reply
	<p>water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.</p>	
xxviii	<p>Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.</p>	<p>Agreed to comply with the same.</p>
xxix	<p>Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water</p>	<p>Dual Plumbing system will be installed at site and STP treated water is being used for gardening and flushing.</p>
(xxx)	<p>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.</p>	<p>Yes. Low pressure water fixtures will be proposed.</p>
(xxxi)	<p>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.</p>	<p>Agreed to comply with the same. Our design Architect has considered this at planning stage only.</p>
(xxxii)	<p>Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.</p>	<p>Roof insulation is done by use of china mosaic flooring on terrace.</p>
(xxxiii)	<p>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 of/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.</p>	<p>Agreed to comply with the same. Provision of LED fittings for flats and shops. Provision of LED lights for parking, lobby, terrace and road lights. Provision of Solar hot water system. Solar energy will be used for common area lighting <b>Refer Annexure No. 16</b> for Energy saving statement</p>

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(xxxiv)	<p>Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets, Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.</p>	<p>Agreed. We have proposed <b>1 DG set of capacity 150 kVA</b> as alternate power supply during construction phase.</p> <p>During operation phase:</p> <p><b>Zone 1 (Building No. 1,2,3 &amp; 4) : 1 DG set of 630 KVA</b></p> <p><b>Zone 2 (Building No. 5 &amp; 6) : 1 DG set of 82.5 KVA</b></p> <p><b>Zone 3 (Building No. 15,16 &amp; 17) : 1 DG set of 160 KVA</b></p> <p><b>Zone 4 (Building No. 7) : 1 DG set of 62.5 KVA</b></p> <p>DG sets norms will follow as prescribed by MPCB.</p> <p>Refer <b>Annexure No. 16</b> for details of electrical supply</p>
(xxxv)	<p>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.</p>	<p>Noise monitoring will be done on regular basis. The noisy activity will be separated and will be barricaded. Even PPE will be given to workers working in noisy area. Also these activities will be run only during high background noise.</p>
(xxxvi)	<p>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.</p>	<p>Sufficient parking as per the local norms is given. The parking plans will be approved from competent authority and will be followed the same to avoid traffic congestion in nearby area. Refer <b>Annexure No. 14</b> for parking details.</p>

Sr. No.	EC condition	Reply
(xxxvii)	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement	Agreed to comply with the same.
(xxxviii)	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Agreed to comply with the same. Refer <b>Annexure No. 15</b> for Layout Plan of Project.
(xxxix)	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Yes, Agreed to comply with same.
(xl)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted.
(xli)	Six monthly monitoring reports should be submitted to this Department and MPCB.	Agreed to comply with the same. Refer <b>Annexure no. 13</b> for Dec 2022 Monitoring Report.
(xlii)	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.	Yes, Agreed to comply with same.

Sr. No.	EC condition	Reply
(xliii)	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	Yes. OWC is proposed at site and will be utilized for disposal of organic biodegradable waste. Refer <b>Annexure No. 10</b> for Solid waste details.
(xliv)	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Agreed to comply with the same.
(xlv)	A complete set of all the documents submitted to Department should be forwarded to the Local Authority and MPCB	Agreed to comply with the same. It is already informed to KDMC and hence we received Commencement certificate after that and for MPCB we conveyed all details and based on that we received Consent to Establish.
(xlvi)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Agreed to comply with the same.
(xlvii)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Agreed to comply with the same
(xlviii)	Separate funds shall be allocated for implementation of environmental protection measure/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.	Refer <b>Annexure no. 19</b> the Budgetary allocation and expenditure done up till now for Environment Management Plan.

Sr. No.	EC condition	Reply
(xlix)	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a>	Refer <b>Annexure No.20</b> for Publication of Advertisement.
(i)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	Yes, Agreed to comply with. This is our Six monthly compliance report of December 2022.
(ii)	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.	Agreed to comply with the same.
(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. SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters. Indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted. Agreed to comply with the same.

Sr. No.	EC condition	Reply
(liii)	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB.	Agreed to comply with the same.
(liv)	The environmental statement for each financial year ending 31 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.	Agreed to comply with the same.
4	The environmental clearance is being issued without prejudice to the action initiated under EP act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP act or of the Hon'ble court will be binding on the project proponent .hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted and Agree to comply with the same.
5	In case of submission of false document and non-compliance of stipulated condition, Authority/Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act,1986	Yes and agree to comply with the same.
6	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the	Agree to comply with the same

Sr. No.	EC condition	Reply
	satisfaction of the department or for that matter, for any other administrative reason.	
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Agree to comply with the same
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition (s) imposed and to incorporate additional environmental protection measures required, if any.	Agree to comply with the same
9	The above stipulations would be enforced among others under the water (Prevention and Control of pollution) Act, 1974, the Air (Prevention and Control of pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, amendments, the public Liability Insurance Act 1991 and its amendment.	Agree to comply with the same
10	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 <sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Agree to comply with the same.



### **ANNEXURE LIST**

<b>Annexure no.</b>	<b>Details</b>
1.	Current Status of the Project
2.	Environment Clearance Letter Expansion
3.	1 <sup>st</sup> EC letter
4.	Consent to Establish and 1 <sup>st</sup> Consent to Operate (part) dated 8.9.2020
5.	Commencement Certificate
6.	CRZ Drawing issued by KDMC
7.	Details of Landscape layout & List of Trees
8.	Storm Water Drainage Plan and RWH Calculations
9.	Sewage Treatment Plant Details
10.	Solid Waste Details
11.	Water Balance Statement
12.	Sanitary and Hygiene measures Photographs
13.	Monitoring Reports
14.	Details of Parking Layouts
15.	Layout Plan of Project
16.	Details of Electrical Supply, Energy Saving Statement
17.	Corporate Environmental Responsibility
18.	Acknowledgement of Inward letter to KDMC for CER plan Approval
19.	Budgetary allocation and expenditure for EMP
20.	Advertisement in local newspaper in Marathi and English
21.	Data Sheet for Annexure A,B and C

**Annexure No. 1: Current Status of the Project**

Building Details	Current Status	Approved as 2 <sup>nd</sup> EC Received	Constructed area
Building 1 with wing A1 & A2 (Stilt + 18 Floors)	OC received for 1974 flats.	Total Construction area is 1, 54,743.53 Sq. m.	Till date Construction has been completed up to 1,10,281.4 Sq. m
Building 2 with wing B1 (Stilt + 19 Floors)			
Building 2 with wing B2 (Stilt + 19 Floors)			
Building 3 (Stilt + 12 Floors)			
Building 3 with wing E1 & E2 (Stilt + 19 Floors)			
Building 4 with wing C1, C2 & D (Stilt + 12 Floors)			
Building 5 with wing F1 (Stilt + Podium + 21 Floors)			
Building 6 with wing G1 (Stilt + Podium + 21 Floors)			
Building 6 with wing G2 (Stilt + Podium + 21 Floors)			
Building 15 (Stilt + 12 Floors)			
Building 16 (Stilt + 12 Floors)	Completed construction up to Stilt + 7 Floors.		
Building 7 with wing H (Stilt + 21 Floors)	Not Yet Started		
Building 17 (Stilt + 21 Floors)			

Site Photography:



**Annexure No 2: 2<sup>nd</sup> Environment Clearance Letter Expansion**

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/125978/2019  
Environment Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya,  
Mumbai- 400032.  
Date: 08.07.2020.

To  
M/s.YOGI DEVELOPERS CORPORATION  
S.no. 76(Old) New S.no. 22, H.No. 1/8,  
1/1, 2 & 3, Old S.no. 74,  
New s.no. 24, H.No. 2(Pt), 2(pt), 2(Pt),  
2(Pt), 2(Pt), 2(Pt), 2(Pt) Gouripada,  
Tal-Kalyan Dist Thane

**Subject** : Environment Clearance for Proposed Expansion Project of Residential Buildings Ajmera Yogi Dham On Plot Bearing S.no. 76(Old) New S.no. 22, H.No. 1/8, 1/1, 2 & 3, Old S.no. 74, New s.no. 24, H.No. 2(Pt), 2(pt), 2(Pt), 2(Pt), 2(Pt), 2(Pt), 2(Pt) Gouripada Tal-Kalyan Dist Thane by M/s.YOGI DEVELOPERS CORPORATION

**Reference** : Application no. SIA/MH/MIS/125978/2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 130<sup>th</sup> meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 200<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

- Plot Area : 83030.21 Sq. mt.
- Deduction : 16708.04 Sq. mt.
- Net Plot Area : 66322.17 Sq. mt.
- FSI Area : 127207.05 Sq. mt.
- Non FSI Area : 27536.48 Sq. mt.
- Total Built up area : 154743.53 Sq. mt.
- Total No. Flats/Shops : Total no. of Flats: 2247 nos, Shops:50 nos.
- Total population : Total no. of Flats: 11235 Nos. Total no. of Shops: 150 Nos
- No. of Tenements & shops: Tenements:794 and shops : 12
- Water requirement : Domestic: 1014,Flushing: 507,Gardening: 57  
Total: 1578
- Sewage generation : Existing Building: 305 Constructed as per EC & Proposed building: 1066
- STP capacity & Technology : Constructed as per EC & Proposed building: 1 STP of capacity 1080 KLD
- RG required & Provide: On ground:10959.55 Sq. mt, On Podium:1145.7 Sq.mt.
- Energy Requirement:-----
- Total Energy saving : Total 25.49%,
- Energy saving by Solar: 10.56%

- No. of DG sets & capacities : Zone 1, 1 DG set of 630 KVA, Zone 2: 1 DG set of 82.5 KVA, Zone 3: 1 DG set of 160 KVA, Zone 4: 1 DG set of 62.5 KVA.
- Solid waste generation : Non-Biodegradable : 3222 kg/day, Biodegradable: 2148 kg/day.
- OWC Area : 4W = 480 sq.mt, 2W-876 Nos
- Parking : ----
- EMP cost : Construction phase: 24.00 ( Total Cost per annum (Rs. in Lacs))  
Operation Phase: Capital cost Rs. in Lacs: 718.26 Operational and Maintenance cost (Rs. in Lacs/yr): 64.05.
- Rain water harvesting: Provision of 7 rain water harvesting tanks for the project. Out of which 4 RWH tank has been provided on site of capacity 32 KLD each. 2 RWH tank has been provided on site of capacity 43 & 49 KLD. & 1 RWH tank will be provided on site of capacity 30 KLD for the proposed new buildings.
- No. of pits & size of pits: ---
- Details of UG tanks & no. of capacity :-- --
- CER : -----
- Project Cost : -----

3. The proposal has been considered by SEIAA in its 200<sup>th</sup> meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

- i. PP to obtain CRZ NoC, if required.
- ii. PP to ensure that proposed STP should be 40% open to sky for adequate ventilation.
- iii. PP to increase the solar energy saving to 5%.
- iv. The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
- v. PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
- vi. PP to ensure that CER plan gets approved from Municipal Commissioner.
- vii. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- viii. SEIAA decided to grant EC for -FSI: 116301 m<sup>2</sup>, Non-FSI: 25616.87 m<sup>2</sup> and Total BUA: 141917.92 m<sup>2</sup> (Plan Approval no-KDMC/NRV/BP/KS/2012-13/21/176 Dated-16.02.2020 )

**General Conditions:**

- i. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- ii. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- iii. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

- iv. PP has to abide by the conditions stipulated by SEAC& SEIAA.
- v. The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- vi. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- vii. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- viii. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- ix. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- x. Disposal of muck during construction phase should not create any adverse effect on the 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.
- xi. Arrangement shall be made that waste water and storm water do not get mixed.
- xii. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- xiii. Additional soil for 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.
- xiv. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- xv. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- xvi. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- xvii. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- xviii. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- xix. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- xx. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- xxi. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- xxii. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- xxiii. Ready mixed concrete must be used in building construction.
- xxiv. Storm water control and its re-use as per CGWB and BIS standards for various applications.
- xxv. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xxvi. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.3

- xxvii. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- xxviii. Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- xxix. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xxx. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xxxi. Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xxxii. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- xxxiii. Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- xxxiv. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- xxxv. Noise should be controlled to ensure that it does not exceed the prescribed standards. During 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.
- xxxvi. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xxxvii. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
- xxxviii. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- xxxix. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
  - xl. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - xli. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
  - xl.ii. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

- xliii. Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
  - xliv. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
  - xlv. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
  - xlvi. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
  - xlvii. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
  - xlviii. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
  - xlix. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
    - i. 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.
    - ii. 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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
  - liii. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - liv. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA



Notification, 2006, amended time to time.

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

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

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

  
Anil Diggikar  
(Member Secretary, SEIAA)

Copy to:

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

Annexure No 3: 1<sup>st</sup> EC Letter

By Speed Post

No. 21-534/2006-IA, III  
Government of India  
Ministry of Environment and Forests  
(I. A. Division)

Paryavaran Bhawan,  
CGO Complex, Lodhi Road  
New Delhi 110003

Dated: May 17, 2007

To

Sh. Deepak Mehta  
M/s. Yogi Developers Corporation  
CITI Mall, Link Road, Andheri(W)  
Mumbai 400053

Subject: Environmental Clearance for construction of residential complex, "YOGI DHAM PHASE II" at Murbad Road, Kalyan (West), Mumbai

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz., form 1 and form 1A for the project and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its eighth meeting held on December 15-16, 2006.

2. The project proponent is setting up a residential complex, "Yogi Dham Phase II" for 811 tenement at S.No. 76(Old)New S. No. 22, H No. 1/8, 1/1,2&3, Old S. No. 74New S No 24 House No. 2(pt),2(pt),2(pt),2(pt),2(pt)& 2(pt),Old S. No 77, New S. No. 25 House No. 12,3,4(Pt),4(pt) 5,6&7 and Old S. No. 79, New S. No. 26 H.No. nil at Village Gouripada, Kalyan(West)Taluka, Kalyan, District Thane. The plot area is 64,954.41 sq.m. The total proposed built up area is 85,604.27 sq.m. Total fresh water requirement will be 365 m<sup>3</sup>/day and 372 m<sup>3</sup>/day treated sewage will be available from STP. The total wastewater generated will be 466 m<sup>3</sup>/day which will be treated in a 475 m<sup>3</sup>/day capacity STP. The biodegradable solid waste generation will be 811 kg/d which will be composted by vermin composting technology. The inert solid waste will be disposed of in municipal collection bins for processing for safe disposal.

3. The information given in the application forms indicate that there will be no impact of proposed project on the open spaces, community facilities, existing land use and local ecology. There will be no impact on the ground water. There will be localized short term impact on ambient air quality during construction phase. The negative impact on ambient noise will be reduced

due to adequate preventive measures. There will be no significant negative impact on water resources. Development of Green belt and Plantation will have positive impact on the land use and landscaping.

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

#### PART A- SPECIFIC CONDITIONS

##### I. Construction Phase

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

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

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

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

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

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

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

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

ix. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the drain.

sites for such material must be secured so that they should not leak into the ground water

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

xi. 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.

x

## II. Operatlon Phase

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

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

ii. 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.

iii. The sewage treatment plant should be certified by an independent expert for efficiency as well as adequacy and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing of toilets and gardening. Discharge of treated sewage shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

iv. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a setting tank before its utilization for rainwater harvesting, if any.

v. The solid waste generated should be properly collected & segregated and composted. Nonbiodegradable and inert waste shall be disposed off into municipal bins for further processing. STP sludge shall be used as manure for gardening.

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

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

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

ix. Rain water harvesting and ground water recharging shall be practiced. The ground water levels and its quality should be monitored regularly.

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

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

xii. Solar Energy shall be utilized for lighting of common areas as well as Hot water requirement.

xiii. The Solar energy shall be used for lighting common areas and verifiable measures shall be adopted for energy conservation and water conservation.

#### **PART - B. GENERAL CONDITIONS**

i. The environmental safeguards contained in the report should be implemented in letter and spirit.

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

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

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

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

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

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

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

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, from whom suggestion/representation were received at the time of public hearing.

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

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

12. The project authority will enter in to MOU with all buyers of the property, flats/shops etc. to ensure operation and maintenance of the assets handed over to the society formed by the residents/owners of the buildings.

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



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

Copy to:-

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building 15<sup>th</sup> Floor, Opp Mantralaya Mumbai 400032
2. The Member Secretary, Maharashtra State Pollution Control Board Kalptaru Point, 3<sup>rd</sup> floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E) Mumbai 400022.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, Paryavaran Bhawan, CGO Complex, New Delhi - 110003
5. Guard file

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

Annexure No 4: Consent to Establish and 1<sup>st</sup> Consent to operate (part) dated 8.9.2020

## 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 /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-0000066640/CO/CC-

Date-8 / 09 /2020

To,  
M/s. Yogi Dham  
Survey no: 22(pt), 24(pt), 25(pt), 26(pt),  
Kalyan Murbad Road, Kalyan West  
Tal: Kalyan Dist: Thane

Subject: Consent to Establish and 1<sup>st</sup> Consent to Operate (Part) for Construction of Residential Building Project. Red Category.

Ref : Minutes of Consent Committee meeting held on 16/07/2020  
Your application MPCB-CONSENT- 0000066640 Dated: 07/02/2019

For: Consent to Establish and 1<sup>st</sup> Consent to Operate (Part) for Construction of Residential Building Project. Red 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 to operate is granted for a period up to 31/07/2022
2. The capital investment of the project is Rs. 104.42 Crs. (As per CA certificate submitted by project proponent)

Consent to Establish and 1<sup>st</sup> Consent to Operate (Part) is valid for construction of Residential Building Project named as, M/s. Yogi Dham at Survey no: 22(pt), 24(pt), 25(pt), 26(pt), Kalyan Murbad Road, Kalyan West Tal: Kalyan Dist: Thane For Total plot area of 66,322.17 Sqm. Completed construction BUA 85,604.27 Sqm & Out of Total Construction BUA 1,54,743.53 Sqm ( As per EC obtained on 08/07/2020) 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	708.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer.

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	100 KVA x 9 Nos = 900 KVA Total Capacity	IX	As Per Schedule -II

**5. Conditions under Solid Waste Management Rules, 2016:**

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	811 Kg/Day	OWC	Used as Manure
2	Dry garbage	500 Kg/Day	--	Segregate and Hand over to Local Body for recycling
2	STP Sludge	210 Kg/Day	--	Used as Manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. 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.
10. PP shall submit fresh BG of Rs. 10 lakhs towards O & M of pollution control system.
11. Project Proponent shall install online monitoring systems to the O/L of STP for monitoring for BOD, SS and flow at the outlet of STP.
12. PP shall regularly and properly operate and maintain online monitoring system for the parameters BOD, SS, and flow at the outlet of STP.
13. 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.
14. 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.
15. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SIA/MH/125978 /2019. dt: 08/07/2020

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	208840.00	TXN1903001365	13-03-2019	Online Payment
2.	208840.00	TXN1903001553	14-03-2019	Online Payment
3	208840.00	TXN1902001281	13-02-2019	Online Payment

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan-I They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. 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 710.00 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 Ml	Less than	100,0

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	910.00

- 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 <sub>2</sub>
1.	DG Set (100 KVA) ×9 nos= 900 KVA	Acoustic enclosure	5.00	Diesel	250	Kg/Hr	-	-

\* 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 <sup>3</sup> .
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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).



Maharashtra Pollution Control Board

**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish and 1 <sup>st</sup> Consent to Operate (part)	Rs. 10 lakh	15 Days	Towards O&M of pollution control system.	31/07/2022	30/11/2022



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: : SIA/MH/125978 /2019. dt: 08/07/2020
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 for the Residential cum commercial project.**

Annexure no. 5: Commencement Certificate

**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

To,  
Mr. Mahammad Hanif Husen Moulavi  
P.O.A. - Mr. Deepak Mehta.  
Architect – Mr. Rajan Modak, Dombivall (E)  
Structural Engineer – Mr. Achyut Watave (M/s. JW Consultant)

With reference to your application dated 18/08/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No. 22, H.No. 1/8, 1/1, 2/3, S.No. 24 (New), 74 (Old), H.No. 2(P), 2(P), 2(P), 2(P), 2(P), 2(P), 2(P), 2(P), S.No. 77 (Old) 25 (New), H.No. 1, 2, 3, 4(P), 4(P), 5, 6, 7 & S.No. 79(Old) 26 (New) Village Gauripada, situated at Kalayn (West) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC / TPD / BP / KD / 2012 - 13 / 21 / 328

Office Stamp

Date : 01/11/2021

Yours faithfully,



for Assistant Director of Town Planning  
Kalyan Dombivli Municipal Corporation, Kalyan.  
A. J. J. J.



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

सुधारीत बांधकाम परवानगी क्र: KDMC|TPD|BP|KD|2012-13|21|328.

02/10/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. २२, हि.नं. १/८, १/१, २/३, स.नं. २४(नविन), ७४(जुना), हि.नं. २(पै), २(पै), २(पै), २(पै), २(पै), २(पै), २(पै), २(पै), स.नं. २५(नविन), ७७(जुना), हि.नं. १, २, ३, ४(पै), ४(पै), ५, ६, ७ व स.नं. ७९(जुना), २६(नविन), मौजे गौरीपाडा मध्ये ८३०३०.२१ चौ.मी. क्षेत्राच्या भूखंडावर पूर्व मंजूरीनुसार १,०८,९५६.८९ चौ.मी. क्षेत्र व UDCPR नुसार Basic FSI, Premium FSI व Ancillary FSI चा विचार करून ३७६३.७९ चौ.मी. क्षेत्रासहित एकूण १,१२,७२०.६० चौ.मी. बांधकाम क्षेत्राचा विकास करावयास दि. ०२/०३/२०२१ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

- इमारत क्र. ७ - स्टिल्ट + पहिला मजला ते एकविसावा मजला (रहिवास)
- क्लब हाऊस - तळमजला + पहिला मजला ते दुसरा मजला

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Enineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

- ८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- ९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग,(क.डॉ.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेषांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रमाणपत्र दिल्या तारखेपामुन एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलींग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २३) UDCPR मधील विनियम क्र. १३.५ नुसार धनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २४) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.



- २५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- २६) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:-मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल:

अ. क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	15,35,712/-	FI04/39264	18/10/2021		
२	ARI 020102					
३	ARI 020103	18,820/-	FI04/39264	18/10/2021		
४	ARI 020104	28,80,480/-	FI04/39264	18/10/2021		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110					
११	ASI 010304	11,29,200/-	FI04/39264	18/10/2021		
१२	ASI 010513	10,01,977/-	FI04/39264	18/10/2021		
१३	ASI 010518	15,35,712/-	FI04/39264	18/10/2021		
१४	ASI 020519					
	Total	81,01,901/-				

२०२२

A. J. J. J.  
सहाय्यक-संचालक नगररचना, कल्याण  
कल्याण डोंबिवली महानगरपालिका, कल्याण.

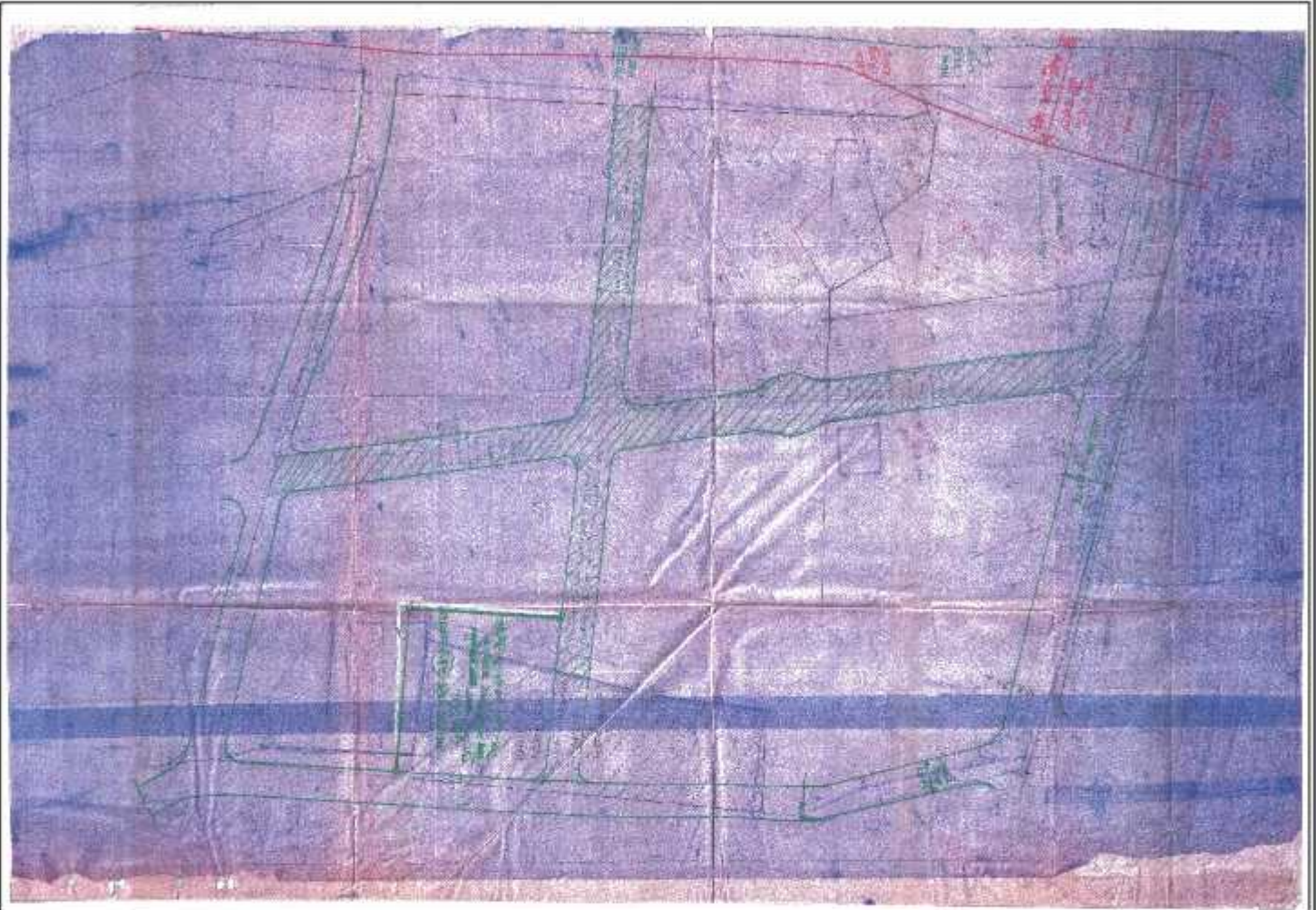
प्रत :-

- १) कनिष्ठ अधिकारी व संकलक क.डो.म.पा.कल्याण.  
२) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग क्षेत्र.



**Annexure no. 6: CRZ Drawing Issued By KDMC**

As per **attached CRZ drawing issued by KDMC** (competent authority) which shows that the plot area of the layout i.e. 1700 Sq. m is not affected by **CRZ as per new CZMP**.



**Annexure No. 7: Details of Landscape Layout & List of Trees**

**LANDSCAPE LAYOUT ON GROUND**

<b>Plot Area (Sq. m)</b>	<b>66322.17</b>
<b>RG Area on ground (Sq. m)</b>	<b>10959.55</b>
<b>RG Area on podium (Sq. m)</b>	<b>1145.7</b>
<b>Total Trees planted on site</b>	<b>737</b>

**LANDSCAPE LAYOUT:**



**LIST OF TREES**

Sr. No.	Common Name	Marathi Name	Scientific Name	No. of plants to be planted
1	Plumeria	Chafa	<i>Plumeria sp.</i>	62
2	Sacred fig	Pimpal	<i>Ficus religiosa</i>	8
3	Areca nut	Supari	<i>Areca catechu</i>	77
4	Guava	Peru	<i>Psidium Guajava</i>	15
5	Coconut	Naral	<i>Cocos nucifera</i>	59
6	Indian Almond	Badam	<i>Terminalia catappa</i>	43
7	Neem	Kadunimb	<i>Azadirachta indica</i>	14
8	Java Plum	Jambhul	<i>Syzygium cumini</i>	16
9	Golden shower tree	Bahava	<i>Cassia fistula</i>	2
10	Sita Ashoka	Raivada	<i>Saraca asoca</i>	1
11	Cluster fig	Umbar	<i>Ficus racemos</i>	10
12	Spanish cherry	Bakul	<i>Mimusops elengi</i>	42
13	Indian gooseberry	Avala	<i>Phyllanthus emblica</i>	1
14	Ashoka Tree	Ashok	<i>Saraca asoca</i>	94
15	Bauhinia	Kanchan	<i>Bauhinia variegata</i>	3
16	Banyan	Vad	<i>Ficus benghalensis</i>	9
17	Bottle Palm	Bottle Palm	<i>Hyophorbe lagenicaulis</i>	18
18	Night-flowering jasmine	Parijat	<i>Nyctanthes arbor-tristis</i>	5
19	Wine palm	Tad	<i>Borassus</i>	6
20	Trumpet tree	Tabebuia	<i>Tabebuia cassinoides</i>	3
21	Mahogany	Mahogany	<i>Swietenia sp.</i>	13
22	Scholar's Tree	Satvin	<i>Alstonia scholaris</i>	20
23	Mango	Amba	<i>Mangifera indica</i>	16
24	Sugar Apple	Sitafal	<i>Annona Squamosa</i>	6
25	Pongame oiltree	Karnj	<i>Millettia pinnata</i>	1
26	Tamarind	Chinch	<i>Tamarindus indica</i>	2
27	Indian rosewood	Sisav	<i>Dalbergia sissoo</i>	2
28	Copperpod	Peltrafarm	<i>Peltophorum pterocarpum</i>	14
29	Indian Cork Tree	Buch	<i>Millingtonia hortensis</i>	4
31	Jungle Jelebi	Vilayat chinch	<i>Pithecellobium dulce</i>	1
32	Ficus	Faykas	<i>Ficus sp.</i>	21
33	Chiku	Chiku	<i>Manilkara zapota</i>	1
34	Jackfruit	Fanas	<i>Artocarpus heterophyllus</i>	4
35	flame of the forest	Gulmohar	<i>Delonix regia</i>	16
36	Raintree	Raintree	<i>Samanea saman</i>	5
37	Aapta	Aapta	<i>Bauhinia racemosa</i>	1
38	Subabul	Subabul	<i>Leucaena leucocephala</i>	10
39	cadamba	Kadam	<i>Neolamarckia cadamba</i>	19
40	Drumstick tree	Shevga	<i>Moringa oleifera</i>	11
41	Foxtail palm	Foxtel palm	<i>Wodyetia bifurcata</i>	2
42	Casuarina	Saru	<i>Casuarina Equisetifolia</i>	77
45	Bhendi Tree	Spathodea	<i>Thespesia populnea</i>	1
<b>Total</b>				<b>737</b>

Annexure no. 8: Storm Water Drainage and RWH Plan

STORM WATER DRAINAGE CALCULATION  
ZONE 1

Area of the Plot - 18424M<sup>2</sup>

Considering 100 mm/hr as the intensity of Rainfall and 0.8 as the runoff coefficient

$$\begin{aligned} \text{Therefore discharge } Q &= A \times I \times n & \text{Where: } A &= \text{Area of catchment} \\ Q &= 18424 \times 0.1 \times 0.8 & I &= \text{Intensity of rainfall} \\ &= 1473.9 \text{ M}^3/\text{hr} & n &= \text{Runoff coefficient} \\ &= 0.4094 \text{ M}^3/\text{Sec.} \end{aligned}$$

Assuming a rectangular section of 600 mm wide x 600 mm deep hydraulic mean depth shall be  $R = A / P$

Where  $R =$  Hydraulic Mean Depth  
 $A =$  Area of pipe Section  
 $P =$  Wetted Perimeter

$$R = \frac{A}{P} = \frac{0.6 \times 0.6}{0.6 + 0.6 + 0.6} = \frac{0.36}{1.8} = 0.2$$

And sine of slope  $S = 1/400 = 0.0025$

$n = 0.013$  (for plastered brick masonry drains)

To determine velocity,

**From Manning's Formula:**

$$V = 1/n * R^{2/3} * S^{1/2} = 1/0.013 * 0.2^{2/3} * 0.0025^{1/2} = 1.3154 \text{ Mt/Sec.}$$

To determine the actual size:

$$Q = A \times V$$

$$\text{Therefore } A = \frac{Q}{V} = \frac{0.4094}{1.3154} = 0.3113 \text{ M}^2$$

**Proposed is 0.36 M<sup>2</sup>, and required is 0.3113 m<sup>2</sup>, hence safe.**

**ZONE 2**

**Area of the Plot - 8000 M<sup>2</sup>**

Considering 100 mm/hr as the intensity of Rainfall and 0.8 as the runoff coefficient

$$\begin{aligned}\text{Therefore discharge } Q &= A \times I \times n \\ Q &= 8000 \times 0.1 \times 0.8 \\ &= 640 \text{ M}^3/\text{hr} \\ &= 0.4094 \text{ M}^3/\text{Sec.}\end{aligned}$$

Where: A - Area of catchment  
I - Intensity of rainfall  
n - Runoff coefficient

Assuming a rectangular section of 450 mm wide x 450 mm deep hydraulic mean depth shall be  $R = A / P$

Where R = Hydraulic Mean Depth  
A = Area of pipe Section  
P = Wetted Perimeter

$$R = \frac{A}{P} = \frac{0.45 \times 0.45}{0.45 + 0.45 + 0.45} = \frac{0.2025}{1.35} = 0.15$$

And sine of slope  $S = 1/300 = 0.0033$

$n = 0.013$  (for plastered brick masonry drains)

To determine velocity,

**From Manning's Formula:**

$$V = 1/n \cdot R^{2/3} \cdot S^{1/2} = 1/0.013 \cdot 0.2^{2/3} \cdot 0.0025^{1/2} = 1.2538 \text{ Mt/Sec.}$$

To determine the actual size:

$$Q = A \times V$$

$$\text{Therefore } A = \frac{Q}{V} = \frac{0.4094}{1.2538} = 0.1241 \text{ M}^2$$

**Proposed is 0.2025 M<sup>2</sup>, and required is 0.1241 m<sup>2</sup>, hence safe.**

**ZONE 3**

**Area of the Plot - 4364 M<sup>2</sup>**

Considering 100 mm/hr as the intensity of Rainfall and 0.8 as the runoff coefficient

$$\begin{aligned}\text{Therefore discharge } Q &= A \times I \times n \\ Q &= 4364 \times 0.1 \times 0.8 \\ &= 305 \text{ M}^3/\text{hr} \\ &= 0.0849 \text{ M}^3/\text{Sec.}\end{aligned}$$

Where: A - Area of catchment  
I - Intensity of rainfall  
n - Runoff coefficient

Assuming a rectangular section of 450 mm wide x 300 mm deep hydraulic mean depth shall be  $R = A / P$

Where R = Hydraulic Mean Depth  
A = Area of pipe Section  
P = Wetted Perimeter

$$R = \frac{A}{P} = \frac{0.45 \times 0.30}{0.45 + 0.30 + 0.30} = \frac{0.135}{1.05} = 0.128$$

And sine of slope  $S = 1/300 = 0.0033$

$n = 0.013$  (for plastered brick masonry drains)

To determine velocity,

**From Manning's Formula:**

$$V = 1/n * R^{2/3} * S^{1/2} = 1/0.013 * 0.128^{2/3} * 0.0025^{1/2} = 1.1313 \text{ Mt/Sec.}$$

To determine the actual size:

$$Q = A \times V$$

$$\text{Therefore } A = \frac{Q}{V} = \frac{0.0849}{1.1313} = 0.075 \text{ M}^2$$

**Proposed is 0.135 M<sup>2</sup>, and required is 0.075 m<sup>2</sup>, hence safe.**

**ZONE 4**

**Area of the Plot - 2780 M<sup>2</sup>**

Considering 100 mm/hr as the intensity of Rainfall and 0.8 as the runoff coefficient

Therefore discharge  $Q = A \times I \times n$   
 $Q = 2780 \times 0.1 \times 0.8$   
 $= 194.6 \text{ M}^3/\text{hr}$   
 $= 0.054 \text{ M}^3/\text{Sec.}$

Where: A - Area of catchment  
I - Intensity of rainfall  
n - Runoff coefficient

Assuming a rectangular section of 300 mm wide x 300 mm deep hydraulic mean depth shall be  $R = A / P$

Where R = Hydraulic Mean Depth  
A = Area of pipe Section  
P = Wetted Perimeter

$$R = \frac{A}{P} = \frac{0.30 \times 0.30}{0.30 + 0.30 + 0.30} = \frac{0.09}{1.05} = 0.1$$

And sine of slope  $S = 1/400 = 0.0025$

$n = 0.013$  (for plastered brick masonry drains)

To determine velocity,

**From Manning's Formula:**

$$V = 1/n * R^{2/3} * S^{1/2} = 1/0.013 * 0.1^{2/3} * 0.0025^{1/2} = 0.8286 \text{ Mt/Sec.}$$

To determine the actual size:

$$Q = A \times V$$

$$\text{Therefore } A = \frac{Q}{V} = \frac{0.0541}{0.8286} = 0.0652 \text{ M}^2$$

**Proposed is 0.09 M<sup>2</sup>, and required is 0.0652 m<sup>2</sup>, hence safe.**

### STORM WATER DRAINAGE LAYOUT



### PLAN SHOWING LOCATION OF RWH TANKS



 RWH Tanks



## RAIN WATER HARVESTING CALCULATION

No	Description of Catchment Area	Area	Avg. Rain Fall/Year	Avg. Rainy Days/Year	Avg. Rain Fall/Day	Avg Rain Vol./Day	%	Daily Water avail-able	1 Days Capacity Tanks				
									Vol / Unit Required	Nos. required for 1 day Capacity	Nos. Provided	Total Volume Provided	
		M <sup>2</sup>	M	Days		M <sup>3</sup>		M <sup>3</sup>	M <sup>3</sup>				M <sup>3</sup>
	Existing Bldg												
<b>A</b>	Zone 1 (Bldg 1,2,3,4)												
	Bldg 2 (B1,B2)	1200	2.3	80	0.02875	34.5	90%	31.05	32	1.0	1		32
	Bldg 1 (A1,A2)	1150	2.3	80	0.02875	33.0625	90%	29.76	32	1.0	1		32
	Bldg 3 (C1,C2,D)	1225	2.3	80	0.02875	35.21875	90%	31.70	32	1.0	1		32
	Bldg 4 (F1, F2)	1250	2.3	80	0.02875	35.9375	90%	32.34	32	1.0	1		32
<b>B</b>	Zone 2 (Bldg 5 & 5)	1650	2.3	80	0.02875	42.69	90%	42.69	43	1.0	1		43
<b>C</b>	Zone 3 ( Bldg 3, 15, 16)	1875	2.3	80	0.02875	53.90625	90%	48.52	49	1.0	1		49
<b>D</b>	Proposed Bldg (7, 17)	1167	2.3	80	0.02875	33.55125	90%	30.20	30	1.0	1		30
Total Volume req.								249.49					
<b>Total Volume provided</b>													<b>250</b>

**Note :-** The above calculations are given for 1 day storage, but on site storage shall be provided for 2 days.

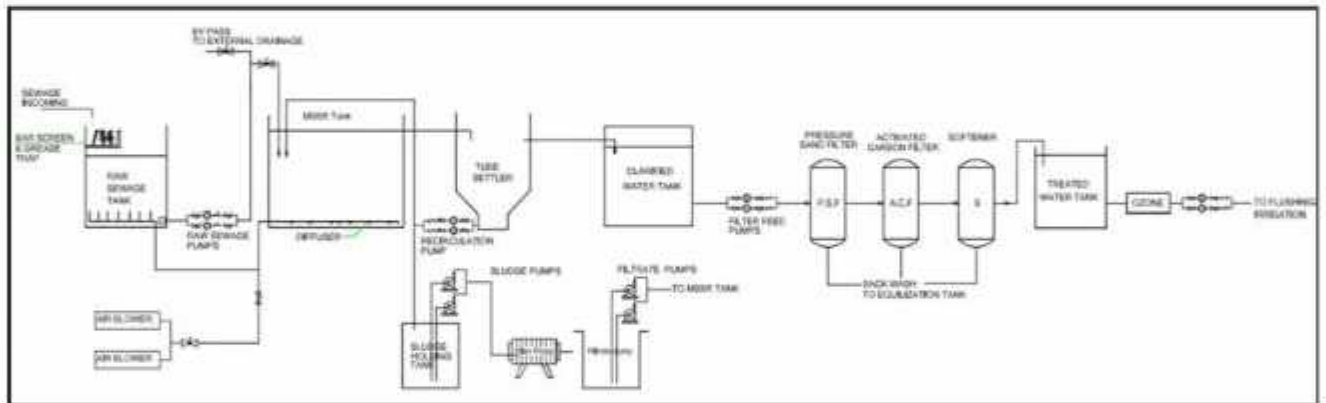
- Provision of 7 rain water harvesting tanks for the project. Out of which 4 RWH tank has been provided on site of capacity 32 KLD each. 2 RWH tank has been provided on site of capacity 43 & 49 KLD. & 1 RWH tank will be provided on site of capacity 30 KLD for the proposed new buildings.

**Annexure no. 9: Details of Sewage Treatment Plant**

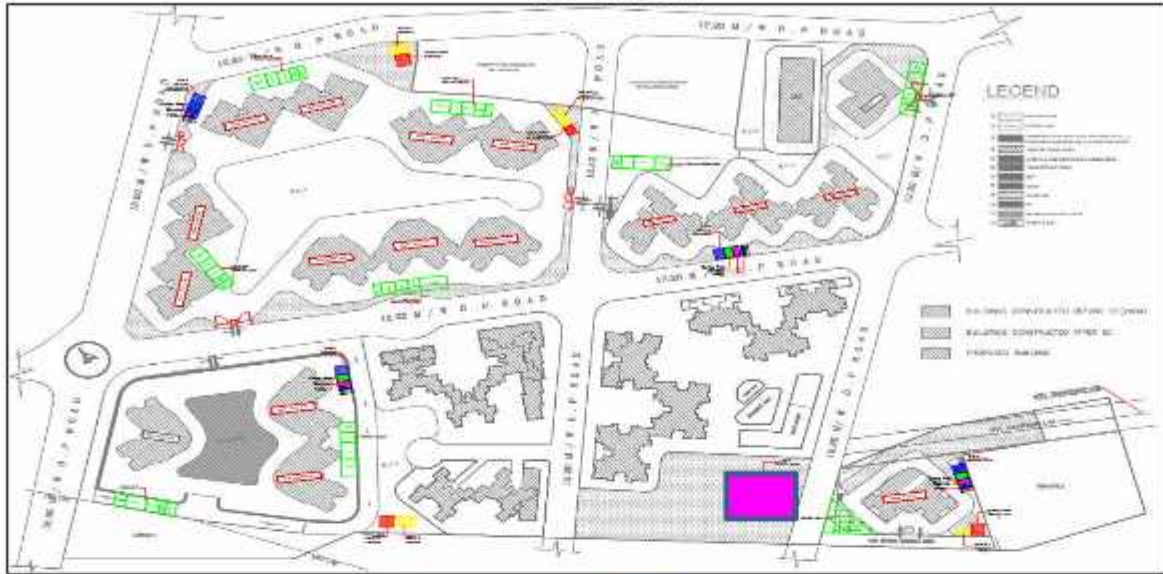
**WASTE WATER TREATMENT**

Particulars	Description
Quantity of wastewater generated From building	Before 2004 buildings: Sewage generated 305 KLD is disposed to existing sewer line As per EC & Proposed: Sewage generated 1066 KLD shall be treated in STP and excess will be disposed to existing sewer line
STP Technology and Capacity Location	1 STP of capacity 1080 KLD of SMBR technology Ground floor
Budgetary allocation	Capital Cost : Rs. 170.00 Lacs O &M cost: Rs. 15.00Lacs /annum
Plumbing of Building	Before 2004 buildings: Single plumbing Amendment in EC: - Dual plumbing

**SEWAGE TREATMENT PLANT LAYOUT**



### STP LAYOUT



 STP



**Annexure no. 10: Details of Solid Waste Management**

**CONSTRUCTION WASTE MANAGEMENT PLAN**

<b>Materials</b>	<b>Waste Generated in Tonnes</b>	<b>Waste Generated in Cum</b>	<b>Disposal Method</b>
PCC Waste	39.55	56.50	Shall be reused for backfilling within the site
Concrete Waste	687.23	981.75	
Reinforcement steel scrap	138.43	197.76	
Brick Debris	262.04	374.34	
Cement bags	924.54	1320.78	Keep separate for reuse by on site construction or by site employees.
Tiles Waste	2383.05	3404.36	Shall be reused on the terrace which will decreased the heat effect of the top floor flats
Glass Waste	252.15	360.21	Reuse/ Sale
Paint Cans	197.76	282.52	Shall be handled over to recyclers
Wood Waste	59.33	84.76	Reuse, landfill
<b>Total</b>	<b>4944.09</b>	<b>7062.98</b>	
<b>30% Waste reused on site</b>	<b>1483.23</b>	<b>2118.89</b>	
<b>Remaining will be Handed over for proper disposal</b>	<b>3460.86</b>	<b>4944.09</b>	

**MUNICIPAL SOLID WASTE CALCULATION**


Facilities Provided	Waste Generation Norms	Basis of Assumption	Occupancy / Area	Total Waste Generated (Kg per day)
<b>Existing</b>				
Existing Residential	0.45kg/Capita/day	Source: Manual for municipal solid waste management	9870 Persons	4441.0
Shops	0.1 kg/Capita/day	Source: Manual for municipal solid waste management	150 persons	15.0
<b>Proposed</b>				
Proposed Residential	0.45 kg/Capita/day	Source: Manual for municipal solid waste management	1365 persons	614.0
Garden and open space	0.003 kg/sq. m./day	Discussion with Horticulturists	10959.6 sq. m.	33.0
STP Sludge	0.15 Kg per KLD of waste water generated	Manual for sewerage & sewage treatment by CPHEEO	Million Liters per Day	267.0
<b>Total Bio Degradable</b>				<b>2148</b>
<b>Total Non-Bio Degradable</b>				<b>3222</b>
<b>Total Waste Generated (Kg per day)</b>				<b>5370</b>

**SOLID WASTE TREATMENT TECHNOLOGY**

<b>Generation, Segregation, Collection, Storage, Treatment and Disposal</b>		
<b>Moisture Content</b>	<b>21.03 % by weight</b>	<b>CPHEEO Manual, 2000</b>
Total Biodegradable waste Generated per day : 2148 Kg/day		
Area required for segregation, collection, storage, treatment and disposal	Total 3 OWC existing on site & 1 OWC will be provided for proposed buildings. Area provided for collection, segregation, storage : 480 sq.m	
Segregation	The waste will be segregated by flat owners. Two different color buckets shall be provided in each flat	
Collection	Waste will be collected from each flat and delivered to Organic Waste Converter in closed containers	
Treatment	Biodegradable waste: through Organic Waste Composting	
Disposal	Biodegradable waste: Used in garden as manure Non Biodegradable waste: Handover to Municipality	

### GROUND FLOOR PLAN SHOWING LOCATION OF OWC

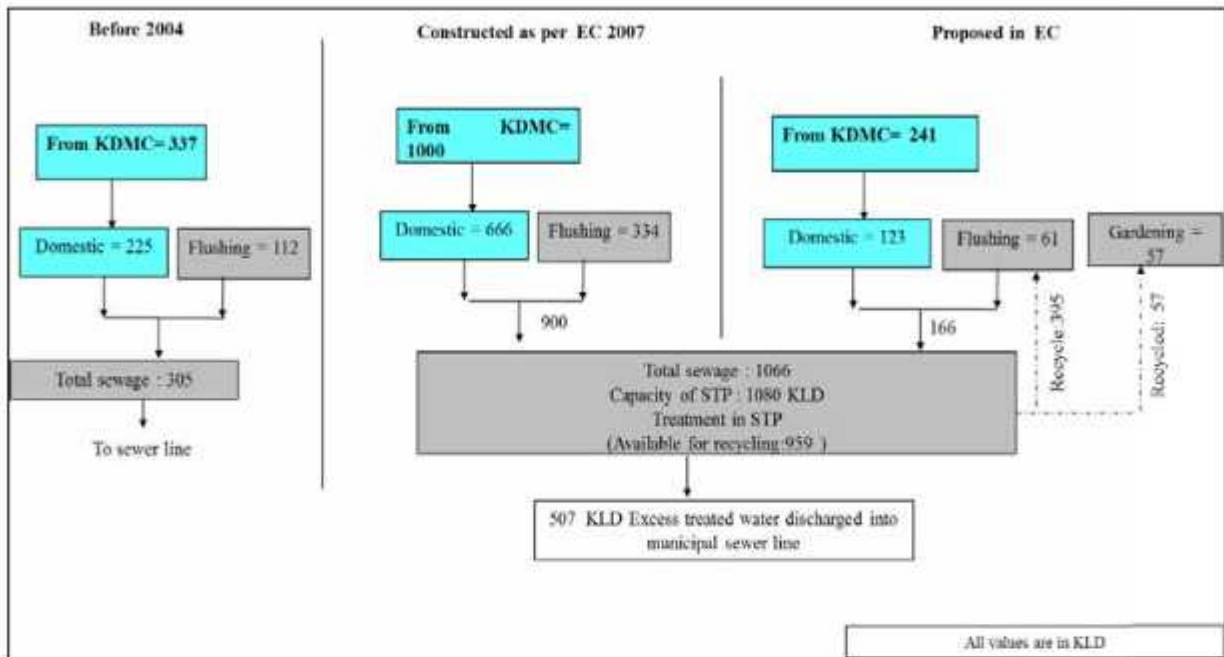


 OWC Area

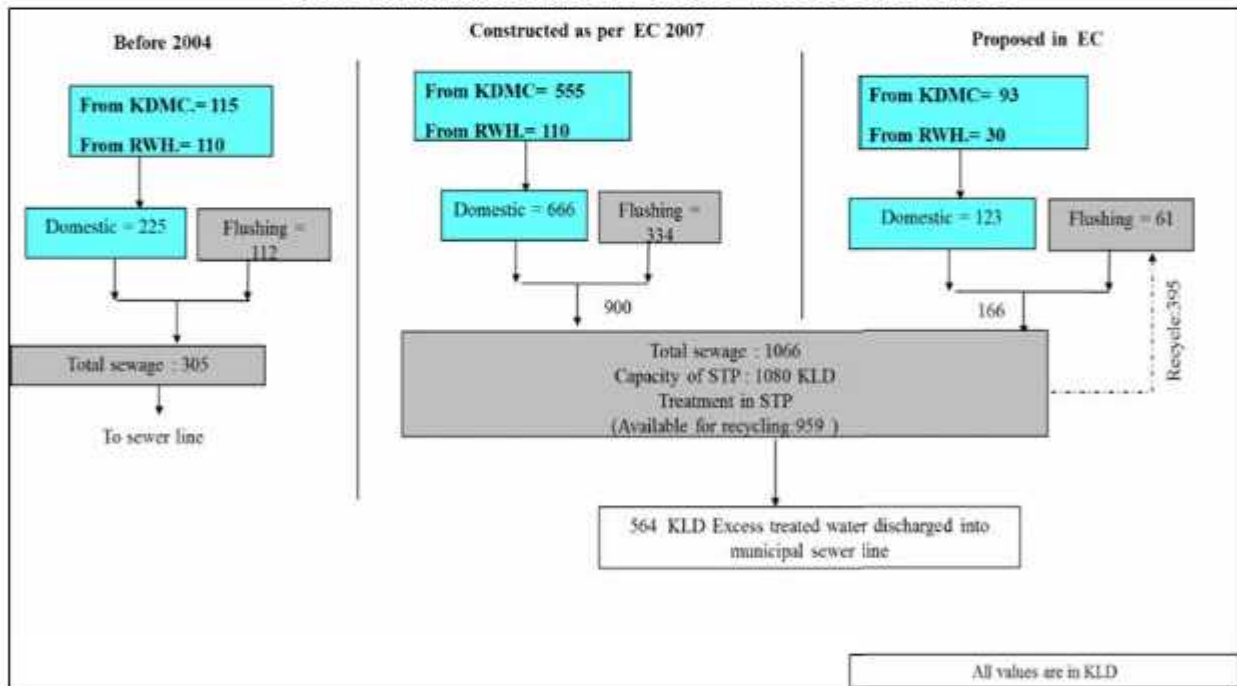
Details of OWC Machine:- 4W = 480 Sq.mt, 2W - 876 Nos

**Annexure No. 11: Water Balance Statement**

**WATER BALANCE PER DAY BASIS – NON MONSOON SEASON**



**WATER BALANCE PER DAY BASIS – MONSOON SEASON**



**Annexure no. 12: Sanitary and Hygiene Photographs**

Sr. No.	Particulars	Details During Monitoring
1	No. of residential workers	72
2	Non-residential workers	5
3	No. of hutments	44
4	Facility provided for workers	Toilet, Bathroom, Drinking Water, Washing Water, Hutment, Electricity
1	No. of toilets	10
2	No. of Bathrooms	2
3	Drinking Water facility	Potable water for workers
4	No. of bore wells at site	NA
5	Light provision for hutments	YES
6	First Aid box provision	Yes provided at site
7	Cooking facility	No
8	Provision of safety gadgets	Yes
9	Barricading of sites	Yes



**Covid Vaccination Provision For workers**



**Healthcare Provision for workers**





**Toilet Facility for workers**



**Labour Camp**



**Water Provisions for Labors**

Annexure no. 13: Monitoring Report



**EHS MATRIX**  
PRIVATE LIMITED

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**TEST REPORT**

<b>Report No:</b>	<b>EHSM/2022/Nov/R-1194</b>	<b>Issue Date</b>	<b>13/11/2022</b>		
<b>Name and Address of Customer</b>	M/s. Yogi Developers Corporation Ajmera Yogi Dham Building at Gouripada Tal-Kalyan Dist. Thane				
<b>Sample Name</b>	<b>Air</b>	<b>Sample Description</b>	<b>Ambient Air</b>		
<b>Date of Sampling</b>	07/11/2022	<b>Sampling duration</b>	1440 Min		
<b>Start Date of Analysis</b>	11/11/2022	<b>End Date of Analysis</b>	12/11/2022		
<b>Sampling Location</b>	<b>Near site office</b>	<b>Sampling Procedure</b>	CPCB Guideline for measurement of Ambient Air pollutants Volume I		
<b>Dry bulb temperature</b>	32°C	<b>Wet bulb temperature</b>	24°C		
<b>Relative Humidity</b>	46%	<b>Sampling done by</b>	Client		
<b>Results</b>					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	15.0	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	18.2	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	51.3	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	31.2	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.3	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	19	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	
<b>Remark-</b> All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.					



*Rahul Patil*  
**Authorized Signatory**  
**Mr. Rahul Patil**  
**(Director)**

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Kolhapur - 416008.  
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**CERTIFICATIONS :**  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018



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**TEST REPORT**

Report No:	EHSM/2022/Nov/R-1195	Issue Date	13/11/2022
Name and Address of Customer	M/s. Yogi Developers Corporation Ajmera Yogi Dham Building at Gouripada Tal-Kalyan Dist. Thane		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	07/11/2022	Sampling duration	1440 Min
Start Date of Analysis	11/11/2022	End Date of Analysis	12/11/2022
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	31°C
Relative Humidity	46%	Sampling done by	Client

**Results**

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	17.5	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	23.2	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	46.9	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	20.3	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	1.0	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	21	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

**Remark-** All above results are within National Ambient Air Quality standards.  
BDL – Below Detectable Limit.



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(Director)

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### TEST REPORT

<b>Report No:</b>	<b>EHSM/2022/Nov/R-1196</b>	<b>Issue Date</b>	<b>14/11/2022</b>		
<b>Name and Address of Customer</b>	M/s. Yogi Developers Corporation Ajmera Yogi Dham Building at Gouripada Tal-Kalyan Dist. Thane				
<b>Sample Name</b>	<b>Noise</b>	<b>Sample Description</b>	<b>Ambient Noise</b>		
<b>Date of Sampling</b>	12/11/2022	<b>Sampling duration</b>	Spot Time		
<b>Sampling done by</b>	Client				
<b>Results</b>					
<b>Sr. No.</b>	<b>Locations</b>	<b>12.30 Hrs. Result dB(A) Day</b>	<b>22.00 Hrs. Result dB(A) Night</b>	<b>Specifications (CPCB Standards dB(A))</b>	<b>Method</b>
1.	Near Water Tank	54.2	43.2	75/70	CPCB Guideline
2.	Near Garden	55.1	41.8		
<b>Remark-</b>					
• All above Noise level results are within Central Pollution Control Board Standards limit.					
• Day/Night -75/70 dB.					



  
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**Mr. Rahul Patil**  
**(Director)**

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### TEST REPORT

Report No:	EHSM/2022/Nov/R-1197	Issue Date	14/11/2022
Name and Address of Customer	M/s. Yogi Developers Corporation Ajmera Yogi Dham Building at Gouripada Tal-Kalyan Dist. Thane		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	07/11/2022	Sampling Time	12.55 PM
Sampling Location	--	Sampling Procedure	APHA 1060
Sampling Collected by	Client	Sample Quantity	02 L
Start Date of Analysis	11/11/2022	End Date of Analysis	12/11/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit) (IS 10500:2012)	Methods
1	Colour	Clear	Hazen	Max. 5	APHA 2120 B ,23 <sup>rd</sup> Ed.2017
2	Turbidity	1.0	NTU	Max. 1	APHA 2130 B ,23 <sup>rd</sup> Ed.2017
3	pH at 25°C	8.1	--	6.5 to 8.5	APHA 4500 H+ A ,23 <sup>rd</sup> Ed.2017
4	Total Dissolved Solids TDS	28	mg/L	Max.500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
6	Total Hardness( as CaCO <sub>3</sub> )	37.5	mg/L	Max.200	IS 3025(Part 21):2009
7	Total Alkalinity (as CaCO <sub>3</sub> )	59.2	mg/L	Max.200	IS 3025 (Part 23):1986
8	Sulphate ( as SO <sub>4</sub> )	35.15	mg/L	Max.200	IS 3025 (Part 24):1986
9	Residual Free Chlorine	<0.1	mg/L	Min.0.2	APHA 4500 Cl , 23 <sup>rd</sup> Ed.2017
10	Chloride (as Cl)	44.23	mg/L	Max.250	APHA 4500 Cl-, 23 <sup>rd</sup> Ed.2017
11	Calcium (as Ca)	32.2	mg/L	Max.75	IS 3025 (Part 40):1991
12	Magnesium( as Mg)	8.5	mg/L	Max.30	IS 3025(Part 46):1994
13	Iron (as Fe)	<0.05	mg/L	Max. 0.3	APHA 3111 , 23 <sup>rd</sup> Ed.2017
14	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
15	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

Remark- The above water sample is Comply with required limit as per 10500:2012.



*Rpt*  
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### TEST REPORT

Report No:	EHSM/2022/Nov/R-1198	Issue Date	14/11/2022
Name and Address of Customer	M/s. Yogi Developers Corporation Ajmera Yogi Dham Building at Gouripada Tal-Kalyan Dist. Thane		
Sample Name	Soil	Sample Description	
Date of Sampling	07/11/2022	Sampling Time	11.15 AM
Sampling Location	---	Sampling Procedure	--
Sampling done by	Client	Sample Quantity	01 kg
Start Date of Analysis	11/11/2022	End Date of Analysis	12/11/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	Silty Clay Loam		Manual Of Soil Testing
	a) Sand	11	%	
	b) Silt	54	%	
	c) Clay	35	%	
	A. Soil type	Silty clay	-	
2	pH at 25°C	7.4	--	IS 2720(Part 26) 1987
3	EC at 25°C	1.21	µS/cm	IS 14767 : 2000
4	Moisture Content	5.6	%	Manual Of Soil Testing
5	Bulk Density	1.2	g	Manual Of Soil Testing
6	Organic Matter	1.2	%	IS 2720(Part 22) 1972
7	Cation Exchange Capacity	24.5	meq/100g	Manual Of Soil Testing
8	Total Soluble Sulphate	37.4	mg/Kg	Manual Of Soil Testing
9	Available Phosphorus	12.3	mg/Kg	Manual Of Soil Testing
10	Available Nitrogen	258.0	mg/Kg	Manual Of Soil Testing
11	Water Holding	42.0	%	Manual Of Soil Testing
12	Calcium as (Ca)	28.1	mg/Kg	Manual Of Soil Testing
13	Magnesium as (Mg)	23.4	mg/Kg	Manual Of Soil Testing
14	Lead (as Pb)	0.28	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.8	mg/Kg	Manual Of Soil Testing
16	Iron (as Fe)	1.48	mg/Kg	Manual Of Soil Testing
17	Manganese (as Mn)	21.2	mg/Kg	Manual Of Soil Testing

Remark-



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### TEST REPORT

<b>Report No:</b>	<b>EHSM/2022/Nov/R-1199</b>	<b>Issue Date</b>	<b>14/11/2022</b>		
<b>Name and Address of Customer</b>	<b>M/s. Yogi Developers Corporation</b> Ajmera Yogi Dham Building at Gouripada Tai-Kalyan Dist. Thane				
<b>Sample Name</b>	<b>Source Emission</b>	<b>Sample Description</b>	Stack Material : MS		
<b>Date of Sampling</b>	07/11/2022		Stack Height : 3.5 mtr		
<b>Start Date of Analysis</b>	11/11/2022		Stack Type : Round		
<b>End Date of Analysis</b>	12/11/2022	<b>Sampling Location</b>	<b>DG S # 1(500 KVA)</b>		
<b>Sampling done by</b>	Client	<b>Sampling duration</b>	30 Min		
<b>Sample Quantity</b>	Thimble 1 Nos and 30 ml Solution	<b>Sampling Procedure</b>	CPCB Guideline on methodologies for source emission monitoring.		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	414	K		--
2	Differential Pressure	4.6	mm WG		
3	Velocity	7.5	M/s		
4	Dimensions of Stack	0.1	Mtr.		
5	Stack Area	0.00705	M <sup>2</sup>		
6	Gas Volume	137.0	Nm <sup>3</sup> /Hr		
7	Particulate Matter	58.0	mg/Nm <sup>3</sup>	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO <sub>2</sub> )	36.0	mg/Nm <sup>3</sup>	--	
9	Oxide of Nitrogen (NO <sub>x</sub> )	25.0	mg/Nm <sup>3</sup>	N.S.	
10	Hydrocarbon	1.1	mg/Nm <sup>3</sup>	--	
11	Carbon Dioxide (CO <sub>2</sub> )	1.4	%	--	
12	Carbon Monoxide (CO)	2.6	%	--	
➤ <b>Remark-</b> All above results are well within MPCB Limit. BDL:- Below Detection Limit					



  
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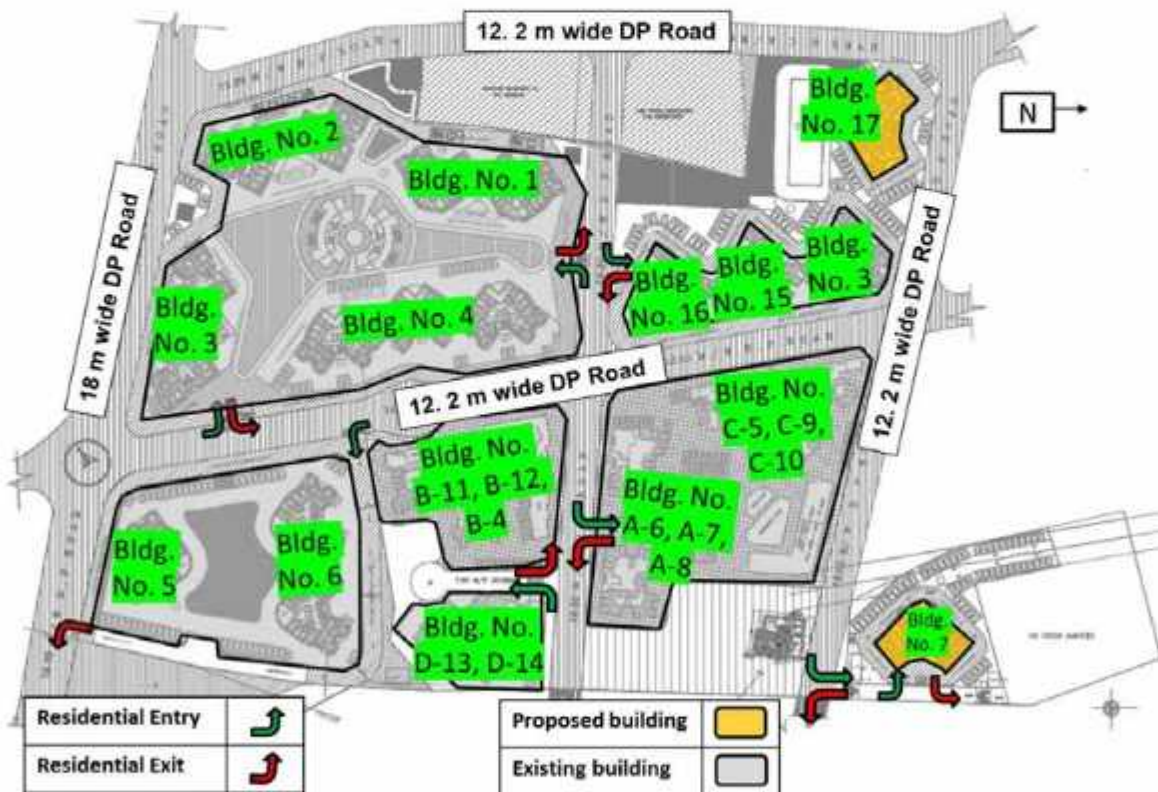
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**CERTIFICATIONS :**  
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**Annexure No. 13: Details of Parking Layouts**

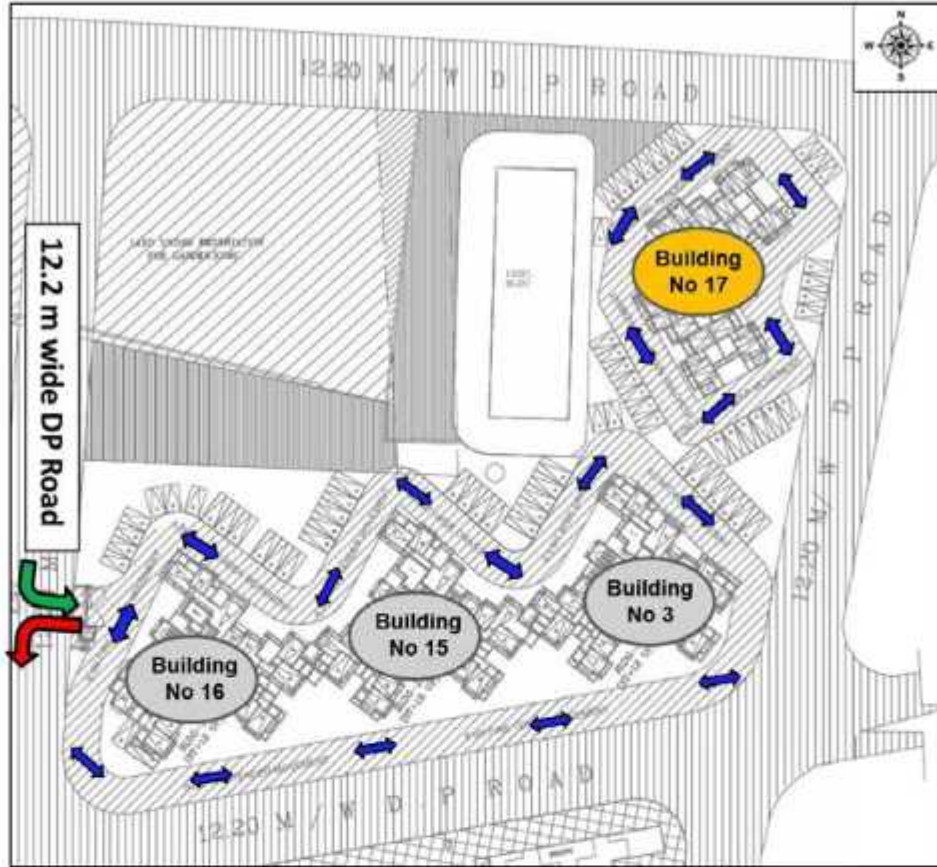
UNIT STATEMENT	
BUILDING	NUMBER OF FLATS
Existing Building	1974
Existing Shops	50
Proposed Building (Building 7 & 17)	273
<b>Total</b>	<b>2297</b>
PARKING STATEMENT	
BUILDING NO	NUMBER OF CAR PARKING
Existing Building	723
Proposed Building	75
<b>Total</b>	<b>798</b>
<b>Total 798 Car Parking has been provided.</b>	

**ENTRY/EXIT**



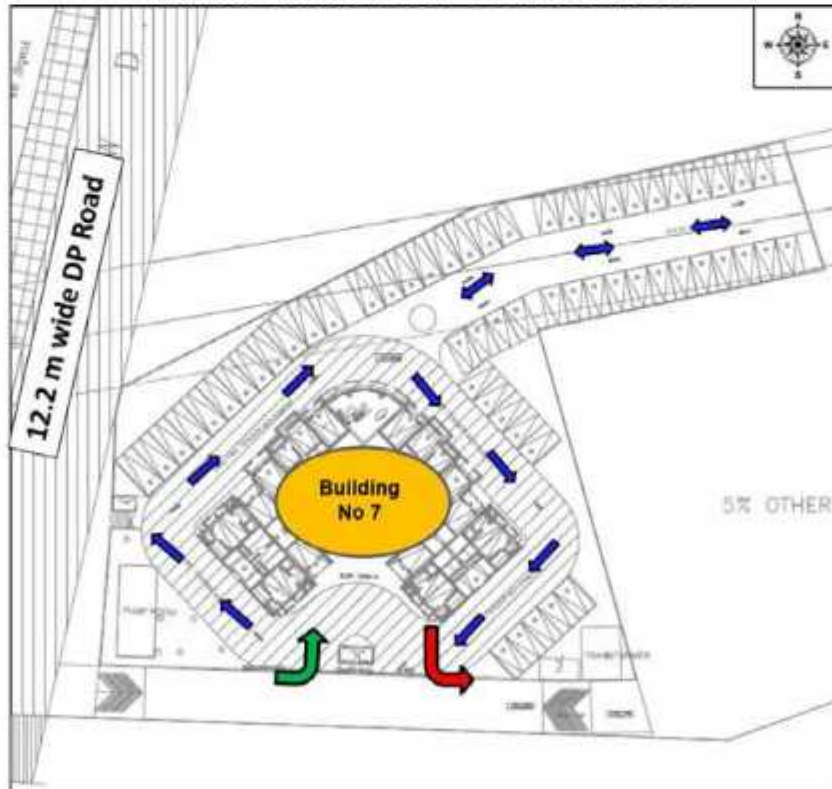


### TRAFFIC CIRCULATION – BUILDING NO.17



Minimum of 6 m wide driveways has been provided

### TRAFFIC CIRCULATION – BUILDING NO. 7



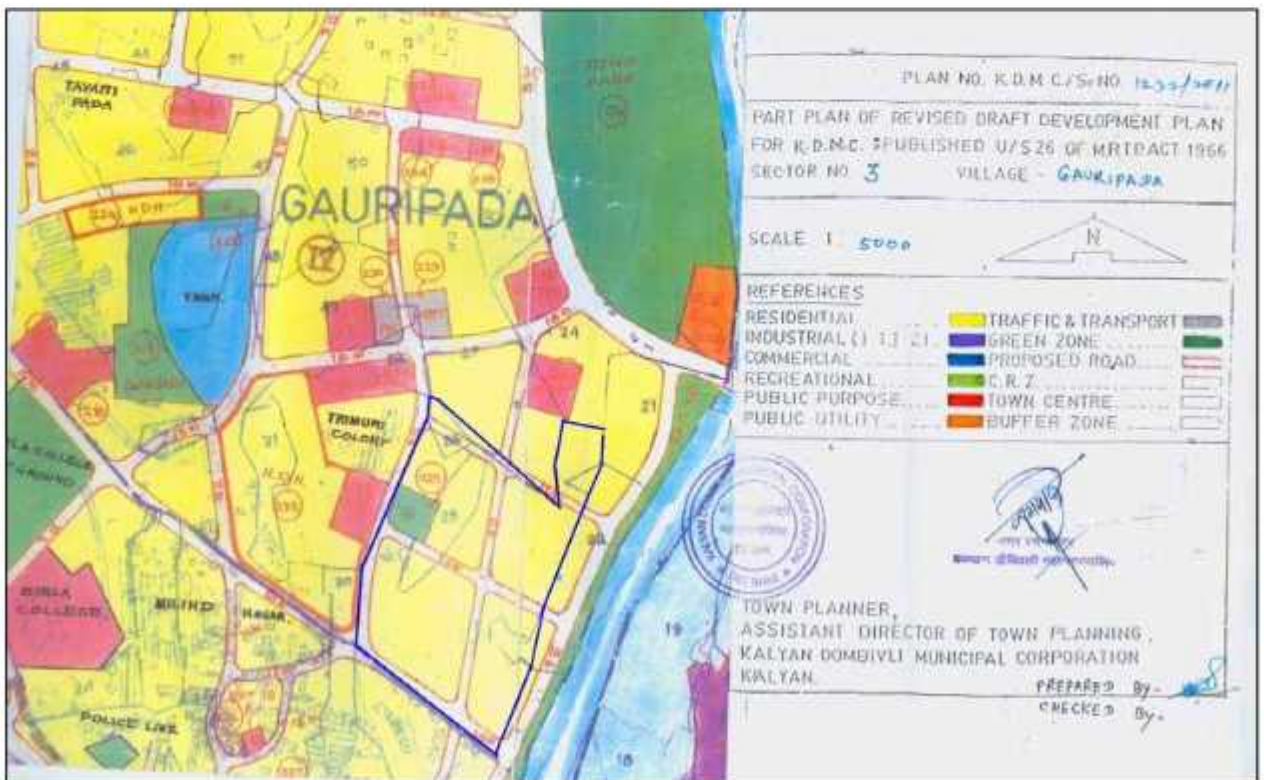
Minimum of 6 m wide driveways has been provided

Annexure no. 14: Layout Plan of Project, DP Sheet & Project Location

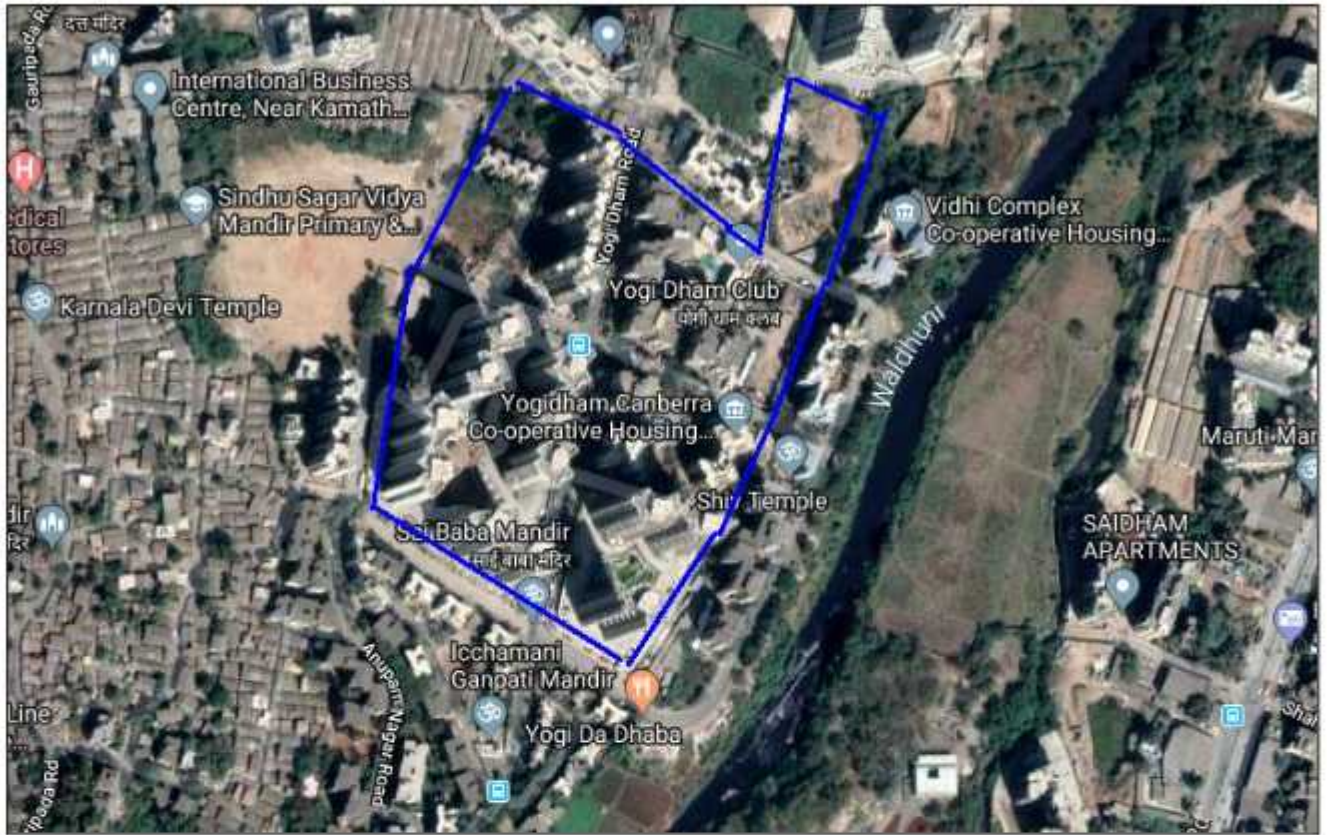
MASTER LAYOUT PLAN



DP SHEET



## PROJECT LOCATION



**Annexure no. 15: Details of Electrical Supply, Energy Saving Statement**

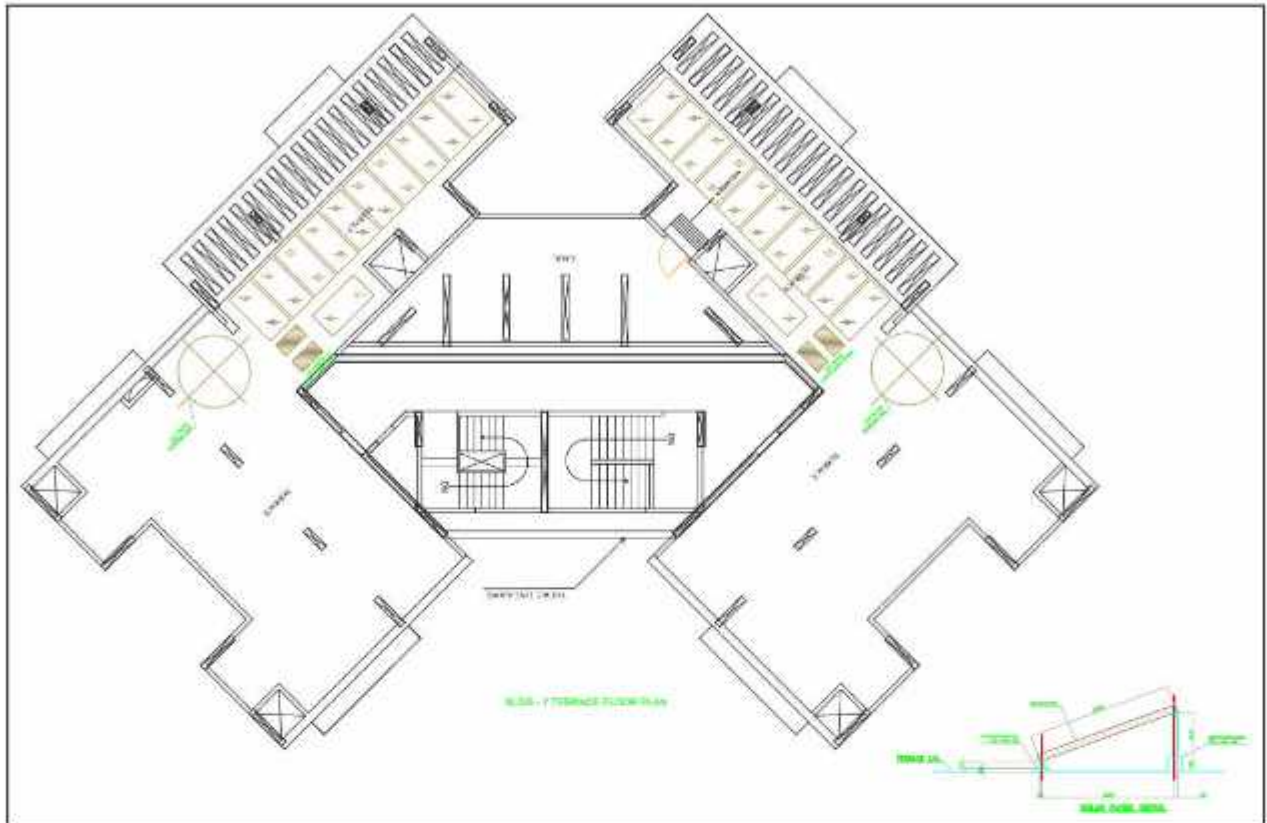
**POWER REQUIREMENTS**

SR. NO.	POWER	DETAILS	
A	Source -	MSEDCL	
B	Requirement		
i)	Construction Phase	150 KW	
ii)	Operation Phase	<b>For Existing Buildings :</b> <b>Bldg. 1,2,3,4:</b> Maximum Load: 4743.92 kW Connected Load: 11815.44 kW <b>Bldg. 5,6:</b> Maximum Load: 1897.69kW Connected Load: 4598.92 kW <b>Bldg. 3,15,16:</b> Maximum Load: 940 kW Connected Load: 2200 kW	<b>For Proposed Buildings :</b> <b>Bldg. 7:</b> Maximum Demand: 741 KW Connected Load: 1807 KW <b>Bldg. 17:</b> Maximum Demand: 1014 KW Connected Load: 2443.15 KW
C	Power Back-Up	Use of DG set (Diesel fuel)	
i)	Number & Capacity of DG sets	<b>Zone 1 (Building No. 1,2,3 &amp; 4) :</b> 1 DG set of 630 KVA <b>Zone 2 (Building No. 5 &amp; 6) :</b> 1 DG set of 82.5 KVA <b>Zone 3 (Building No. 15,16 &amp; 17) :</b> 1 DG set of 160 KVA <b>Zone 4 (Building No. 7) :</b> 1 DG set of 62.5 KVA	
ii)	Stack Height of DG set	6 m above terrace level of Buildings.	

**SOLAR SYSTEM ON TERRACE**



### LAYOUT SHOWING SOLAR PANNEL FOR WATER HEATER



### PLAN SHOWING LOCATION OF D.G. SET



Substation 

DG Set 

**ENERGY SAVING STATEMENT**

Sr.no.	Description	Power consumed using Conventional method (in KWH / Anum)	Power consumed incorporating energy saving methods (in KWH / Anum)	Energy Saving incorporating energy saving methods (in KWH / Anum)	% of Energy Saving with individual Methods
1	Lift load with regenerative drives	2172261	1846422	325839	15%
2	Staircase and passage Area Lighting load- with LED fittings	842712	561808	280904	33%
3	Street Lighting with LED fittings	15098	9706	5392	36%
4	Geyser load - with 600 flats on solar water heater	1917345	1297065	620280	32%
5	External Lighting saving with solar lighting	91843	39877	51967	57%
	<b>Total</b>	<b>5039258.63</b>	<b>3754877.00</b>	<b>1284381.62</b>	
	<b>Total saving (By percentage) =</b>		<b>25.49%</b>		
	Total Demand Load		9,216.00		
	Net Solar Electrical Power Generation through Solar Hot Water		973.21		
	<b>By percentage, Total Solar Generation / Total Demand Load Ideally 1%</b>		<b>10.56%</b>		

**Annexure no. 16: Corporate Environmental Responsibility (CER)**

**YOGI DEVELOPERS CORPORATION**

"Ch. Mar. Link Road, Andheri (West), Mumbai 400 052  
Tel. : +91-22-6886 4000 Fax : +91-22-2632 1902 Email: ajmera@yvcf.com Website: www.ajmera.com



**CORPORATE ENVIRONMENTAL RESPONSIBILITY**

In accordance with the circular issued by Ministry of Environment, Forest and Climate Change (MoEF&CC) dated May 01, 2018 and subsequent circular of June 19, 2018 on Corporate Environment Responsibility we hereby submit out plan as below:

**A. Basic Information of the Project**

No.	Description	Details
1	Name of the Project	Ajmera Yogi Dham
2	Location of the project	Murbad Road, Kalyan(West)
3	Project type (green/brown field)	Brown field
4	Cost of the project as mentioned in CS (Rupees in Crore)	Rs. 104.42 Crores
5	Any previous EC and Completion certificate of the part of the project before May 01, 2018, if yes give the details with date and reference number	EC no 21-334/2006-1A, III dated 27/05/2007
6	Cost of the part completed project (as per details given at Sr.No.5)	--
7	Effective cost of the project for CER consideration (4-6)	Rs. 93.41 Crores
8	Applicable norms in terms of %of the project cost for CER and amount (Rupees in Crore)	Rs. 0.78 Crores (0.75 %)
9	Expected duration for completion of the project (Years)	4 years
10	Implementing Agency Identified (NGO/Trust/ULB) give name and details.	KDMC
11	Please attached agreement with implementing agency	Yet to be executed

**B. CER Activities Proposed: (please propose as per the suggested list given in table below)**

No.	Description	Details
1	Any issues raised during the public hearing, social need assessment, R&R plan, EMP, etc	Not applicable
2	If Yes Please give details	Not applicable
3	CER activities proposed to be from suggested activities as infrastructure creation for drinking water supply, sanitation, health, education, skill development, roads, cross drains, electrification including solar power, solid waste management facilities, scientific support and awareness to local farmers to increase yield of crop and fodder, rain water harvesting, soil moisture conservation works, avenue plantation, plantation in community areas, community level sewage treatment plant, solid waste (composter or Biogas plants), air quality monitoring, research activities on environmental aspects, training programmes on waste	Supply of Ambulance and beatification of Rod Divider or road side by planting trees.

*SS*

**SITE :** "YOGI DHAM", Opp. KDMC Bus Depot, Kalyan Murbad Road, Kalyan (West) 421 301.  
Tel.: +91-95251-2329227/2302676 Email : yogidham@ajmera.com

No.	Description	Details
	management including skill development, studies related to environmental aspects for town/city/village, pilot projects on clean energy/ environment, etc.	
4	Consent of implementing agency (NGO etc.) and local authority to accept the CER in case of environmental infrastructure project	KDMC
5	Year wise activity indicating the detail of plan and cost (as applicable for duration of the project) attach separate sheet with Gnat Chart which will be useful for monitoring.	
	First Year (indicate year)	Will be decided in consultation with implementing agency and local authority
	Second Year	
	Third Year	
	Forth Year	
	Fifth Year	

We undertake to complete the work with our CER commitment as per OM dated 01/02/2018.

*SS*  
Authorised Signatory  
(Sunil B Shah)

Place: Mumbai  
Date: 20/12/2019

**Annexure no. 17: Acknowledgement of Inward letter to KDMC for CER plan Approval given on mail**





**Annexure no. 18: Budgetary Allocation And Expenditure For EMP**

**BUDGETARY ALLOCATION PLAN- CONSTRUCTION PHASE**

Sr. No.	Parameter	Total Cost/ Y (Rs. Lacs)
1.	PPE	5.00
2.	Site Sanitation Facility	4.00
3.	Drinking water Facility	2.00
4.	Solid Waste Management	2.50
5.	Safety railing, Platform, ladder, hoist, cranes etc.	6.00
6.	House keeping	2.0
7.	Health Check	1.0
8.	Environmental Monitoring	1.5
<b>Total Cost</b>		<b>24.00</b>

**EMP COST: DURING OPERATION PHASE**

SN.	EMP Measures	Capital Cost	O&M Cost/Y
		(Rs. Lacs)	(Rs. In Lacs)
1	STP	170.00	15.00
2	Rain Water Harvesting (1 Nos.)	50.00	2.5
3	Solid Waste Management	25.0	3.0
4	Gardening & Landscaping	2.66	0.11
5	Energy saving	204.00	20.00
6	DMP	266.6	7.05
7	Environmental Monitoring	MOEF approved agency for monitoring	16.39
<b>Total</b>		<b>718.26</b>	<b>64.05</b>

**Annexure no. 19: Advertisement in local newspaper in Marathi and English**

**PUBLIC NOTICE**  
NOTICE IS HEREBY GIVEN THAT the project known as "Bhakti Park", Phase - II in plot "A", CTS Nos. 1A/1, 1A/2, 1A/3 & 1A/6, Anik Wadala, M-West Ward, Mumbai - 400 037, has been accorded Environment Clearance from the "MoEF", Govt. of Mah. Copies of the clearance letter are available with the "MPCB" and may also be seen at website at <http://cc.maharashtra.gov.in>.  
For ANIK DEVELOPMENT CORPORATION  
Sd/-  
AUTHORISED SIGNATORY

**PUBLIC NOTICE**  
This is for information that, for Proposed Expansion Project of Residential Building Ajmera Yogi Dham on Plot Bearing S.No.76 (Old) New S.No.22, H. No. 1/8, 1/1, 2 & 3, Old S. No. 74, New S.No. 24, H. No. 2(Pt), 2(pt), 2 (Pt), 2(Pt), 2(Pt), 2(Pt) Gouripada, Tal-Kalyan, Dist. Thane by M/s. Yogi Developers Corporation has obtained Environment Clearance by State Level Environment Impact Assessment Authority (SEIAA), Maharashtra vide Letter No. SIA/MH/MIS/125978/2019 dated 8th July, 2020.  
Copy of said Environment Clearance is available with Parivesh Portal and may also be seen at <http://parivesh.nic.in>  
Sd/-  
M/s. YOGI DEVELOPERS CORPORATION  
Authorised Signatory

**Annexure no. 20: Data Sheet with Annexure A, B**

**Monitoring the Implementation of Environmental Safeguards  
Ministry of Environment, Forests & Climate Change Regional Office (W), Nagpur.  
Monitoring Report**

**PART – I DATA SHEET**

**Date: 1<sup>st</sup> December, 2022**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	<b>Proposed Residential Building Ajmera Yogi Dham project</b>
2.	Name of the project	:	Proposed Expansion Project of Residential Building Ajmera Yogi Dham on plot bearing S. no. 76(old) New S.no.22,H.No.1/8,1/1, 2 & 3, Old S.no.74, New s.no. 24, H. No. 2(Pt), 2(pt.), 2(Pt), 2(Pt), 2(Pt), 2(Pt) Gouripada, Tal-Kalyan Dist. Thane, Maharashtra.
3.	Clearance letter ( s ) / OM No. and Date	:	SIA/MH/MIS/125978/2019 Dated on 08.07.2020
4.	Location	:	
	a. District ( S )	:	<b>Thane</b>
	b. State ( S )	:	<b>Maharashtra</b>
	c. Latitude/ Longitude	:	<b>Latitude: 19°14'55.07"N Longitude: : 73° 9'10.03"E</b>
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer ( with pin code & Telephone / telex / fax numbers	:	Name: Mr. Mr. Sunil B. Shah Address: 2nd Floor, Citi Mall, Andheri (W), Mumbai Maharashtra 400 053 Tel: 99876 32208 Email ID: sunilshah@ajmera.com
	b. Address of Executive Project: Engineer/Manager ( with pin code/ Fax numbers )	:	Same as above
6.	Salient features	:	
	a. of the project	:	<b>Annexure -A</b>
	b. of the environmental management plans	:	<b>Annexure -B</b>
7.	Breakup of the project area	:	
	a. submergence area forest & non-forest	:	<b>Project site is not a forest area.</b>
	b. Others	:	<b>Annexure - A</b>

8.	Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan	:	<b>Not Applicable</b>
	a. SC, ST/Adivasi's	:	<b>Not Applicable</b>
	b. Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	<b>Not Applicable</b>
9.	Financial details	:	
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference	:	<b>Rs. 35.56 Cr</b>
	b. Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	<b>Annexure – C</b>
	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.	:	<b>Yes</b>
	e. Actual expenditure incurred on the environmental management plans so far	:	<b>Rs. 29.28 Cr.</b>
10.	Forest land requirement	:	
	a. The status of approval for diversion of forest land for non-forestry use	:	<b>Not Applicable</b>
	b. The status of clearing felling	:	<b>Not Applicable</b>
	c. The status of compensatory afforestation, if any	:	<b>Not Applicable</b>
	d. Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	<b>Not Applicable</b>
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	:	<b>Not Applicable</b>
12.	Status of construction	:	

	a.	Date of commencement (Actual and/or planned)	:	<b>Year 1997</b>
	b.	Date of completion (Actual and/or planned )	:	<b>Year 2025</b>
13.		Reasons for the delay if the Project is yet to start	:	<b>Not Applicable</b>
14		Dates of site visits	:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	<b>Not yet visited</b>
	b.	Date of site visit for this monitoring report	:	<b>Not yet done</b>
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	<b>Not Applicable</b>
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

**ANNEXURE - A**

**I. PROJECT DETAILS**

<b>Name &amp; Location</b>	:	Proposed Expansion Project of Residential Building Ajmera Yogi Dham on plot bearing S. no. 76(old) New S.no.22,H.No.1/8,1/1, 2 & 3, Old S.no.74, New s.no. 24, H. No. 2(Pt), 2(pt.), 2(Pt), 2(Pt), 2(Pt), 2(Pt) Gouripada, Tal-Kalyan Dist. Thane, Maharashtra.	
<b>Total no. of workers to be employed during the construction phase.</b>	:	Peak Hours: 45 Nos. Workers Average: 70 Nos. Workers	
<b>Total Project cost</b>	:	<b>Rs. 104.42 Crores</b>	
<b>Project infrastructure</b>	:	<b>Building Details</b>	<b>Approved as per EC</b>
		Building 1 with wing A1 & A2	Stilt + 18 Floors
		Building 2 with wing B1	Stilt + 19 Floors
		Building 2 with wing B2	Stilt + 19 Floors
		Building 3	Stilt + 12 Floors
		Building 3 with wing E1 & E2	Stilt + 19 Floors
		Building 4 with wing C1, C2 & D	Stilt + 18 Floors
		Building 5 with wing F1	Stilt + Podium + 21 Floors
		Building 6 with wing G1	Stilt + Podium + 21 Floors
		Building 6 with wing G2	Stilt + Podium + 21 Floors
		Building 15	Stilt + 12 Floors
		Building 16	Stilt + 12 Floors
		Building 7	Stilt + 1 Floors
		Building 17	Stilt + 1 Floors
		Building 7 with wing H (Stilt + 21 Floors)	Applied for EC
Building 17 (Stilt + 21 Floors)	Applied for EC		

<p><b>Area Statement</b></p>	<p>: Total Plot Area: 83030.21 Sq. m.          Built Up Area as per FSI: 127207.05 Sq. m.          Non FSI Area: 27536.48 Sq. m.          Total Construction area: 154743.53 Sq.mt.          Ground Coverage: 13984.35 (23.10 %)          R. G. Area on the ground: 10959.55 Sq.mt.          On the Podium :1145.7 Sq.mt</p>
<p><b>Water Requirement and Sources</b></p>	<p>: <b>During Construction Phase –</b>  <b>KDMC</b>          For Workers: 23 m<sup>3</sup>/ day          For Construction: Tankers: 10-20 m<sup>3</sup>/ day          (Depending upon the activity).   <b>During Operational Phase - KDMC</b>          Total Water Requirement.: 1578 m3/ day          For Domestic: 1014 m3/ day          For Flushing: 507 m3/ day          For Gardening: 57 m3/ day          Excess treated water: 507 m3/ day</p>
<p><b>Sewage generated</b></p>	<p>: 1066 m3/ day</p>
<p><b>Power</b></p>	<p>: <b>During Construction Phase -</b>          1. From MSEDCL: 150 kW          2. DG sets: 1 DG set of 150 KW  <b>During Operational Phase –</b>  <b>1. Power Requirement:</b>  <b>Bldg. 1,2,3,4:</b>          Maximum Load: 4743.92 kW          Connected Load: 11815.44 kW  <b>Bldg. 5,6:</b>          Maximum Load: 1897.69kW          Connected Load: 4598.92 kW  <b>Bldg. 3,15,16:</b>          Maximum Load: 940 kW          Connected Load: 2200 kW  <b>For Proposed Buildings :</b>  <b>Bldg. 7:</b>          Maximum Demand: 741 KW          Connected Load: 1807 KW  <b>Bldg. 17:</b>          Maximum Demand: 1014 KW          Connected Load: 2443.15 KW   <b>DG sets – 1 DG set of 630 kVA + 1 DG set of 82.5 kVA + 1 DG set of 160 kVA + 1 DG set of 62.5 kVA</b></p>

<b>Gaseous emissions</b>	:	<ul style="list-style-type: none"><li>• Vehicle carrying materials to be transported must have PUC certificate.</li><li>• Heavy vehicle movement will be allowed only during night time.</li><li>• Construction equipment's with idling control technologies will be used.</li><li>• Regular maintenance of the equipment's will be carried out.</li></ul>
<b>Solid waste from:</b> <b>Garbage:</b> <b>1. Wet</b> <b>2. Dry</b>	:	<ol style="list-style-type: none"><li>a. Total solid waste: 5370 Kg/day</li><li>b. Biodegradable waste: 2148 Kg/day</li><li>c. Non- biodegradable waste: 3222 Kg/day</li><li>d. STP sludge (Dry sludge) : 267 Kg/day</li></ol>



**ANNEXURE - B**

**EMP for Construction Phase**

Sr. no.	Environmental Component	Activity	Impacts	Precautionary measures
1	Ambient Air Quality & Noise level	<ul style="list-style-type: none"> <li>• Site Clearance</li> <li>• Excavation</li> <li>• Construction of Structures</li> <li>• Heavy vehicle traffic</li> <li>• Use of DG Set</li> <li>• Open burning of waste</li> </ul>	<ul style="list-style-type: none"> <li>• Increased level of dust &amp; other air pollutants</li> <li>• Increased Noise level.</li> </ul>	<p>For controlling air pollution:</p> <ul style="list-style-type: none"> <li>• Water Sprinkling</li> <li>• Cover on trucks</li> <li>• Use of RMC</li> <li>• Vehicles with valid PUC</li> <li>• Maintaining smooth traffic flow</li> <li>• DG sets: As per CPCB norms, Proper Maintenance, Use of Low sulphur fuel. Restricting open burning of solid waste</li> <li>• For controlling noise pollution:</li> <li>• Barricades along the periphery of the site.</li> <li>• Ear Plugs for Labourers</li> <li>• D.G. sets with acoustic Enclosures.</li> <li>• No noise polluting work in night shifts.</li> <li>• Using electrically operated construction equipment.</li> </ul>
2	Water	<ul style="list-style-type: none"> <li>• Use of fresh water for Construction activity / labours</li> <li>• Wastewater generation</li> <li>• Disposal of site Run off into SWD</li> <li>• Water logging</li> </ul>	<ul style="list-style-type: none"> <li>• Strain on the water supply in the vicinity</li> <li>• Sedimentation,</li> <li>• Pollution of nearby water courses.</li> <li>• Unhygienic condition for surrounding residents.</li> </ul>	<ul style="list-style-type: none"> <li>• Use of tanker water for construction. No burden on municipal supply</li> <li>• Provision of temporary toilets and bathing facilities.</li> <li>• Provision of septic tanks and soak pits.</li> <li>• Construction water will be channelized</li> </ul>

				properly and silt traps will be provided before disposal into natural drain. • Disposal of logged water periodically.
3	Soil	<ul style="list-style-type: none"> <li>• Preconstruction and excavation debris</li> <li>• Storage of construction material / chemicals</li> <li>• Transportation of hazardous material</li> <li>• Residual paints Solvents/ bituminous material etc.</li> <li>• Heavy vehicle operation / maintenance</li> <li>• Generation of garbage by labourers</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of good fertile soil</li> <li>• Soil erosion,</li> <li>• Soil contamination due to mixing of construction material/ accidental spillage of chemicals /oils</li> </ul>	<ul style="list-style-type: none"> <li>• Top soil will be stock piled and maintained for green belt development.</li> <li>• Contouring and minimizing the steepness of site; Mulching in exposed areas</li> <li>• Recycle of Debris as far as possible in construction area.</li> <li>• Disposal of debris to authorized sites/ recognized landfill sites</li> <li>• Proper and Separate storage of construction material</li> <li>• Storage of all petroleum products on impervious layers viz. concrete.</li> <li>• Usage of Oil trays wherever oil spillage is expected.</li> <li>• Transportation, storage and handling, disposal of HW as per their guidelines and handing it over to authorized agencies.</li> <li>• Most use of electrically operated machinery.</li> <li>• Segregation of garbage</li> </ul>
Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.				
4	Ecology	<ul style="list-style-type: none"> <li>• Site clearance,</li> <li>• Construction of structures</li> <li>• Cutting of trees.</li> </ul>	<ul style="list-style-type: none"> <li>• Disturbing natural flora and fauna</li> <li>• Loss of vegetation from chemical</li> </ul>	<ul style="list-style-type: none"> <li>• Plantation of local tree species.</li> <li>• Plantation of trees will start in mid of construction phase.</li> </ul>

			spills from vehicles	<ul style="list-style-type: none"> <li>• Regulation of vehicular trips and speed and proper maintenance of machinery.</li> </ul>
5	Socio economic environment	Construction work Labour hutments	<ul style="list-style-type: none"> <li>• Positive impact: Employment generation</li> <li>• Safety and hygiene at site may be affected during construction</li> </ul>	<ul style="list-style-type: none"> <li>• Adequate drinking water, toilet and bathing facilities.</li> <li>• Regular analysis of drinking water.</li> <li>• Personal protective and safety equipment will be provided.</li> <li>• First aid facility.</li> <li>• Regular health check up</li> <li>• Regular pest control at site.</li> <li>• Educational and awareness programme for safety measures.</li> </ul>

**EMP for Operation Phase:**

Sr. no.	Environmental Component	Activity	Impacts	Precautionary measures
1	Ambient Air Quality & Noise level	Increased vehicular trips, Use of DG sets	<ul style="list-style-type: none"> <li>• Traffic congestion,</li> <li>• Air Pollution</li> <li>• Increase in noise level</li> </ul>	<ul style="list-style-type: none"> <li>• Adequate Parking provision; well organized traffic management plan for smooth flow of vehicles.</li> <li>• Regular PUC check-up for vehicles.</li> <li>• DG sets: As per CPCB norms, Proper Maintenance, Use of Low Sulphur fuel.</li> <li>• Acoustic Enclosures for DG sets</li> <li>• Provision of green belt around the Site which will reduce air pollution and also act as noise buffer.</li> </ul>
2	Water	<ul style="list-style-type: none"> <li>• Increased demand of natural water,</li> <li>• Generation of waste water</li> <li>• Increased paved structure</li> </ul>	<ul style="list-style-type: none"> <li>• Stress on existing water supply</li> <li>• Pollution of water bodies</li> <li>• Increased run off from site.</li> </ul>	<ul style="list-style-type: none"> <li>• Use of water saving practices</li> <li>• Adoption of dual flush system</li> <li>• Rain water harvesting and use of rain water</li> <li>• Plantation of less water consuming trees.</li> <li>• Treatment of waste water for Sale Building</li> <li>• Recycling of STP treated water for secondary requirements</li> <li>• Minimum discharge of treated Effluent to external sources.</li> <li>• Oil &amp; grease traps will be installed on Sewers and S.W.D. at the discharge points</li> <li>• Use of paver blocks instead of fully impervious pavement to control run off along with green belt development</li> </ul>
3	Land	<ul style="list-style-type: none"> <li>• Solid waste generation,</li> <li>• Transportation of hazardous material</li> <li>• Increased paved structure</li> </ul>	<ul style="list-style-type: none"> <li>• Improper disposal of waste,</li> <li>• accidental spillage of hazardous chemicals leads to soil contamination</li> </ul>	<ul style="list-style-type: none"> <li>• Waste minimization recovery and reuse</li> <li>• Segregation at source for all solid waste streams</li> <li>• Recycling of dry garbage</li> <li>• Treatment of wet garbage by OWC for Sale building and its use as manure</li> </ul>

Sr. no.	Environmental Component	Activity	Impacts	Precautionary measures
			<ul style="list-style-type: none"> <li>• Increased run off from site.</li> </ul>	<ul style="list-style-type: none"> <li>• Use of dried STP sludge as manure</li> <li>• Transportation, storage and handling, disposal of HW / E waste as per their guidelines and handing it over to authorized agencies.</li> <li>• Storm water drainage of adequate Capacities.</li> <li>• Use of paver blocks for percolation of rain water along with green belt development</li> </ul>
<p>Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site</p>				
4	Ecology	Introduction of new tree species	<ul style="list-style-type: none"> <li>• Disturbing natural flora and fauna</li> <li>• Increased Exposure to anthropogenic activities.</li> </ul>	<p>Landscaping, avenue plantation Plantation of local tree species. Green line will be used at periphery of the roads and compound to separate the vehicular pollution and noise pollution from public utility area.</p>
5	Socio economic environment	Development of new land use, influx of people	<ul style="list-style-type: none"> <li>• Stress on all utilities, risk and danger due to natural and manmade disaster</li> <li>• Positive impact: Employment generation</li> </ul>	<p>Environmental awareness programme for surrounding area. Emergency preparedness plan and Disaster management plan will be Prepared and explained with the help of local NGO's and surrounding people and authority.</p>

### HAZARDOUS WASTE MANAGEMENT PLAN

**Construction Phase:**

**Environmental Management Plan for Hazardous Waste Generation**

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures
1	Leakages and spillage oil or fuel	<ul style="list-style-type: none"><li>• Contaminated soil if any shall be disposed off to Authorized Disposal Site.</li><li>• Bituminous materials /any other chemicals shall not be allowed to leach into the soil.</li></ul>
2	Residual Paints/Solvents	--do--

Other hazardous wastes, if any, shall also be handled in the similar way through authorized dealers only.

**Operational Phase:**

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures	Disposal
1.	Waste Oil from D.G Sets	-	Waste oil will be handed over to authorized recyclers.