

24 January 2024

To,

**The Member Secretary, Regional Office,  
Maharashtra Pollution Control Board,  
Kalpataru Point, 1<sup>st</sup> floor, In front of Cine Planate Theater,  
Sion Circle, Shiv (East), Mumbai - 400 022. Maharashtra.**

**Sub : Submission of six-monthly compliance status reports as per terms & conditions  
Stipulated in Environmental clearance letter for the proposed SRA Project 'Terrapolis  
Atrius', on plot bearing CTS nos. 509, 510, 510/1 to 9 Village Nahur, Motinagar, LBS  
Road, Mulund (West), Mumbai. Maharashtra.**

**Ref. No. : Environment clearance no. SEAC-2015/CR-95/TC-1, dated: 28/01/2016.**

Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations in its Environmental clearance letter no. **SEAC-2015/CR-95/TC-1,dated: 28/01/2016** along with the necessary annexure.

This compliance report is submitted for the period from **April-2023 to September-2023.**

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking You,

Yours Truly,

For **TERRAPOLIS ASSET PVT.LTD.**  
For Terrapolis Assets Pvt. Ltd.

  
**AUTHORIZED SIGNATORY.**

Encl. Part A: Current status of construction work.

Part B: Point-wise compliance status.

Datasheet & Annexures.

**Copy to** Regional Office, MoEF & CC, Nagpur.

Regional Office, CPCB, Pune.

Department of Environment, Mantralaya, Mumbai.

Your (**Environment Clearance**) application has been **Submitted** with following details

<b>Proposal No</b>	SEAC-2015/CR-95/TC-1
<b>Compliance ID</b>	41042777
<b>Compliance Number(For Tracking)</b>	EC/M/COMPLIANCE/41042777/2024
<b>Reporting Year</b>	2023
<b>Reporting Period</b>	01 Dec(01 Apr - 30 Sep)
<b>Submission Date</b>	24-01-2024
<b>IRO Name</b>	P Subramanyam
<b>IRO Email</b>	agmu102@ifs.nic.in
<b>State</b>	MAHARASHTRA
<b>IRO Office Address</b>	Integrated Regional Offices, Nagpur

**Note:-** SMS and E-Mail has been sent to P Subramanyam, MAHARASHTRA with Notification to Project Proponent.



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## View Compliance Report at Project Proponent

### Proposal Details

<b>Proposal No</b>	SEAC-2015/CR-95/TC-1	<b>Category</b>	INFRA-2		
<b>Proposal Name</b>	Proposed SRA Project Terrapolis Atrius, on plot bearing CTS no. 509, 510, 510/I to 9, Village Nahur, Motinagar, LBS Road, Mulund (West), Mumbai				
<b>Plot / Survey/ Khasra No.</b>		<b>Village(s)</b>	<b>Sub-District(s)</b>		
<b>State</b>	MAHARASHTRA	<b>District</b>	MUMBAI	SUBURBAN	
<b>MoEF File No</b>	SEAC-2015/CR-95/TC-1	<b>Name of the Entity/ Corporate Office</b>	Terrapolis Asset Pvt Ltd.	<b>Entity's PAN</b>	NA
<b>Entity Name as per PAN</b>	NA	<b>Entity details mentioned above is correct ?</b>	Agree		

Project KML

View on DSS

### Covering Letter

**Covering Letter**[Click to View](#)**Compliance Reporting Details**

**Reporting Year** 2023 **Reporting Period** 01 Dec(01 Apr - 30 Sep)

**Remark(if any)** Total area constructed on site as of September 2023 is 33,659.02 Sqm. For Rehab building: 9,462.36 Sqm. For Sale building: 24,196.66 Sqm. Rehab Building: RCC of Gr + 22 Floors completed & Part Occupancy certificate received. Sale Building: 18th Floor level completed. Please refer attached Annexure – 1 for Part Occupancy Certificate for Rehab Building.

**Details of Production and Project Area**

**Date of Commencement of Project/Activity** 18-04-2017

	Project Area as per EC Granted(ha.)	Actual Project Area in Possession(ha.)
Private	0	0
Revenue Land	0	0
Forest	0	0
Others	0	0
Total	0	0

PRODUCTION CAPACITY							
Sr.No.	Name of the Product	Units	As per EC Granted	As per CTO Granted	CTO ID	Valid Up To	Production during last financial year
1	Total BUA	Square per Meter(SQM)	36,260.35 Sq. meters.				Rehab: RCC of Gr + 21 FLR & Sale: 18 FLR completed
2	Total BUA	Square per Meter(SQM)	36,260.35 Sq. meters.				33,659.02 Sqm.

## Conditions

### Specific Conditions

Sr.No.	Condition Type	Condition Details	Status of Compliance,Remarks/Reason and Supporting Documents
No Record Found			

### General Conditions

Sr.No.	Condition Heading	Condition Details	Status of Compliance,Remarks/Reason and Supporting Documents		
1	Statutory compliance	This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by	<table border="1"> <tr> <td>PPs Submission</td> <td>1. SRA issued approved layout plan for the project vide plan dated: 06/09/2021. Please refer attached Annexure – 2 for Approved layout Plan. 2. SRA issue commencement certificate for Rehab building vide letter no. SRA/ENG/3790/T/PVT &amp; STGL/AP, dated: 22/03/2017, 30/11/2017 &amp; 07/09/2021 &amp; for Sale building vide letter no. T/PVT &amp; ST. GOVT/0002/20120508 / AP-S, dated: 25/05/2018, 30/09/2019 &amp; 16/06/2021. Please refer attached Annexure – 3 for Copies of commencement certificates. 3. SRA issue Amended IOA for Rehab building vide letter no. SRA/ENG/3790/T/PVT &amp; STGL/AP, dated: 06/09/2021 &amp; for Sale</td> </tr> </table>	PPs Submission	1. SRA issued approved layout plan for the project vide plan dated: 06/09/2021. Please refer attached Annexure – 2 for Approved layout Plan. 2. SRA issue commencement certificate for Rehab building vide letter no. SRA/ENG/3790/T/PVT & STGL/AP, dated: 22/03/2017, 30/11/2017 & 07/09/2021 & for Sale building vide letter no. T/PVT & ST. GOVT/0002/20120508 / AP-S, dated: 25/05/2018, 30/09/2019 & 16/06/2021. Please refer attached Annexure – 3 for Copies of commencement certificates. 3. SRA issue Amended IOA for Rehab building vide letter no. SRA/ENG/3790/T/PVT & STGL/AP, dated: 06/09/2021 & for Sale
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		<p>Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter 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.</p>	<p>building vide letter no. T/PVT &amp; ST. GOVT/ 0002/20120508/AP-S, dated: 06/09/2021. Please refer attached Annexure – 4 for Copies of IOA. 4. Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2015/CR-95/TC-1, dated: 28/01/2016. Please refer attached Annexure – 5 for Environmental clearance. 5. Airport Authority of India issued Height Clearance NOC for the project vide letter no. SNCR/WEST/B/081017/238111, dated: 25/09/2017. Please refer attached Annexure – 6 for Height clearance. 6. MCGM issued DP 2034 Remarks for the Project vide letter no. Ch.E/DP34201812 1111 83051, dated: 13/12/2018. Please refer attached Annexure – 7 for DP 2034 Remarks Complied Attachment: <a href="#">Click to View</a></p>
2	WASTE MANAGEMENT	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.</p>	<p>PPs Submission Quantification of E-waste generation is done for commercial portion. E-waste (200 Kgs/month) will be stored separately at a common designated location and shall be disposed through authorized recyclers as per E-waste (Management) Rules, 2016 and as amended in 2018. For residential building it is recommended that E-waste may be stored separately at a common designated location and should be disposed through authorized recyclers as per E-waste (Management) Rules, 2016 and as amended in 2018. Agreed to Comply Attachment: NA</p>
3	Statutory compliance	<p>Occupation certificate shall be issued to the project only after ensuring availability of drinking water &amp; connectivity of sewer line to the project site.</p>	<p>PPs Submission 1. SRA issued part occupancy certificate for Rehab building vide letter no. SRA/ENG/3790 /T/PVT &amp; STGL/AP, dated: 23/06/2022. Please refer attached Annexure – 1 for Part Occupancy certificate. 2. Hydraulic Engineer Dept., MCGM issued HE's Remarks for the proposed building vide letter no. HE/16/EEWW/(P&amp;R)/NOC, dated: 16/04/2021. Please refer</p>

				attached Annexure – 8 for HE's Remarks. 3. SRA issued Drainage Approval for Rehab building vide letter no. SRA/ENG/3790/T/PL /AP, dated: 14/03/2017. Please refer attached Annexure – 9 for Drainage approval. Complied Attachment: <a href="#">Click to View</a>
4	Statutory compliance	This environmental clearance is issued subject to obtaining NOC from forestry & wildlife angle including clearance from the standing committee of the Board for Wildlife as if applicable & this environment clearance does not necessarily imply that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	PPs Submission	NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt. Agreed to Comply Attachment: NA
5	MISCELLANEOUS	PP to provide 3 M clear distance from slab by constructing flat slab in all podiums.	PPs Submission	Noted. Agreed to Comply Attachment: NA
6	Statutory compliance	PP has to abide by the conditions stipulated by SEAC & SEIAA.	PPs Submission	Noted. Agreed to Comply Attachment: NA
7	Statutory compliance	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	PPs Submission	1. SRA issued approved layout plan for the project vide plan dated: 06/09/2021. 2. SRA issue commencement certificate for Rehab building vide letter no. SRA/ENG/3790/T/PVT & STGL/AP, dated: 22/03/2017, 30/11/2017 & 07/09/2021 & for Sale building vide letter no. T/PVT & ST. GOVT/0002/20120508 / AP-

		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.		<p>S, dated: 25/05/2018, 30/09/2019 &amp; 16/06/2021. 3. SRA issue Amended IOA for Rehab building vide letter no. SRA/ENG/3790/T/PVT &amp; STGL/AP, dated: 06/09/2021 &amp; for Sale building vide letter no. T/PVT &amp; ST. GOVT/ 0002/20120508/AP-S, dated: 06/09/2021. 4. Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2015/CR-95/TC-1, dated: 28/01/2016. 5. Airport Authority of India issued Height Clearance NOC for the project vide letter no. SNCR/WEST/B/081017/238111, dated: 25/09/2017. 6. MCGM issued DP 2034 Remarks for the Project vide letter no. Ch.E/DP34201812 1111 83051, dated: 13/12/2018.</p> <p>Complied Attachment: NA</p>
8	Statutory compliance	"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.	PPs Submission	<p>MPCB granted consent to establish for the Project vide order no. Format 1.0/BO/JD (WPC)/UAN No. 14401/CE/CC-2002000241, dated: 04/02/2020. Please refer attached Annexure – 10 for Consent to Establish.</p> <p>Complied Attachment: <a href="#">Click to View</a></p>
9	Human Health Environment	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	PPs Submission	<p>All necessary facilities have been provided on site for the construction workers. 34 nos of temporary accommodation have been provided for 110 nos of residential labours at project site. Site sanitation like safe &amp; adequate Municipal water for drinking purpose and tanker water for domestic purpose, 8 nos of toilets connected to Septic tank, Open Space for bathroom have been provided. Periodical medical checkup facilities have been provided. Proper housekeeping &amp; regular pest control is being carried out. Please refer attached Annexure – 11 for Workers Health report.</p> <p>Complied Attachment: <a href="#">Click to View</a></p>



10	Human Health Environment	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.	PPs Submission	All necessary facilities have been provided on site for the construction workers. 34 nos of temporary accommodation have been provided for 110 nos of residential labours at project site. Site sanitation like safe & adequate Municipal water for drinking purpose and tanker water for domestic purpose, 8 nos of toilets connected to Septic tank, Open Space for bathroom have been provided. Periodical medical checkup facilities have been provided. Proper housekeeping & regular pest control is being carried out. Complied Attachment: NA
11	Human Health Environment	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.	PPs Submission	All necessary facilities have been provided on site for the construction workers. 34 nos of temporary accommodation have been provided for 110 nos of residential labours at project site. Site sanitation like safe & adequate Municipal water for drinking purpose and tanker water for domestic purpose, 8 nos of toilets connected to Septic tank, Open Space for bathroom have been provided. Periodical medical checkup facilities have been provided. Proper housekeeping & regular pest control is being carried out. Complied Attachment: NA
12	WASTE MANAGEMENT	The solid waste generated should be properly collected & segregated dry/ inert solid waste should be disposed-off to the approved sites for land filling after recovering recyclable material.	PPs Submission	Demolition waste generated during demolition was disposed to authorized landfill site as per Permission received from MCGM. Excavation material: Disposed to authorized landfill site as per Permission received from MCGM. Construction waste material: Partly reuse / recycle on site and disposal of remaining waste to the authorized landfill site. Office of the Additional Collector Mumbai Suburban District, issued excavation permission vide letter no. AC/DESK-IV/MNL/SR-187/2017-18, dated: 03/06/2017. Solid Waste Management Dept., MCGM issued revalidated SWM NOC vide letter no. 4346, dated: 18/03/2021, 05/12/18. Please refer attached Annexure – 12 for Copies of Excavation & SWM

				NOC. Complied Attachment: <a href="#">Click to View</a>
13	WASTE MANAGEMENT	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.	PPs Submission	Demolition waste generated during demolition was disposed to authorized landfill site as per Permission received from MCGM. Excavation material: Disposed to authorized landfill site as per Permission received from MCGM. Construction waste material: Partly reuse / recycle on site and disposal of remaining waste to the authorized landfill site. Office of the Additional Collector Mumbai Suburban District, issued excavation permission vide letter no. AC/DESK-IV/MNL/SR-187/2017-18, dated: 03/06/2017. Solid Waste Management Dept., MCGM issued revalidated SWM NOC vide letter no. 4346, dated: 18/03/2021, 05/12/18. Complied Attachment: NA
14	WATER QUALITY MONITORING AND PRESERVATION	Arrangement shall be made that waste water and storm water do not get mixed.	PPs Submission	STP of capacity 88 KLD has been installed & operational for Rehab building and for Sale building STP of capacity 60 KLD is proposed. Proper management of channelization of storm water from site by using proper SWD system & discharge points of adequate capacity. Use of screens and silt traps to SWD. Proper maintenance of storm water drainage to avoid choking of drains and flooding on site. Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site. Partially Complied Attachment: NA
15	LAND RECLAMATION	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape	PPs Submission	Demolition waste generated during demolition was disposed to authorized landfill site as per Permission received from MCGM. Excavation material: Disposed to authorized landfill site as per Permission received from MCGM. Construction waste material: Partly reuse / recycle on site and disposal of remaining waste to

		development within the project site.		the authorized landfill site. Office of the Additional Collector Mumbai Suburban District, issued excavation permission vide letter no. AC/DESK-IV/MNL/SR-187/2017-18, dated: 03/06/2017. Solid Waste Management Dept., MCGM issued revalidated SWM NOC vide letter no. 4346, dated: 18/03/2021, 05/12/18. Complied Attachment: NA
16	LAND RECLAMATION	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.	PPs Submission	Demolition waste generated during demolition was disposed to authorized landfill site as per Permission received from MCGM. Excavation material: Disposed to authorized landfill site as per Permission received from MCGM. Construction waste material: Partly reuse / recycle on site and disposal of remaining waste to the authorized landfill site. Office of the Additional Collector Mumbai Suburban District, issued excavation permission vide letter no. AC/DESK-IV/MNL/SR-187/2017-18, dated: 03/06/2017. Solid Waste Management Dept., MCGM issued revalidated SWM NOC vide letter no. 4346, dated: 18/03/2021, 05/12/18. Complied Attachment: NA
17	GREENBELT	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agricultural Dept.	PPs Submission	RG area of 120.31 Sq. meter has been developed with 44 nos of plantation. Complied Attachment: NA
18	WATER QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed in boreholes at a depth 4.25 to 5.8 Meters below ground level. Seasonal and annual fluctuations in ground water levels can be expected to occur. No extraction of Ground water. Soil quality is being monitored. Please refer attached Annexure – 13 for Environmental Monitoring Report.

				Complied Attachment: <a href="#">Click to View</a>
19	WATER QUALITY MONITORING AND PRESERVATION	Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such materials must be secured so that they should not leach in to the ground water.	PPs Submission	No generation of hazardous waste during construction. Agreed to Comply Attachment: NA
20	WASTE MANAGEMENT	Any hazardous waste generated during construction phase should be disposed-off as per applicable rules & norms with necessary approvals of the Maharashtra Pollution Control Board.	PPs Submission	No generation of hazardous waste during construction. Agreed to Comply Attachment: NA
21	Noise Monitoring & Prevention	The diesel generator sets to be used during construction phase should be of low Sulphur diesel type and should confirm to Environments (Protection) Rules prescribed for air and noise emission standards.	PPs Submission	No use of DG set during construction. Agreed to Comply Attachment: NA
22	Statutory compliance	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	PPs Submission	No use of DG set during construction. Agreed to Comply Attachment: NA

23	MISCELLANEOUS	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.	PPs Submission	Vehicles with valid PUC are allowed during construction to enter the site. Records of PUC certificates are maintained at security gate. Vehicles are operated only during non-peak hours. Please refer attached Annexure – 14 for PUC Certificates. Complied Attachment: <a href="#">Click to View</a>
24	Noise Monitoring & Prevention	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.	PPs Submission	Ambient air and Noise levels monitoring is being carried out. Please refer attached Annexure – 13 for Environmental Monitoring Reports. Complied Attachment: <a href="#">Click to View</a>
25	AIR QUALITY MONITORING AND PRESERVATION	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 sites located within the 100 Km of Thermal Power Stations).	PPs Submission	Fly Ash and GGBS is being used in building construction. Fly Ash: 1,083.00 MT & GGBS: 164.00 MT Complied Attachment: NA
26	AIR QUALITY MONITORING AND	Ready mixed concrete must be used in building construction.	PPs Submission	We are using Ready Mixed Concrete in building construction. Complied

	PRESERVATION			Attachment: NA
27	Statutory compliance	The approval of the competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment, etc. as per National Building Code including measures from lighting.	PPs Submission	Structural Stability; 1. M/s. JW Consultants LLP certified the Structural stability of the building vide letter no. TCN/15-1103/2020-2021/1254, dated: 02/02/2021. Please refer attached Annexure – 15 for Structural stability certificate. Fire NOC; 2. Dy. Chief Fire Officer, Mumbai Fire Brigade, MCGM issued Fire NOC for Rehab building vide NOC no. FB/HR/-RVI/106, dated: 18/01/2021 & for Sale Building vide NOC no. FB/HRC/R-VI/02, dated: 22/10/2019. Please refer attached Annexure – 16 for Copies of Fire NOCs. Complied Attachment: <a href="#">Click to View</a>
28	WATER QUALITY MONITORING AND PRESERVATION	Storm water control and its re-use as per CGWB and BIS standards for various applications.	PPs Submission	Provision of Rain Water Harvesting tanks for Rehab & Sale building. Proper management of channelization of storm water from site by using proper SWD system & discharge points of adequate capacity. Use of screens and silt traps to SWD. Proper maintenance of storm water drainage to avoid choking of drains & flooding on site. Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site. Partially Complied Attachment: NA
29	WATER QUALITY MONITORING AND PRESERVATION	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	PPs Submission	We are using Ready Mixed concrete in building construction. Complied Attachment: NA

30	WATER QUALITY MONITORING AND PRESERVATION	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	PPs Submission	Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed in boreholes at a depth 4.25 to 5.8 Meters below ground level. Seasonal and annual fluctuations in ground water levels can be expected to occur. No extraction of Ground water. Soil quality is being monitored. Please refer attached Annexure – 13 for Environmental Monitoring Report. Complied Attachment: <a href="#">Click to View</a>
31	Statutory compliance	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. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	PPs Submission	STP of capacity 88 KLD has been installed & operational for Rehab building and for Sale building STP of capacity 60 KLD is proposed. Treated water from Rehab building is being reused for gardening and flushing. Partially Complied Attachment: NA
32	Statutory compliance	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.	PPs Submission	No extraction of ground water for construction and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable. Agreed to Comply Attachment: NA

33	WATER QUALITY MONITORING AND PRESERVATION	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	PPs Submission	Color coding for dual plumbing system has been done as per standard practices. Dual plumbing system has been provided at Rehab building to use treated waste water for gardening and flushing. Same will be provided for proposed Sale buildings. Partially Complied Attachment: NA
34	WATER QUALITY MONITORING AND PRESERVATION	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	PPs Submission	Low flow fixtures have been provided to showers, toilets & in kitchen for Rehab buildings. Same will be provided for proposed Sale buildings. Partially Complied Attachment: NA
35	ENERGY PRESERVATION MEASURES	Use of glass may be reduced 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.	PPs Submission	Glass has been used only for windows. Complied Attachment: NA
36	ENERGY PRESERVATION MEASURES	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	PPs Submission	Insulation of the roofs to minimize the heat gain and in turn saving the electricity. Agreed to Comply Attachment: NA
37	ENERGY PRESERVATION MEASURES	Energy conservation measures like installation of CFLs/TFLs for lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Use	PPs Submission	Energy conservation measures proposed as follows; Using BEE Star rated equipment's. On using LED Lights instead of Conventional CFL /T5 Lamps lights with occupancy sensors in common areas, parking lots, drive ways, staircases. VFD's with Motors with high efficiency Motors use. All Water pump Motors will be High Efficiency motors with Liquid Level Controllers. All fan Motors will be High Efficiency motors. On using LED Lights



		<p>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 heater system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy as source as a source of energy.</p>	<p>instead of Conventional Fluorescent Lamps with astronomical timers. All Water pump Motors will be High Efficiency motors. Agreed to Comply Attachment: NA</p>
38	MISCELLANEOUS	<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 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.</p>	<p>PPs Submission CPCB approved enclosed type DG Set of capacity 320 kVA has been provided for completed building. Complied Attachment: NA</p>
39	Noise Monitoring & Prevention	<p>Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise</p>	<p>PPs Submission RG area of 120.31 Sq. meter has been developed with 44 nos of plantation. Please refer attached Annexure – 13 for Environmental Monitoring Report.</p>

		levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations		Complied Attachment: <a href="#">Click to View</a>
40	MISCELLANEOUS	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.	PPs Submission	Proper traffic management entry to vehicles with valid PUC certificate. Regular maintenance of vehicles with suitable enclosures and intake silencers. Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours. Adequate parking provision and proper traffic movement for smooth traffic flow. Complied Attachment: NA
41	MISCELLANEOUS	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.	PPs Submission	Noted. Agreed to Comply Attachment: NA
42	MISCELLANEOUS	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	PPs Submission	Approximate 12 Meter distance has been provided between Rehab & Sale building to allow movement of fresh air and passage of natural light, air and ventilation. Complied Attachment: NA
43	Statutory compliance	Regular supervision of the above and other measures for monitoring should be in place all through the construction	PPs Submission	Regular supervision of the above measures is being monitored by Project Manager.

		phase, so as to avoid disturbance to the surroundings.		Complied Attachment: NA
44	Statutory compliance	Under the provision of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.	PPs Submission	Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2015/CR-95/TC-1, dated: 28/01/2016. Complied Attachment: NA
45	Statutory compliance	Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to the department and MPCB.	PPs Submission	Six monthly monitoring reports are being submitted Complied Attachment: NA
46	Statutory compliance	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.	PPs Submission	STP of capacity 88 KLD has been installed & operational for Rehab building and for Sale building STP of capacity 60 KLD is proposed. Treated water from Rehab building is being reused for gardening and flushing. OWC of capacity 250 Kgs/day has been installed and operational at site for Rehab building to treat the biodegradable waste. Non-biodegradable waste is being sorted into recycled and non-recycled waste and is being handed over to local body on daily basis. RG area of 120.31 Sq. meter has been developed with 44 nos of plantation. Complied Attachment: NA
47	WASTE MANAGEMENT	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for	PPs Submission	OWC of capacity 250 Kgs/day has been installed and operational at site for Rehab building to treat the biodegradable waste. Treated waste (manure) is being utilized in gardening.

		gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.		Complied Attachment: NA
48	WASTE MANAGEMENT	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	PPs Submission	STP of capacity 88 KLD has been installed & operational for Rehab building and for Sale building STP of capacity 60 KLD is proposed. Treated water from Rehab building is being reused for gardening and flushing. OWC of capacity 250 Kgs/day has been installed and operational at site for Rehab building to treat the biodegradable waste. Treated waste (manure) is being utilized in gardening. Non-biodegradable waste is being sorted into recycled and non-recycled waste and is being handed over to local body on daily basis. RG area of 120.31 Sq. meter has been developed with 44 nos of plantation. SRA issued part occupancy certificate for Rehab building vide letter no. SRA/ENG/3790 /T/PVT & STGL/AP, dated: 23/06/2022. MPCB granted consent to operate (Part-I) for Residential building vide order no. Format1.0/JD (WPC)/UAN no. 0000142657/ CO/2301001822, dated: 20/01/2023. Please refer attached Annexure – 17 for Consent to operate. Complied Attachment: <a href="#">Click to View</a>
49	Statutory compliance	A complete set of all documents submitted to Department should be forwarded to Local authority and MPCB.	PPs Submission	A complete set of all the documents has been submitted to MPCB along with the consent to establish & operate application. Complied Attachment: NA
50	Statutory compliance	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PPs Submission	Noted. Agreed to Comply Attachment: NA

51	Statutory compliance	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PPs Submission	A separate Environment Management Cell with qualified staff has been established for the implementation of the stipulated Environmental safeguards. Complied Attachment: NA
52	Statutory compliance	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with time-wise break-ups. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purpose and year-wise expenditure should reported to the MPCB & this department.	PPs Submission	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; Rs. 30.19 Lakhs have been allocated for the entire construction period. During operation phase; Capital cost: Rs. 101.00 Lakhs and O & M cost: Rs. 20.00 Lakhs per Annum. Agreed to Comply Attachment: NA
53	Statutory compliance	The project management shall advertise at least two local newspapers widely circulated in the region around the project, one of which shall be in 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>	PPs Submission	After getting Environmental clearance from SEIAA, Govt. of Maharashtra, we published public notice in Navshakti (Marathi) and Free Press General (English) local newspapers on 04/02/2016. Please refer attached Annexure – 18 for Advertisement copy. Complied Attachment: <a href="#">Click to View</a>

54	Statutory compliance	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	PPs Submission	Submitting six monthly compliance status reports to; RO, MPCB, Sion, Mumbai. RO, CPCB, Pune. RO, MoEF & CC, Nagpur. Environment Department, Mantralaya. Complied Attachment: NA
55	Statutory compliance	A copy of the clearance letter shall be sent by the proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggested/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company.	PPs Submission	Environmental clearance copy submitted to MCGM. Complied Attachment: NA
56	Statutory compliance	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	PPs Submission	Noted. Agreed to Comply Attachment: NA

		location near the main gate of the company in the public domain.		
57	Statutory compliance	The project proponent shall also submit six monthly reports on the status of the 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.	PPs Submission	Submitting six monthly compliance status reports to; RO, MPCB, Sion, Mumbai. RO, CPCB, Pune. RO, MoEF & CC, Nagpur. Environment Department, Mantralaya. Complied Attachment: NA
58	Statutory compliance	The environmental statement of each financial year ending with 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 EP 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.	PPs Submission	Noted. Agreed to Comply Attachment: NA
59	Statutory compliance	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	PPs Submission	Noted. Agreed to Comply Attachment: NA

		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.		
60	Statutory compliance	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	PPs Submission	Noted. Agreed to Comply Attachment: NA
61	Statutory compliance	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.	PPs Submission	Noted. Agreed to Comply Attachment: NA
62	Statutory compliance	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF & CC Notification dated 29.04.2015.	PPs Submission	Noted. Agreed to Comply Attachment: NA



63	Statutory compliance	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.	PPs Submission	Noted. Agreed to Comply Attachment: NA
64	Statutory compliance	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.	PPs Submission	Noted. Agreed to Comply Attachment: NA
65	Statutory compliance	Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi – 110022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	PPs Submission	Noted. Agreed to Comply Attachment: NA

### Document Upload

<b>Last Site Visit Report (if available)</b>	NA	<b>Last Site Visit Report Date (if available)</b>	<b>Additional Attachment (if any)</b>	<a href="#">Click to View</a>
<b>Additional Remarks (if any)</b>				
<input checked="" type="checkbox"/> I ' <a href="#">Terrapolis Asset Pvt Ltd.</a> ' hereby give undertaking that the data and information given in the filed compliance and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information found to be false or misleading at any stage, the clearance given to the project will be revoked at our risk and cost. In addition to above, I hereby give undertaking that no activity such as change in project layout, construction, expansion, etc. has been taken up without due approval.				
<b>Cover Letter From RO &amp; SRO</b>				
<b>Cover Letter From RO &amp; SRO</b>	NA			

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