

RATAN BUILDERS

Office No. 202, Neelyog Square,
R. B. Mehta Marg, Patel Chowk, Ghatkopar (East), Mumbai - 400 077. (INDIA)
Tel.: 022 - 2501 2021 •E-mail: nysquare@neelyog.com

Date: 26.05.2022

To,
Ministry of Environmental Forest & Climate Change,
Regional Office (WCZ),
Ground Floor Ewing,
New Secretariat Building, Civil Line,
Nagpur 440001.

Sub: Submission of Compliance Report for Proposed S. R. Scheme on plot bearing CTS No. 3996(pt), 3997(pt), 3999(pt), 4000 (pt), 4001, 4002(pt), 4002A & 4003(pt) of village Ghatkopar Kirol, Ghatkopar (W), Mumbai by M/s. Ratan Builders.

Ref: 1 Environmental Clearance letter No SEAC-2010/CR.894/TC.2 dated 04.10.2011
2 Environmental Clearance Letter No. SEAC-3512/CR.139/TC-2 dated 29.04.2014.

Dear Sir,

This is with reference to Environmental Clearance Letter vide No. SEAC-2010/CR.894/TC.2 dtd 04.10.2011 (R. R. Builders) and amendment in EC SEAC-3512/CR.139/TC-2 dtd. 29.04.2014 (Ratan Builders) from SEIAA, Maharashtra.

We are enclosing here with the detailed Compliance report (from October 2021 to March 2022) along with duly filled data sheet.

Thanking you,
Yours faithfully,
FOR RATAN BUILDERS


Authorized Signatory

Enclosed: Copy of Compliance Report for the period of October 2021 to March 2022.

Cc:
1 Regional Office, MPCB, Sion, Mumbai.
2 Environment Department, Mantralaya, Mumbai



Ratan Builders <buildersratan@gmail.com>

Submission of Six Monthly Compliance Monitoring Report_October 2021 to March 2022_Ratan Builders.

1 message

Ratan Builders <buildersratan@gmail.com>

Thu, May 26, 2022 at 12:55 PM

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance Letter vide No. SEAC-2010/CR.894/TC.2 dtd 04.10.2011 (R. R. Builders) and amendment in EC SEAC-3512/CR.139/TC-2 dtd. 29.04.2014 (Ratan Builders) from SEIAA, Maharashtra.

Enclosed herewith Six Monthly Compliance Monitoring Report for the period of **October 2021 to March 2022** along with duly filled data sheet for Proposed **S. R. Scheme** on plot bearing CTS No. 3996(pt), 3997(pt), 3999(pt), 4000 (pt), 4001, 4002(pt), 4002A & 4003(pt) of village Ghatkopar Kirol, Ghatkopar (W), Mumbai.

Thanks & Regards
Ratan Builders.

Virus-free. www.avg.com**Six Monthly Compliance Monitoirng Report -October 2021 to March 2022_Ratan Builders.pdf**

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RATAN BUILDERS

Office No. 202, Neelyog Square,
R B Mehta Marg, Patel Chowk, Ghatkopar (East), Mumbai - 400 077. (INDIA)
Tel.: 022 - 2501 2021 • E-mail : nysquare@neelyog.com

Date: 26/05/2022

To,
Regional officer,
Maharashtra Pollution control Board
Kalpataru Point, 1st floor,
Opp.PVR Theaffe, Sion IEJ,
Mumbai-400022.

Sub: Submission of Compliance Report for Proposed S. R. Scheme on plot bearing CTS No. 3996(pt), 3997(pt), 3999(pt), 4000 (pt), 4001, 4002(pt), 4002A & 4003(pt) of village Ghatkopar Kiroli, Ghatkopar (W), Mumbai by M/s. Ratan Builders.

Ref: 1 Environmental Clearance letter noSEAC-2010/CR.894/TC.2 dated: 04.10.2011
2 Environmental Clearance Letter No. SEAC-3512/CR.139/TC-2 dt 29.04.2014.

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Cc:

1. Environment Department, Mantralaya, Mumbai
2. Director, MoEF, Nagpur.



Ratan Builders <buildersratan@gmail.com>

Submission of Six Monthly Compliance Monitoring Report_October 2021 to March 2022_Ratan Builders.

1 message

Ratan Builders <buildersratan@gmail.com>

Thu, May 26, 2022 at 12:56 PM

To: romumbai@mpcb.gov.in

Cc: sromumbai1@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance Letter vide No. SEAC-2010/CR.894/TC.2 dtd 04.10.2011 (R. R. Builders) and amendment in EC SEAC-3512/CR.139/TC-2 dtd. 29.04.2014 (Ratan Builders) from SEIAA, Maharashtra.

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Thanks & Regards
Ratan Builders.

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COMPLIANCE REPORT

PERIOD
(OCTOBER 2021– MARCH 2022)

For

PROPOSED RESIDENTIAL CUM COMMERCIAL PROJECT WITH SRA PROJECT

(ENVIRONMENTAL CLEARANCE :SEAC-2010/CR.894/TC.2 dated: 04.10.2011 (R. R. Builders)
(ENVIRONMENTAL CLEARANCE LETTER NO.SEAC-3512/CR.139/TC-2dt.29.04.2014(Ratan Builder))

At
Nityanand Nagar, Village –Ghatkopar Kiroli, Ghatkopar (W)
Mumbai, Maharashtra

Proposed By

RATAN BUILDERS

PROJECT DETAILS

Sr.No.	Particulars	Details	
1	Project type :River-valley/mining/Industry/Thermal/Nuclear/other(specify)	Construction Project	
2	Name of the Project	Proposed Amendment in EC for residential cum commercial project with SRA project for Sadbhavna, Trimurti CHS& Om Chaitanya Gagangiri Maharaj CHS at Nityanand Nagar, Ghatkopar west, Mumbai.	
3	Clearance letter(s)/OM and Date	Environmental Clearance:SEAC-2010/CR.894/TC.2 dated: 04.10.2011 (R. R. Builders). Amendment in Environmental Clearance Letter No. SEAC-3512/CR.139/TC-2 dt. 29.04.2014(Ratan Builder).	
4	Location	Plot bearing CTS. No. 3990(P), 3996, 3997(P), 3998, 3999, 4000, 4001, 4002(P), 4002A of village Ghatkopar Kirol, Ghatkopar (W), Mumbai	
	a) District(s)	Mumbai	
	b) State(s)	Maharashtra	
	c) Latitude/Longitude	19°05'26.28" N 72°54'49.53" E	
5	Address of correspondence		
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Rushi Mehta (Partner of) M/s. Ratan Builders 1037, Hubtown Solaris, NS Phadke Marg, Oppteligalli, near western express highway, Andheri East, Mumbai -400069. info@neelyog.com Tel: 022-26810000	
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Same as above	
6	Salient features		
	a) of the Project	Building name	Building configuration
		Sale Residential Building 1	2 Basement + Lower Gr + Upper Grd+13 Upper Floors
		Sale Residential Building 2	Basement+Grd+6 Upper Floors
		Municipal School	Gr +7 Upper Floors
		Rehab Bldg 1	Gr+15(pt) Upper Floors
		Rehab Bldg 2	Gr+15 Upper Floors
		Rehab Bldg 3	Gr+15 Upper Floors
		Rehab Bldg 4	Gr+15(pt) Upper Floors
		Rehab flats: 598; R/C: 3; Comm: 22; Amenities: 20; Sale Flats: 280; Sale Comm: 23 and school building.	

	b) of the Environmental Management Plan	Details of the environmental infrastructure like Sewage Treatment Plant of 620 KLD, Rain water harvesting tank, and OWC are given in Annexure	
7	Break up of the project area		
	a) submergence area : forest & non-forest	NA	
	b) Others	Total Plot area: 10,985.44 m ² Total Construction area : 48,980.43 m ² FSI Area: 32,485.93 m ² Non- FSI Area :16,494.50 m ²	
8	Breakup of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.109.18 Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost	129.5 Lakhs
		Operation & Maintenance Cost	24.5 Lakhs/ year
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e)Actual expenditure incurred on the environmental management plans so far	N.A.	

10	Forest land requirement	No Forest Land Required.
	a) The status of approval for diversion of forest land for non-forestry use	N.A.
	b) The status of clearing felling	N.A.
	c) The status of compensatory	N.A.
	d) afforestation, if any	N.A.
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12	Status of construction	
	a) Date commencement (Actual and/or planned)	Construction work started on 21.07.2014
	b) Date of completion (Actual and/or planned)	
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	Not yet finalized.
15	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	Environmental Clearance Letter No. SEAC-2010/CR.894/TC.2 dated: 04.10.2011 and Amendment in EC SEAC-3512/CR.139/TC-2 dt. 29.04.2014 received from government of Maharashtra.

**PRESENT STATUS OF PROPOSED RESIDENTIAL CUM COMMERCIAL PROJECT
WITH SRA SCHEME PROJECT**

- 1) RehabBldg.No.1–Construction work completed
- 2) RehabBldg.No.2-Construction work completed.
- 3) Rehab Bldg No. 3- Construction upto 3rd floor completed.
- 4) Rehab Bldg No 4 –Construction work completed.
- 5) Sale bldg No 1 – Construction upto 11th Floor completed

COMPLIANCE TO ENVIRONMENTAL CLEARANCE LETTER NO. SEAC-3512/CR.139/TC-2 dt. 29.04.2014 AT GHATKOPAR KIROL, GHATKOPAR (W), MUMBAI.

CONDITIONS		
	Conditions	Compliance
(i)	This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme should be verified. If any discrepancy found in the plans submitted or details provided in the above Para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.	SRA has approved the building plans considering the DP Plan, various rules, regulations notifications, Government resolutions, circulars etc. of the area.
(ii)	PP to abide by the conditions stipulated by SEAC & SEIAA	We agree
(iii)	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 the 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.	Building plans are approved by SRA as per norms.
(iv)	"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.	It is not applicable as per the CPCB letter No. B-29012 /ESS /CPA/2016-17/2570 dt. 02.02.2017

(v)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Temporary sanitation with separate toilets with septic tanks, soak pits for workers are provided on the site.
(vi)	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the building. 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.	STP, MSW, green belt development etc. facilities will be provided on site before completion of project.
(vii)	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.	Pressure cooker, kerosene and other household material, mobile toilets, safe drinking water, medical health care, crèche etc. are supplied to the workers.
(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.	Adequate drinking water and sanitary facilities are provided to workers. The waste generated from the labour camps is mostly household waste which is collected and disposed off in municipal bins.
(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 filing after recovering recyclable material	The waste generated from the labour camps is mostly household waste which is collected and disposed off in municipal bins.
(x)	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.	Wet garbage during operation phase will be treated by Organic Waste Converter and treated waste (manure) will be utilized for gardening. Non- biodegradable waste will be send to disposed site through vendor.

(xi)	Arrangement shall be made that waste water and storm water do not get mixed.	We have made such arrangement so that storm water and waste water will not get mixed. Separate pipelines for SWD & waste water shall be provided.
(xii)	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Project is under redevelopment scheme, so top soil is not restored.
(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.	No additional soil is required for levelling as land is flat.
(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.	Partly landscape has been developed considering CPCB guidelines including selection of plant species. The tree species which planted are of local variety.
(xv)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precaution for general safety and health aspect of people only in approved sites with the approved of competent authority.	Re-utilization and recycling strategy for construction debris is followed. Recycled aggregate is used for filling application. Excess muck is disposed with the permissions of competent authority at approved site. We have barricaded the site to create general safety and health aspects of people.
(xvi)	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.	We have tested Soil and water samples through MoEF recognized laboratory. The copies of the reports are attached.

(xvii)	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminant watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Such types of wastes are not anticipated in this activity. However, all possible measures were taken to avoid contamination of water bodies/streams.
(xviii)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste will generate during construction and operation phase. As it is Residential project.
(xix)	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG is not provided, alternate power supply is available at site,
(xx)	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	No DG installed on site
(xxi)	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.	<ul style="list-style-type: none"> ✓ Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used. ✓ Adequate parking space is made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas
(xxii)	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.	<p>The noise levels as well as air quality was monitored from MOEF recognized laboratory.</p> <p>Copy of reports is attached.</p>

(xxiii)	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 th August,2003.(The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations)	Ready mix concrete with fly ash is used in the construction.
(xxiv)	Ready mixed concrete must be used in building construction.	Ready mix concrete with fly ash is used in the construction.
(xxv)	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire-fighting equipments etc. as per National Building Code including measures from lighting.	We will obtain approval of competent authority for Structural Safety. We will progress the construction as per the Planning Authorities approval which consider the structural safety, firefighting measures etc. while granting the approval.
(xxvi)	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Storm water control and its reuse has been as per Central Ground Water Board and BIS standards for various specifications.
(xxvii)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices.
(xxviii)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The ground water quality is monitored through MoEF recognized laboratory.

(xxix)	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 water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the Odour problem from STP.	<ul style="list-style-type: none"> ✓ STP has been installed on site to treating sewage generated in project. ✓ Sewage has been treated up to tertiary level. The treated sewage is reused for gardening and flushing purpose. <p>Total 500 KLD of STP is installed on site.</p>
(xxx)	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	STP, MSW, green belt development etc. facilities has been provided on site before completion
(xxxii)	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.	We are not using the ground water for construction purpose.
(xxxiii)	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	We have provided dual plumbing line for separation of gray and black water.
(xxxiv)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	A water efficient sanitary feature includes showers, low flush, dual cistern have been provided.
(xxxv)	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	The use of glass is less than 40%

(xxxv)	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Noted
(xxxvi)	Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters systems. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Solar Energy has been utilized for the purpose of lighting in the common area, street, landscape area and corridor. Approximately 91 nos of solar panels are installed.
(xxxvii)	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 DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted
(xxxviii)	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	The noise levels are monitored regularly from MoEF recognized laboratory Noise Monitoring report is attached.

(xxxix)	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Entry & exit to the proposed project are located in such way that it won't affect traffic on the adjoining roads. Also sufficient parking is provided.
(xl)	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.	The buildings are not air-conditioned, as this is a residential project. ECBC code is not applicable in the instant case. However, we have used 6" AAC blocks (Autoclaved Aerated Concrete Blocks) and additional 2" of plaster resulting in the U value of 0.56 w/m ² ·k for the effective insulation against the Heat gain
(xli)	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The Buildings have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation to the premises.
(xlii)	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.	The Regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
(xliii)	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 we have amended the EC for changes in the earlier EC.
(xliv)	Six monthly monitoring reports should be submitted to the Regional office MOEF Bhopal with copy to this Department and MPCB.	We have submitted six monthly compliance reports to Environment department Mantralaya, Regional office MoEF Nagpur and MPCB office.
(xlv)	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Noted

(xlvii)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted
(xlviii)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Yes. We will provide the same.
(xlix)	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Separate funds have been allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up is attached.
(l)	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://envis.maharashtra.gov.in	The advertisement was given in local newspapers. Copy of the advertisement is attached in Annexure.
(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 st June & 1 st December of each calendar year.	We have submitted the half yearly compliance reports to MPCB, Environment Department MoEF& Regional office.

(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.	Noted
(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 ₂ , NO _x (Ambient level 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.	The monitoring Reports are sent with Compliance reports to Environment Department, MoEF and MPCB. For previous six monthly compliance period.
(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.	The monitoring Reports are sent with Compliance reports to Regional office of MOEF, Environment Department and MPCB for previous period.

(liv)	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Officers of MoEF by e-mail.	Noted & will be complied.
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.	There are no litigations pending against this project.
5	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We agree
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.	We agree

7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.	Noted
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	There is no deviation or alteration in the project
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.	Noted
10	Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van VigyanBhawan, Sec - 5, R.K. Puram, New Delhi - 110022, if preferred, within a period of 30 days as prescribed under section16 of the National Environment Appellate Act, 2010.	Noted

ANNEXURE – I

PROJECT DETAILS

Name and address of the project proposed:

Residential project with SRA Scheme on plot bearing CTS. No. 3990(P), 3996, 3997(P), 3998, 3999, 4000, 4001, 4002(P), 4002A of village Ghatkopar Kirol, Ghatkopar (W), Mumbai, Maharashtra by Ratan Builders

ANNEXURE – II

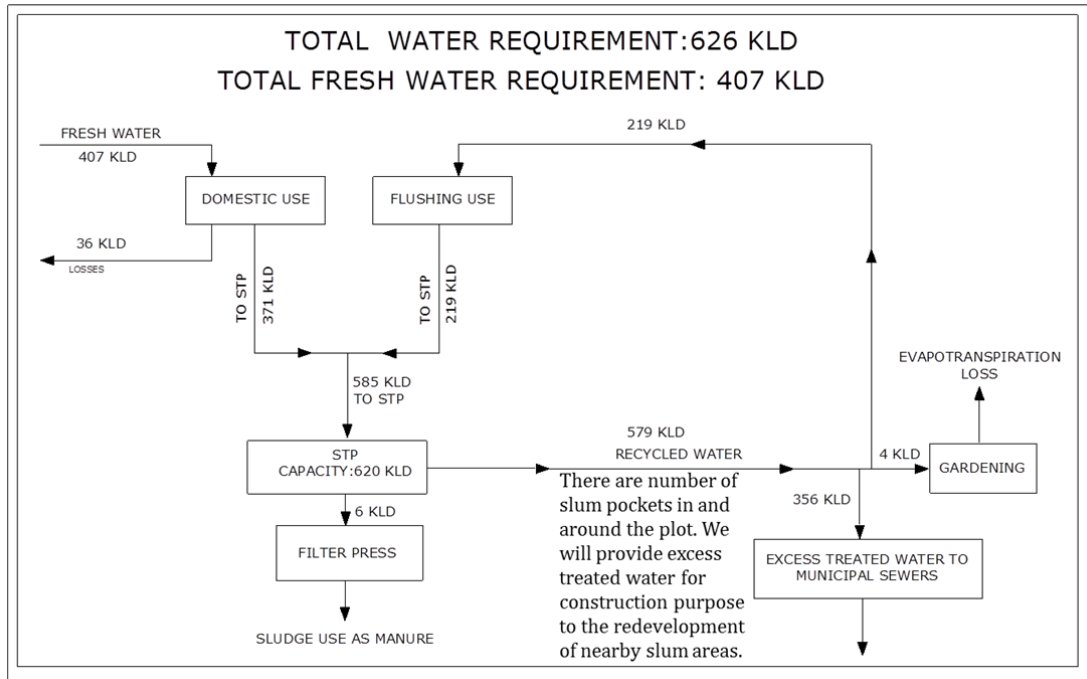
WATER BUDGET

Sr. No.	Particulars	Quantity (KLD)
1.	Water Demand	626
2.	Fresh water requirement	407
3.	Total recycled water	223
4.	Water used for flushing	219
5.	Water used for gardening	4
6.	Total sewage generation	585

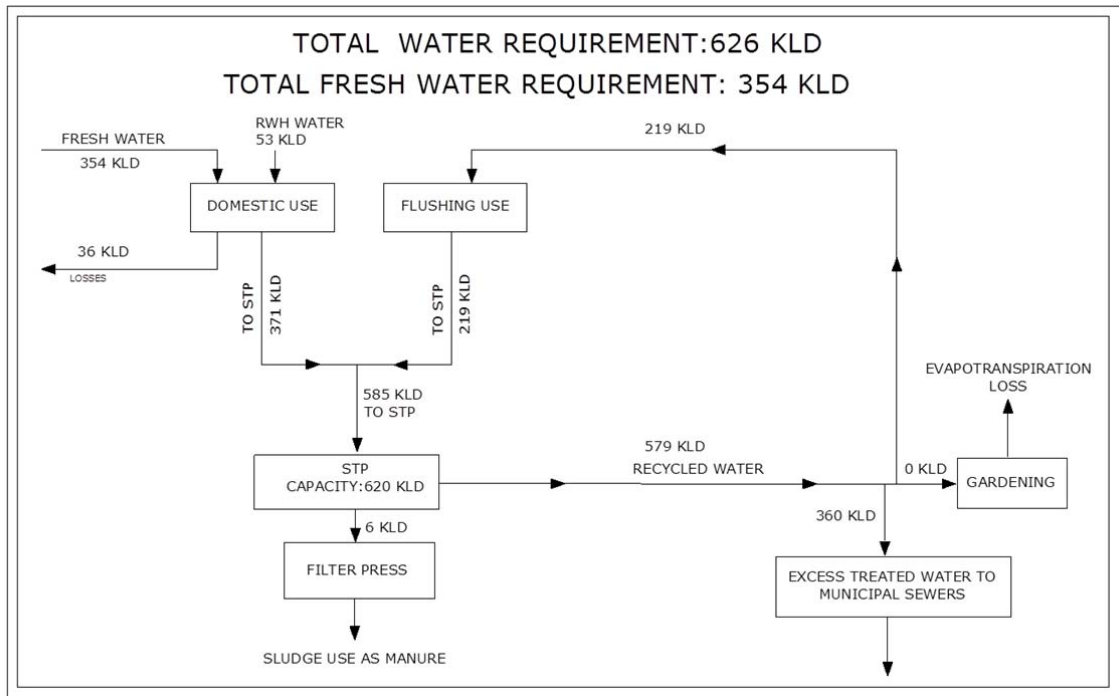
WATER BALANCE CHART

Particulars	No of Flats /rooms /Cars	occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Sale Building							
Residential	209	5	1,045	90	45	135	141
Rehab Housing							
Residential	598	5	2,990	90	45	135	404
Amenties (Balwadi, welfarecentre & society office)	20	3	60	15	30	45	3
R/C Unit	3	5	15	90	45	135	2
Commercial Unit	22	3	66	15	30	45	3
Residential For Sale	71	5	355	90	45	135	48
Commercial for Sale	22	3	66	15	30	45	3
School	1,256	2.5 m2/person	502	15	30	45	23
Total			5,099				626
Sewage Generation						100 % of Flushing water and 90% of Domestic Water	585
Sludge						1 % of Sewage Generation	6
Recycling for Flushing							
Sale Building							
Residential	209	5	1,045		45	45	47
Rehab Housing							
Residential	598	5	2,990		45	45	135
Amenties (Balwadi, welfarecentre & society office)	20	3	60		30	30	2
R/C Unit	3	5	15		45	45	1
Commercial Unit	22	3	66		30	30	2
Residential For Sale	71	5	355		45	45	16
Commercial for Sale	22	3	66		30	30	2
School	1256	2.5 m2/person	502		30	30	15
Total			5,099				219
Gardening	865.37					5l/m²	4
Excess Treated Water to Municipal Sewer							356

WATER BALANCE DIAGRAM_ Dry Season



WATER BALANCE DIAGRAM_ Wet Season

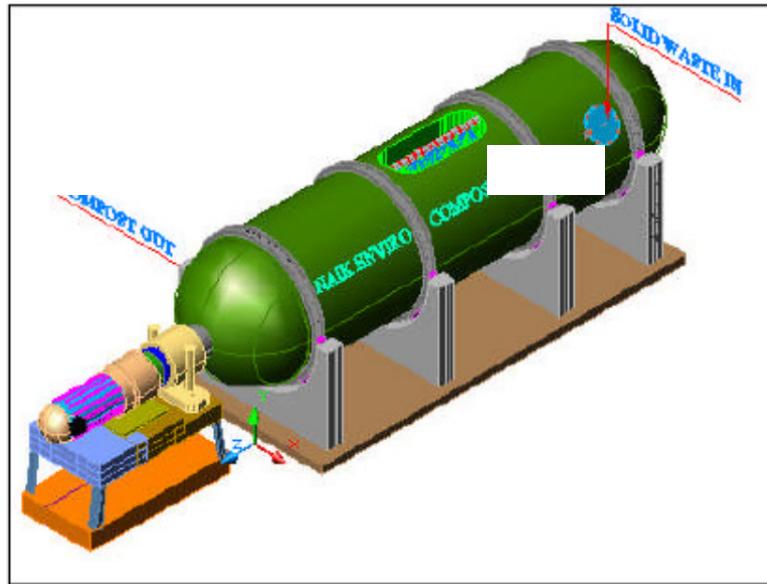


ANNEXURE – III

SOLID WASTE MANAGEMENT PLAN

- Solid Waste generation from the complex is estimated to be 2340 kg/day
- The biodegradable component: 936 kg/day
- Inert, Recyclable waste: 1404 kg/day
- Segregation of dry and wet garbage will be done at source
- Dry/recyclable waste (garbage) will be segregated and given to recyclers
- Wet garbage/biodegradable matter as leftover food, vegetables will be composted by Mechanical Composting.

Unit of the Organic Waste Converter



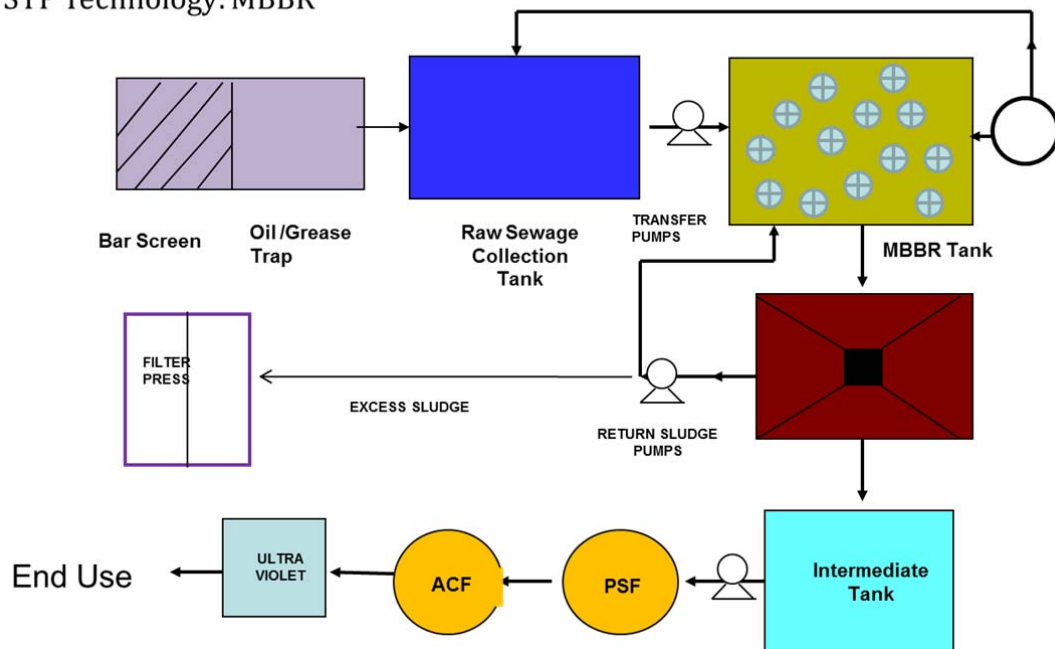
ANNEXURE IV

SEWAGE TREATMENT PLANT

- Water requirement for proposed complex is 626 KLD
- Sewage generation is 585 KLD
- STP Capacity: 620 KLD

STP FLOW SHEET

STP Technology: MBBR



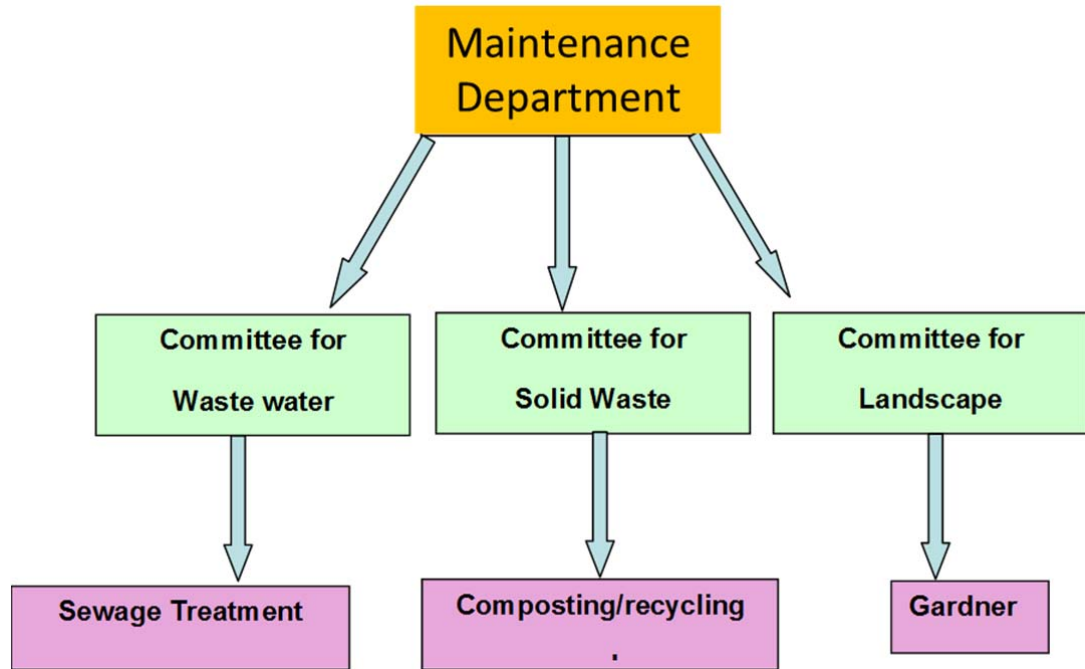
ANNEXURE - V

EMP COST

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Monitoring Frequency
STP (Tertiary)	62.50	12	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS and O & G
Solar Lighting & Solar hot Water for Sale buildings	25	2.5	Weekly
Rainwater harvesting	20	2	During rainy season (cleaning of UG tanks and filtration units before rainy season)
Solid Waste Composting plant	25	5	Continuous O & M Environment Monitoring: Monthly to assess the compost quality
Landscape	22	3	Daily
Total Cost	154.5	24.5	

ANNEXURE VI

ENVIRONMENTAL MANAGEMENT CELL



ANNEXURE VI

ADVERTISEMENT

“Ratan Builders”
Our proposed Project with SRA Scheme on plot bearing CTS No. 3996(pt), 3997(pt), 3998(pt), 3999(pt), 4000 (pt), 4001, 4002(pt), 4002A, 4003 (pt) of village Ghatkopar Kirol, Ghatkopar(W), Mumbai was accorded the Environmental Clearance from the Environment Department, Government of Maharashtra. The copies of the Environmental clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Environment Department, Govt. of Maharashtra web site at <http://ec.maharashtra.gov.in>

“रतन बिल्डर्स”
आमच्या सर्वे नं. ३९९६ (पार्ट), ३९९७ (पार्ट), ३९९८(पार्ट), ३९९९(पार्ट), ४०००(पार्ट), ४००१, ४००२ (पार्ट), ४००२ए, ४००३ (पार्ट), करोल गांव, घाटकोपर (प.), मुंबई येथील इरोपडीपट्टी पुर्नविकास योजना प्रकल्पाला पर्यावरण विभाग महाराष्ट्र शासन मुंबई, यांच्याकडून पर्यावरण विषयक मंजूरी देण्यात आली आहे. सदर पर्यावरण विषयक मंजूरीची प्रत महाराष्ट्र प्रदुषण नियंत्रण मंडळ यांच्या कार्यालयामध्ये आणि पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://ec.maharashtra.gov.in> या संकेतस्थळावर उपलब्ध आहे.

**ANNEXURE VII
SITE PHOTOGRAPHS**

UNDER CONSTRUCTION BUILDING PHOTOGRAPHS



REHAB BUILDINGS



TOLIET FACILITY PROVIDED



OWC INSTALLED ON SITE



STP PROVIDED



STORM WATER DRAINAGE WORK



SOLAR PANNEL INSTALLED



SOLAR PANNEL INSTALLED



Form 59
(See side 115-02)

Pollution Under Control Certificate
Authorized by Government of Maharashtra

Date: 31/01/2022
Time: 10:37:34 AM
Validity upto: 24/07/2022

Vehicle No. Registration No. Make & Year of Manufacturing. Make Model Number. Engine No. Fuel. PUC Code. GSTIN. Fee. MS. operation.

Vehicle Photo with Registration plate 60 mm x 30 mm

Sl. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)	ppm	
2	Hydrocarbon, (THC)HC	percentage (%)	ppm	
3	CO	percentage (%)	2500 x 200	
4	SPM	ppm	1 x 0.03	
5	Lambda			
6	Light absorption coefficient	1/µm ²	2.45	0.13

Note: 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to Maharashtra pollution.gov.in

Authorized Signature with stamp of PUC operator (60mm x 20mm)

Form 59
(See side 115-02)

Pollution Under Control Certificate
Authorized by Government of Maharashtra

Date: 18/02/2022
Time: 10:11:45 AM
Validity upto: 17/02/2022

Vehicle No. Registration No. Make & Year of Manufacturing. Make Model Number. Engine No. Fuel. PUC Code. GSTIN. Fee. MS. operation.

Vehicle Photo with Registration plate 60 mm x 30 mm

Sl. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)	ppm	
2	Hydrocarbon, (THC)HC	percentage (%)	ppm	
3	CO	percentage (%)	2500 x 200	
4	SPM	ppm	1 x 0.03	
5	Lambda			
6	Light absorption coefficient	1/µm ²	1.82	0.04

Note: 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to Maharashtra pollution.gov.in

Authorized Signature with stamp of PUC operator (60mm x 20mm)

LANDSCAPE DEVELOPED ON SITE



ALTERNATE POWER SUPPLY



Date: 12th August 2021
DNMG/E/CA-1042/E053

To,
M/s Ratan Builders
1037, 10th Floor, Hubtown Solaris,
N.S. Phadke Road Opp Telli Galli
Andheri (East) Mumbai-400086

Sub: Provision of Alternate Power Supply for Fire Fighting Meter at Residential Project
"M/s Ratan Builders, Nityanand Nagar Ghatkopar (west) Mumbai-400086

Dear Sir,

This is with reference to your requirement for provision of Alternate Power supply for Fire Fighting Panel for your Residential project, "M/s Ratan Builders" A Wing, Neelyog Veydaanta Nityanand Nagar, Ghatkopar Andheri Link Road, Ghatkopar (west) Mumbai-400086

Tata Power is pleased to confirm that the necessary provision is made for releasing alternate supply for the Fire Fighting Meters at the subject project site.

Supply for firefighting will be through changeover panel for ensuring alternate supply in case of any tripping.

Thanking you and assuring you of our best attention at all times.

Yours truly,
For & on behalf of The Tata Power Company Limited

(Shriram Savarkar)
Zonal Head - (East Zone)

TATA POWER

The Tata Power Company Limited

Distribution Network Management Group-East Zone

Powai Receiving Station Near MTNL Hiranandani Opp Swami Narayan Wadi Powai Kailash Complex Road Mumbai - 400076
Tel: 91 22 6717 3451 / 49 / 27

Registered Office Bombay House 24 Homi Mody Street Mumbai 400 001

CIN : L28920MH1919PLC000567 • Website : www.tatapower.com • E-mail : tatapower@tatapower.com



ANALYSIS REPORT FOR AMBIENT AIR QUALITY

Name of the Client: RATAN BUILDERS At village GhatkoparKiroI, Ghatkopar (W), Mumbai.	Report Date:	06.04.2022
	Report No:	NIL/OT /03/22/278
	Reference:	Verbal Discussion
	Date of Sampling:	21.03.2022
	Sampling Done By	Pristine consultants
	Date of Analysis:	31.03.2022-06.04.2022
	Duration of Monitoring:	8 Hours
	Sampling Location:	Project Site
Sampling Procedure :	As per the Method Reference	
Temperature : 32/28	Relative Humidity :76/32	

RESULT

Parameters	Result	Units	NAAQS Limits	Methods Reference
Particulate Matter (PM ₁₀)	81.2	µg/m ³	100.00	IS 5182(part 23): reaffirmed : 2017
Particulate Matter (PM _{2.5})	34.6	µg/m ³	60.00	Lab SOP No.NIL/AIR SOP/03, based on CPCB Guideline Volume-1: 2011
Sulphur Dioxide (SO ₂)	28.9	µg/m ³	80.00	IS 5182 Part 2, reaffirmed: 2017
Nitrogen Dioxide (NO _x)	42.3	µg/m ³	80.00	IS 5182 Part 6, reaffirmed: 2017

Note: The complaint register is available with the Laboratory as per Environment Protection Act, 1986

For NETEL (INDIA) LIMITED

Lab Incharge



MoEF Recognized Laboratory





ANALYSIS REPORT FOR AMBIENT NOISE

Name of the Client RATAN BUILDERS At village GhatkoparKiroI, Ghatkopar (W), Mumbai	Report No.:	NIL/OT /03/22/279
	Report Date:	06.04.2022
	Reference:	Verbal Discussion
	Date of Monitoring :	31.03.2022-06.04.2022
	Sampling Done By	Pristine consultants
	Sample Details:	Noise Sample
Sampling Procedure :		As per Reference Method

RESULT

Sr. No.	Location	Result dB(A) Day	Result dB(A) Night	Ambient Noise Standards in dB(A)	Method
1	Project Site	55.2	44.5	55*/45*	IS 9876:1981 & Manufacturer Manual, WI/S/5/35&36, Issue no. 3, Issue date 10.04.2014

Remark:

Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)
 Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)

**As per Code of practice for Controlling Noise prescribed by Noise Pollution Committee from Sources other than Industries and Automobiles, the maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas. <http://envfor.nic.in/citizen/specinfo/noise.html>*

For NETEL (INDIA) LIMITED

Steel
 Lab Incharge



MoEF Recognized Laboratory





ANALYSIS REPORT FOR WATER SAMPLE

Name of the Client RATAN BUILDERS At village GhatkoparKiroi, Ghatkopar (W), Mumbai	Report No.	NIL/OT /03/22/280
	Report Date	06.04.2022
	Reference :	Verbal Discussion
	Date of Sampling	21.03.2022
	Sampling Done By	Pristine consultants
	Date of Analysis:	31.03.2022-06.04.2022
Test Location	Project Site	
Sampling Procedure :	As per the Reference method	

DRINKING WATER SAMPLE

Sr. No.	Parameter	Result	Unit	IS desirable Limit (As per IS 10500:2012)	Method
PHYSICO-CHEMICAL PARAMETERS					
1	Colour	<5	Hazon	--	IS 3025(part4)
2	Odour	Agreeable	--	--	IS 3025(part 5)
3	Taste	Agreeable	--	--	IS 3025(part 8)
4	pH	7.28	--	6.5-8.5	IS 3025 Part11:1983: RA 2017
5	Turbidity	<1	NTU	1	IS 3025 Part 10:1984RA: 2017
6	Alkalinity	114	mg/lit	200	IS 3025 part 23: 1986RA-2019
7	Total Hardness	132	mg/lit	200	IS 3025 (Part 21): 2009 EDTA method, RA: 2019
8	Total Dissolved Solids	148	mg/lit	500	IS : 3025 (Part 16):1984, RA 2017
9	Chloride	18.2	mg/lit	250	IS 3025 (part 32):1988, RA: 2019
10	Calcium	7.2	mg/lit	75	IS 3025(part 40):1991, EDTA method, RA:2019
11	Magnesium	1.6	mg/lit	30	IS 3025(part 46):1999, RA: 2019
12	Sulphate	BDL	mg/lit	200	IS 3025 (Part 24): 1988,RA: 2019
13	Copper	BDL	mg/lit	0.05	APHA 3111 B, 23 rd Edition Additional Air-Acetylene flame AAS method:2017
14	Nitrate	BDL	mg/lit	45	IS : 3025 (Part 34) :1988, RA 2019
BACTERIOLOGICAL TEST					
	Total Coliform	ABSENT	MPN/100ml	ABSENT	IS 1622

BDL : Below Detectable Limit.

Remark: The complaint register is available with the Laboratory as per Environment Protection Act, 1986
Test results related only to the sample tested.

For NETEL (INDIA) LIMITED
[Signature]
Lab Incharge



MoEF Recognized Laboratory



ANALYSIS REPORT FOR SOIL SAMPLE

Name of the Client RATAN BUILDERS At village GhatkoparKirol, Ghatkopar (W), Mumbai	Report No.	NIL/OT /03/22/281
	Report Date	06.04.2022
	Reference :	Verbal Discussion
	Sampling Done By	Pristine consultants
	Date of Sampling	21.03.2022
	Date of Analysis:	31.03.2022-06.04.2022
	Test Location	Project Site Soil Sample
Sampling Procedure :	As per the Reference method	

Sr. No.	Parameters	Results	Unit	Method
1	pH (1:5 Suspension)	7.24	--	IS 2720 Part 26 :1987
2	Moisture	2.2	%	Lab SOP No. NIL/SOP/06 Based on Manual of Soil testing in india, Ministry of Agriculture, GOI: 2011
3	Electrical Conductivity (at 250C)	4.2	Mmhos/cm	IS 14767:2000
4	Organic Carbon (TOC)	5.8	%	Lab SOP No. NIL/SOP/05 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI: 2011
5	Cation Exchange Capacity	32.4	Meq/100gm	Lab SOP No. NIL/SOP/08 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI : 2011
6	Available Nitrogen (as N)	62.3	mg/kg	APHA 4500-Norg-B,23 rd Ed 2017
7	Available Phosphorus (as PO4)	76.5	mg/kg	APHA 4500-P,23 rd Ed 2017
8	Available Potassium(as K)	70.2	mg/kg	Lab SOP No. NIL/SOP/10 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI : 2011
9	Sodium (as Na)	2.3	mg/kg	Lab SOP No. NIL/SOP/10 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI : 2011
10	Copper (as Cu)	BDL(DL: 2)	mg/kg	EPA 3050 B Air- Acetylene flame AAS Method : 1996
11	Zinc (as Zn)	BDL(DL:2.5)	mg/kg	EPA 3050 B Air- Acetylene flame AAS Method: 1996
12	Total Chromium (as Cr)	BDL(DL:5)	mg/Kg	EPA 3050 B Air- Acetylene flame AAS Method: 1996
13	Cadmium (as Cd)	BDL(DL:5)	mg/Kg	EPA 3050 B Air- Acetylene flame AAS Method : 1996
14	Lead (as Pb)	BDL (DL:1)	mg/kg	EPA 3050 B Air- Acetylene flame AAS Method : 1996

BDL: Below Detectable Limit. **DL:** Detectable Limit

Remark: Test results related only to the sample tested.

The complaint register is available with the Laboratory as per Environment Protection Act, 1986

For **NETEL (INDIA) LIMITED**

S. S. S. S.
Lab Incharge



MoEF Recognized Laboratory

