

Date: 27/04/2026

To,  
The Director  
Ministry of Environment, Forests & Climate Change,  
Regional Office, West Central Zone,  
New Secretarial Building, East wing, Civil Lane,  
Near Old VCA stadium,  
Nagpur - 440001.  
Maharashtra.

**Subject** : Submission of six-monthly Compliance monitoring report (October 2025 – March 2026) for the Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India. The project is being developed by M/s. Lodha Developers Limited.

**Reference** :  
1. Environmental Clearance letter no. SEAC-2013/CR.298/TC-1 Dt. 19.06.2013  
2. Amendment in EC letter no. SEAC-2013/CR.298/TC-1 Dt. 21.02. 2015.  
3. Amendment in EC letter no. EC22B039MH136484 dated 26.02.2022.  
4. Transfer of EC letter no. EC26B3813MH5147284T dated 02/03/2026

Respected Sir,

We have received EC from SEIAA for the Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India. The project is being developed by M/s. Lodha Developers Limited.

As per EIA notification dated 14<sup>th</sup> September 2006 & conditions stated in Environmental Clearance Letter, we are submitting **October 2025 – March 2026 Six Monthly Compliance Monitoring Report**.

We request to acknowledge the same.

Thanking you,

Yours Sincerely,

**For,**  
**M/s. Lodha Developers Ltd.**



**Authorized Signatory**

**Enclosures:**

1. Point wise compliance report

**Date: 27/04/2026**

To,  
The Secretary,  
Maharashtra Pollution Control Board,  
Environment Department,  
Kalpataru point, 3rd& 4thfloor,  
Opp. Cinemax Theatre,  
Sion (E).

**Subject** : Submission of six-monthly Compliance monitoring report (October 2025 – March 2026) for the Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India. The project is being developed by M/s. Lodha Developers Limited.

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1 Point wise compliance report

**MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS****MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE CHANGE****REGIONAL OFFICE (W), NAGPUR****Monitoring Report****PART - I****DATA SHEET**

1.	Project type: River-valley/Mining/Industry/Thermal/Nuclear/Other (Specify)	8(b) Townships and Area Development projects
2.	Name of the Project	Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India
3.	Clearance letter (s)/OM No. And Date	<ul style="list-style-type: none"> <li>• Environmental Clearance: SEAC-2013/CR.298/TC-1 dated 19.06.2013</li> <li>• Amendment in EC Letter No. SEAC-2013/CR.298/TC-1 dt. 21.02.2015.</li> <li>• Amendment in EC vide letter No - EC22B039MH136484 dated 26.02.2022.</li> <li>• Transfer of EC vide letter no. EC26B3813MH5147284T dated 02.03.2026</li> </ul>
4.	Location: a) District (s) b) State (s) c) Location  d) Latitude/Longitude	Thane Maharashtra Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai  19°09'43.12" N/ 73°06'27.16" E
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/telex/ fax numbers)	Mr. Kedar Bakalkar M/s. Lodha Developers Limited 412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001
6.	Salient features a) Of the project	Plot area: 55,39,590.50 sq. m. FSI: 10648268.33 sq. m. Non FSI: 5191789.24 sq. m. Total BUA: 15840057.57 sq. m.  <u>Building Details:</u>

		The proposed residential project will have Office bldgs: G +16 Floors (41 Bldgs) , Schools (G+5) floors (20 bldgs), Medical : G +4 (1 Bld-100 beds), Community Market (1 Nos), Town Hall : G+2 (1 Nos), Fire Brigade:1 Nos, Cremation:1 Nos, Bus Transport :1 Nos, Police Station : 1 Nos, Electric Substation: 1 Nos Clubs : G +1 Floors ( Nos), Retails : 62 Nos, Religious Structures : 8 Nos , Industrial Bldgs : 3 Nos, Post office : 1 Nos, Telephone exchange : 1 Nos Parking Towers: MLCP: 19 Nos (14/16/18 levels).
	b) Of the Environmental management plans	<ul style="list-style-type: none"> <li>• <b>Sewage Treatment Plant</b> -22 nos. of STPs of total capacity 1,10,275 KLD with MBR &amp; MBBR technology will be provided at site.</li> <li>• <b>Tree Plantation Details</b> - Tree plantation will be carried out on 11,08,250 sq. m. Number of trees to be planted: 72,965 nos.</li> <li>• <b>Rainwater Harvesting</b> - RWH Tanks of capacity 18.10 ML Invert bore holes: 617 nos. Existing 02 nos. of quarries of capacity 106 ML</li> </ul>
7.	Break-up of the project area	Plot area: 55,39,590.50 sq. m. FSI: 10648268.33 sq. m. Non FSI: 5191789.24 sq. m. Total BUA: 15840057.57 sq. m.
	a) Submergence area forest and non-forest	Not applicable
	b) Others	--
8.	Break-up of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless laborers/artisans: SC, ST/Adivasi	Not applicable
9.	Financial details: a) Project cost as originally planned and subsequent revised estimates and the year of price reference:  b) Allocation made for environmental management plans with item wise and year wise break up:	Rs. 15,377.34 Cr.  Capital cost: 280 Crores O&M Cost: 42.5 Cr/yr

	<p>c) Benefit cost ratio/Internal rate of return and the year of assessment: --</p> <p>d) Whether (c) includes the cost of environmental management as shown in the above --</p> <p>e) Actual expenditure incurred on the project so far --</p> <p>f) Actual expenditure incurred on the environmental management plans so far --</p>	
10.	<p>Forest land requirement:</p> <p>a) The status of approval for diversion of forest land for non-forestry use</p> <p>b) The status of cleaning felling</p> <p>c) The status of compensatory afforestation, if any</p> <p>d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience</p>	<p>} Not applicable</p>
11.	<p>The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information</p>	<p>Not applicable</p>
12.	<p>Status of construction</p> <p>a) Date of commencement (Actual and/or planned)</p> <p>b) Date of completion (Actual and/or planned)</p>	<p>August 2013</p> <p>December 2030</p>
13.	<p>Reason for the delay of the project is yet to start</p>	<p>NA</p>
14.	<p>Dates of site visits</p> <p>(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any</p> <p>(b) Date of site visit for this monitoring report</p>	<p>--</p> <p>October 2025 to March 2026</p>

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.)	<ul style="list-style-type: none"><li>• Environmental Clearance: SEAC-2013/CR.298/TC-1 dated 19.06.2013</li><li>• Amendment in EC Letter No. SEAC-2013/CR.298/TC-1 dt. 21.02.2015.</li><li>• Amendment in EC vide letter No - EC22B039MH136484 dated 26.02.2022.</li><li>• Transfer of EC vide letter no. EC26B3813MH5147284T dated 02.03.2026</li></ul>
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<b>Ref</b>	a) Environmental Clearance: SEAC-2013/CR.298/TC-1 dated 19.06.2013. <b>Annexure - II(A)</b> b) Amendment & Expansion. SEAC 2013/CR.298/TC-1 dt. 21.02.2015. <b>Annexure - II(B)</b> c) Amendment in EC vide letter No - EC22B039MH136484 dated 26.02.2022. <b>Annexure - II(C)</b> d) Transfer of EC vide letter no. EC26B3813MH5147284T dated 02.03.2026. <b>Annexure - II(D)</b>
<b>To</b>	M/s. Lodha Developers Limited
<b>For</b>	Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India
<b>Status</b>	The status of Construction is attached as <b>Annexure - III.</b>

**Specific Conditions:**

## A. SEAC Conditions-

<b>1</b>	<b>PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.</b>	The project has received plan approval from the Town Planning Dept., Konkan Division, Navi Mumbai vide no. 1988 dt. 03.12.2021.
<b>2</b>	<b>PP to obtain following NOCs as per latest amended plan: a) Water Supply; b) Sewer Connection; c) Storm Water Drain remarks; d) CFO NOC.</b>	Yes, we have obtained all the required NOCs as per the latest amended plan. <ul style="list-style-type: none"> <li>• Water NOCs obtained from MIDC</li> <li>• Sewerage NOC is not applicable as it is a Zero Discharge project.</li> <li>• The storm water from the plot is proposed to be disposed into an existing stream (Moti/Desai River) passing south side of the plot. The runoff contributing to the stream from the plot (5.53 km<sup>2</sup>) and catchment area (48.99 km<sup>2</sup>) has been computed considering rainfall intensity of 150 mm/h. The carrying capacity of the streams are adequate to carry runoff from plot as well as catchment area and free from flooding.</li> <li>• CFO NOC obtained under file no.</li> </ul>

		MFS/52/2020/12 dated 15.01.2020.
3	<b>PP to prepare and submit carbon footprint report.</b>	Noted & complied.
4	<b>PP to provide mechanical gates/automatic gates to storm water drain outlets to avoid flooding of drains due to adjacent river.</b>	Noted & agreed. We have made the provision of mechanical gates/automatic gates to storm water drain outlets to avoid flooding of drains due to adjacent river. Design and typical view of the same is submitted.
5	<b>PP to ensure that school buildings &amp; Hospital buildings proposed in this project are as per provisions of Right to Education (RTE) &amp; Clinical Establishment Act respectively.</b>	We hereby confirm that, the school buildings and Hospital buildings proposed in the project will be developed as per the provision of Right to Education (RTE) & The Clinical Establishment Act respectively.
6	<b>PP to develop online monitoring system of air and other environmental factors / parameters within the project site &amp; include the cost of same in EMP.</b>	We have made the provision for online air quality monitoring system.
7	<b>PP to obtain Consent to Operate and Consent to Establish from MPCB.</b>	Yes, we have obtained all required consents for the project.
8	<b>PP to submit design basis reports and other details of ETP.</b>	The details of ETP along with its design are submitted.
9	<b>PP to provide centrifuge decanter in STPs instead of filter press &amp; accordingly revise design details of all STP's. PP to submit design basis report of all proposed STP's.</b>	We have already provided the centrifuge decanter in all the STPs proposed in township instead of filter press. The design basis reports of all proposed STPs are submitted.
10	<b>PP to submit design basis reports of bio-methanation plant. PP to submit detail plan for disposal of organic manure generated from bio- methanation plant.</b>	The details of Bio-methanation plant are submitted.

11	PP to obtain PESO license for storage of HSD for DG sets as 339 Nos. of DG sets are proposed in this project.	Noted & agreed. We will obtain the same if applicable. (We have not provided storage tanks of more than 1000 lit capacity; hence it is not applicable at the moment)
12	PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	We submit the six-monthly compliance report of earlier EC from Region MOEF&CC, Nagpur and shall get it certified when going for further amendment/ expansion.

B. SEIAA Conditions-		
1.	EC will be restricted as per CFO NOC.	Noted & agreed.
2.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted & agreed.
3.	PP to keep the open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted & agreed.
4.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted. 5 % of the total energy requirement will be met through renewable sources.
5.	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.	Noted.
6.	SEIAA after deliberation decide to grant EC for - FSI-1,06,48,268.33 m2, non-FSI 51,91,789.24 m2, Total BUA- 1,58,40,057.57 m2. (Plan approval-	Noted.

ITP/Village Antarli, Khoni, Hedutane, Kole, Tal-Kalyan, Village-Umbroli, Tal-Ambarnath, Dist-Thane/ADTP/88, dated 12.01.2022).	
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<b>General Conditions:</b>		
A) Construction Phase-		
<b>I.</b>	<b>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.</b>	The solid waste generated is properly collected and segregated. Wet garbage is treated by Bio-methanation plant and composting plants. Dry/inert solid waste is sent to disposal site through vendor.
<b>II.</b>	<b>Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.</b>	Muck generated during the construction is being used for leveling of the site. Re-utilization and recycling strategy for construction debris is followed. Recycled aggregate is used for filling application.
<b>III.</b>	<b>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.</b>	No hazardous waste will generate during construction and operation phase, as project is building construction project. However, the disposal of the same shall be done as per CPCB /MPCB norms applicable to hazardous waste.
<b>IV.</b>	<b>Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.</b>	An adequate drinking water & sanitary facility is provided for the construction workers at the site.
<b>V.</b>	<b>Arrangement shall be made that wastewater and storm water do not get mixed.</b>	Separate drainage lines are provided to prevent the mixing of wastewater and storm water.

VI.	<b>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.</b>	Yes. Pre- mixed concrete, curing agents etc. are used to reduce water demand.
VII.	<b>The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.</b>	There is no extraction of ground water required for the said project.
VIII.	<b>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.</b>	No extraction of ground water is carried out from site for construction/ operation phase.
IX.	<b>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.</b>	Water efficient sanitaryware includes low flush, dual cisterns have been provided for completed buildings. Low-flow faucets for both the kitchen and the bathroom deliver more than 30% of the water savings over traditional faucets are provided.
X.	<b>The Energy Conservation Building code shall be strictly adhered to.</b>	We will be strictly adhered to the Energy Conservation Building code.
XI.	<b>All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.</b>	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping.
XII.	<b>Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.</b>	No additional soil is required for land leveling as excavated material is used.
XIII.	<b>Soil and ground water samples will be tested to ascertain that there is no</b>	Soil testing reports are attached as annexure. The construction process does

	<b>threat to ground water quality by leaching of heavy metals and other toxic contaminants.</b>	not involve any activity which may lead to leaching of Heavy metal and toxic contaminants. Hence there is no threat of contamination to subsoil and ground water.
XIV.	<b>PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.</b>	Noted & agreed.
XV.	<b>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.</b>	Noted & agreed. DG set are not used during construction phase. It is only used as a power back up source during power failure in operation phase. DG Set total capacity proposed: 3,35,840kVA
XVI.	<b>PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.</b>	Noted & agreed.
XVII.	<b>Vehicles hired for transportation of Raw material shall strictly comply with the emission norms prescribed by Ministry of Road Transport &amp; Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.</b>	Vehicles hired for bringing construction material to site have valid pollution check certificate and comply with the air and noise emission standard. They are operated only during non-peak hours. The vehicles carrying material outside the plot are properly covered to avoid any kind of spillage/leakage.
XVIII.	<b>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</b>	Ambient noise levels are maintained well within residential standards. Please refer to monitoring reports for Noise attached as <b>Annexure – I</b> .  Adequate measures are taken to reduce the ambient air and noise level to

	<b>ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.</b>	confirm stipulated standards by CPCB/MPCB.
<b>XIX.</b>	<b>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 in consultation with Maharashtra Pollution Control Board.</b>	DG sets will be used as power backup during operation phase, care will be taken that adequate acoustic will be provided to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
<b>XX.</b>	<b>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 by a separate environment cell /designated person.</b>	The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.

## B) Operation Phase-

<b>I.</b>	<b>a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</b>	The solid waste is collected and segregated at source. Wet garbage is treated in the biomethanation plant and composting units. 220 TPD capacity of the Bio-methanation plant and 55 TPD capacities of the Modular composting plants are proposed. The existing capacity of the bio-methanation plant is 20 TPD on site. Inert waste generated is sent to the landfill site within project boundary. Biomedical waste and ERP Sludge will be handed over to MPCB authorized agency
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		for safe disposal.
II.	<b>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</b>	E-waste generated will be disposed of through authorized recycler as per E-Waste Rules, 2016.
III.	<b>a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. The treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.</b>	22 nos. of Sewage treatment plants with a total capacity of 1,10,275 KLD with MBR & MBBR technology are provided. Construction and installation of STP will be carried out through an expert consultant. The treated sewage will be reused for gardening and flushing purposes. The plant is designed as per standards prescribed by Maharashtra Pollution Control Board.
IV.	<b>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</b>	Yes, all the required facilities such as STP, MSW disposal facility, green belt development, etc. will be in place prior to occupation of building.
V.	<b>The Occupancy Certificate shall be</b>	Yes, we ensure that all the facilities such

	<b>issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.</b>	as drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms will be in place prior to application for OC.
<b>VI.</b>	<b>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.</b>	Entry & Exit to the project are in such a way that it won't affect traffic on the adjoining roads. Also, sufficient parking space is provided in the project for completed and proposed buildings Proposed 2W parking: 2,90,514 Proposed 4W parking: 1,02,311
<b>VII.</b>	<b>PP to provide adequate electric charging points for electric vehicles (EVs).</b>	Yes, we will provide adequate electric charging points for electric vehicles for proposed buildings.
<b>VIII.</b>	<b>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</b>	Landscape is developed considering CPCB guidelines including selection of plant species. The tree species which are planted are of a local variety. Green Belt development proposed: 11,08,350m <sup>2</sup>
<b>IX.</b>	<b>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</b>	The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
<b>X.</b>	<b>Separate funds shall be allocated for implementation of environmental. Protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.</b>	Separate funds are allocated for the implementation of environmental protection measures. The funds for the implementation of environmental protection measures/EMP are provided as per planned requirement. Expenditure on EMP is being done as planned.
<b>XI.</b>	<b>The project management shall</b>	The advertisement was published in two

	<p>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://parivesh.nic.in">http://parivesh.nic.in</a></p>	<p>local newspapers, Navshakti and Free Press Journal.</p>
XII.	<p>Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard &amp; soft copies to the MPCB &amp; this department, on 1<sup>st</sup> June &amp; 1st December of each calendar year.</p>	<p>We are submitting six monthly compliance report to MoEF&amp;CC, Nagpur &amp; MPCB, Sion.</p>
XIII.	<p>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.</p>	<p>Yes, said condition is complied.</p>
XIV.	<p>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&amp;CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack</p>	<p>Regular monitoring is being carried out and the results of the same are submitted to concerned authority along with the report. Monitoring reports are enclosed as Annexure - I.</p>

	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.	
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C) General EC Conditions-		
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Yes, we will abide to all the conditions stipulated by SEAC & SEIAA.
II.	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.	<ul style="list-style-type: none"> <li>• Consent to establish Phase 1B with amalgamation of existing consent to establish vide letter no. format 1.0/BO/CAC-Cell/EIC-KN-6700-15/CE (part &amp; amalgamation) /CAC-16216 dated 23.12.2015. <b>Annexure IV(A)</b></li> <li>• Consent to Establish phase -II vide letter no. format 1.0/BO/CAC-Cell/UAN no. 0000002979 /5th CAC-1705000250 dated 08.05.2017. <b>Annexure IV(B)</b></li> <li>• Revalidation of Consent to Establish with expansion (Phase-II) vide letter no. Format1.0/CAC-CELL/UAN No.0000135545/CE/2211001280 dated 16.11.2022. <b>Annexure IV(C)</b></li> <li>• Consent to Establish for expansion: Format1.0/CAC-CELL/UAN No.0000206685/CE/2410002820 Dated: 29/10/2024. <b>Annexure IV(D)</b></li> </ul>
III.	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.	<ul style="list-style-type: none"> <li>• Environmental Clearance: SEAC-2013/CR.298/TC-1 dated 19.06.2013.</li> <li>• Amendment &amp; Expansion. SEAC 2013/CR.298/TC-1 dt. 21.02.2015.</li> <li>• Amendment in EC vide letter No - EC22B039MH136484 dated</li> </ul>

		<p>26.02.2022.</p> <ul style="list-style-type: none"> <li>• Transfer of EC vide letter no. EC26B3813MH5147284T dated 02.03.2026</li> </ul> <p>Copies of environmental clearance are enclosed as <b>Annexure - II(A), II(B), II(C) &amp; II(D)</b> respectively.</p>
<b>IV.</b>	<b>The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF&amp;CC, the respective Zonal Office of CPCB and the SPCB.</b>	We are submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion.
<b>V.</b>	<b>The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.</b>	Noted.
<b>VI.</b>	<b>No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and</b>	Noted.

	to add additional environmental protection measures required, if any.	
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	As the site is not within any radius as defined, NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife is not applicable.
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.
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted.
6.	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	Noted & agreed.

	<b>initiate appropriate legal action under Environmental Protection Act, 1986.</b>	
7.	<b>Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.</b>	Noted & agreed.
8.	<b>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.</b>	Noted & agreed.
9.	<b>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.</b>	Noted & agreed.

### **List of Annexures**

Annexure - I	Monitoring reports
Annexure – II(A)	Environmental Clearance
Annexure – II(B)	Amendment in EC
Annexure – II(C)	Amendment in EC
Annexure - III	Status of Construction
Annexure – IV(A)	CTE Phase 1B with amalgamation of existing CTE
Annexure – IV(B)	CTE Phase II
Annexure – IVC)	Revalidation CTE Phase II
Annexure – IV(D)	CTE Expansion



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 Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-25/10/90

Issue Date: 01/11/2025

<b>Name of Customer &amp; Contact details</b>	: Macrotech Developers Limited, (Lodha Group)				
<b>Name of Site</b>	: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai, Tal Kalyan Dist. Thane				
<b>Location of Sampling</b>	: Near Olia Building				
<b>Date of Sampling</b>	: 25/10/2025				
<b>Sampling Time</b>	: 09:30 to 05:30 hr.	<b>Duration</b>	: 8 Hr.		
<b>Sample Drawn By</b>	: AESPL	<b>Transported By</b>	: AESPL		
<b>Date of Sample Receipt</b>	: 27/10/2025	<b>Sample Identification</b>	: A-25/10/90		
<b>Sample Quantity &amp; Container</b>	: SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; Bladder:1				
<b>Date of Sample Analysis</b>	: 27/10/2025 to 31/10/2025				
<b>Sampling Environmental Conditions</b>	: Temperature:27-30°C; Rain fall: No; P <sub>bar</sub> : 756 mmHg.				
<b>Transportation Condition</b>	: Bottles < 5°C	Filter papers in plastic	Bladder at ambient temp.		
<b>Sampling Equipment</b>	: RDS-I-04 & FDS-I-04				
<b>Calibration Status</b>	: Calibration on 23/11/2024 due on 23/11/2025 Calibration on 24/11/2024 due on 24/11/2025				
<b>Project/ Job number</b>	: 7000233639 dtd 10 Jan 2025				
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03				
<b>Method of Sampling &amp; Preservation</b>	: AESPL/LAB/SOP/7.3.1/A-01				
<b>Environmental Condition while Testing</b>	: Ambient Temperature: 28.3°C and Humidity: 49%				
Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	20.5	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2/Sec 1)
2.	Nitrogen dioxide as NO <sub>2</sub>	33.4	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6)
3.	PM <sub>10</sub>	72.5	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23)
4.	PM <sub>2.5</sub>	23.7	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24)
5.	Carbon monoxide as CO	0.50	04 **	mg/m <sup>3</sup>	IS 5182 (part 10)

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

[\*] 24 hourly monitoring values; [\*\*] 1 hourly monitoring values; [\*\*\*] Annual monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.**Note:**

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**Himani P. Joshi**  
(Report Reviewed By)



**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-



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 Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-25/10/191

Issue Date: 30/10/2025

Name of Customer	:	Macrotech Developers Limited, (Lodha Group)		
Name of Site	:	Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai, Tal Kalyan, Dist. Thane		
Nature of Sample	:	Drinking water	Location of Sample	: Labour Colony
Date of Sample Drawn	:	25/10/2025	Time of Sample Drawn	: 11:30 am
Sample Drawn By	:	AESPL	Transported By	: AESPL
Date of Sample Receipt	:	27/10/2025	Sample Identification	: Mw-25/10/191
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	27/10/2025 to 28/10/2025		
Environmental Conditions at site	:	Surrounding area is clean.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	7000233639 dtd 10 Jan 2025		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 21.8°C and Humidity: 53 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500 : 2012	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185 2016
2.	E.coli/100ml	Absent /100ml	Absent/100ml	IS:15185 2016

**Conformity Statement:** Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

**Note:**

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- Results relate only to the items tested.

**Himani P. Joshi**  
(Report Reviewed By)



**N. K Shendye**  
(Authorized Signatory)

-End of Test Report-



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 Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-25/10/115

Issue Date:30/10/2025

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited, (Lodha Group)		
<b>Name of Site</b>	: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At the Periphery of Site		
<b>Date of Sampling</b>	: 25/10/2025	<b>Period of Sampling</b>	: Spot
<b>Start &amp; End Time of Sampling</b>	: 13.00Hr - 13.40Hr	<b>Start &amp; End Time of</b>	: 21.30Hr-22.20Hr
<b>Monitored By</b>	: AESPL	<b>Transported By</b>	: AESPL
<b>Date of Data Receipt</b>	: 27/10/2025	<b>Sample Identification</b>	: N-25/10/115
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 28°C -32°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-05		
<b>Calibration Status</b>	: Calibrated on 04/12/2024; calibration due on 03/12/2025		
<b>Project/ Job Number</b>	: 7000233639 dtd 10 Jan 2025		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling</b>	: IS 9989		
<b>Sr. No.</b>	<b>Location</b>	<b>Noise Day Time dB(A)</b>	<b>Noise Nighttime dB(A)</b>
1.	Near STP Gate	60.2	54.3
2.	Labour Colony	61.5	53.9
3.	B-2 Commercial Building Near Lodha School	60.5	50.8
4.	Sector-03 Uno Cluster	61.8	54.0
5.	Sector-03 Gate No-03	60.6	53.6
6.	Sector-05 Centrum Club	62.0	52.8
7.	Sector-06 River Front Garden	61.3	52.5
8.	Near Project Office	60.8	53.1
9.	Gate No-02	62.7	50.9
10.	Gate No-04	62.4	53.4
11.	Gate No-04 Parcel 02 Gate	62.4	52.8
12.	Villa project Area	61.2	51.3
<b>Limit as per EP Act for commercial area</b>		<b>65</b>	<b>55</b>

**Conformity Statement:** Noise Levels at all locations are found below the stipulated limits.

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*Himani*

**Himani P. Joshi.**  
(Report Reviewed By)



*Reshmi*

**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Reports-



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 Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-25/10/19

Issue Date: 04/11/2025

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited, (Lodha Group)			
<b>Name of Site</b>	: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane			
<b>Nature of Sample</b>	: Soil	<b>Location of Sample</b>	: Near Garden	
<b>Date of Sample Drawn</b>	: 25/10/2025	<b>Time of Sample Drawn</b>	: 11:45 am	
<b>Sample Drawn By</b>	: AESPL	<b>Transported By</b>	: AESPL	
<b>Date of Sample Receipt</b>	: 27/10/2025	<b>Sample Identification</b>	: S-25/10/19	
<b>Sample Quantity &amp; Container</b>	: 1kg; PG bag			
<b>Date of Sample Analysis</b>	: 27/10/2025 to 03/11/2025			
<b>Environmental Conditions at site</b>	: <b>Area:</b> Clean, <b>Colour:</b> Reddish Brown			
<b>Transportation Condition</b>	: Kept soil in polythene bag in a dry place			
<b>Project/ Job number</b>	: 7000233639 dtd 10 Jan 2025			
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	: AESPL/LAB/SOP/7.3.1/S-01			
<b>Environmental Condition while Testing</b>	: Ambient Temperature: 29.5°C and Humidity: 55%			
Sr. No.	Parameter with Unit	Result		Method of analysis
1.	pH@25°C	7.12		IS 2720 (part 26)
2.	Water content, %	6.1		IS 2720 (part 2)
3.	Organic Carbon, %	0.41		IS 2720 (part 22)
4.	Available Nitrogen, %	0.014		Soil Testing in India Ministry of Agriculture, Government of India, January
5.	Available Phosphorus, kg/ha	72.1		
6.	Chloride, meq/l	21.37		
7.	Available Sulphur, mg/kg	25.8		
8.	Potassium as K, kg/ha	70		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22
9.	Texture, %	Coarse	12	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22
		Clay	44	
		Silt	18	
		Fine Sand	26	

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Himani P. Joshi.  
(Report Reviewed By)



Sushma A. Gujar  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/ S-25/10/19

Issue Date: 04/11/2025

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited, (Lodha Group)			
<b>Name of Site</b>	:	Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane			
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	:	Near Garden
<b>Date of Sample Drawn</b>	:	25/10/2025	<b>Time of Sample Drawn</b>	:	11:45 am
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	:	AESPL
<b>Date of Sample Receipt</b>	:	27/10/2025	<b>Sample Identification</b>	:	S-25/10/19
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag			
<b>Date of Sample Analysis</b>	:	27/10/2025 to 03/11/2025			
<b>Environmental Conditions at site</b>	:	<b>Area:</b> Clean, <b>Colour:</b> Reddish Brown			
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place			
<b>Project/ Job number</b>	:	7000233639 dtd 10 Jan 2025			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 29.5°C and Humidity: 55%			
Sr No.	Parameter with Unit	Result	Method of analysis		
11.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 3050B.2		
12.	Arsenic as As, mg/kg	< 0.02	EPA Method 3050B.2		

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Himani P. Joshi.  
(Report Reviewed By)



Sushma A. Gujar  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-25/10/214

Issue Date: 30/10/2025

<b>Name of Customer &amp; Contact Details</b>		: Macrotech Developers Limited, (Lodha Group)-			
<b>Name of Site</b>		: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane			
<b>Nature of Sample</b>		: Drinking water	<b>Location of Sample</b>		: Labour Colony
<b>Date of Sample Drawn</b>		: 25/10/2025	<b>Time of Sample Drawn</b>		: 11.30 am
<b>Sample Drawn By</b>		: AESPL	<b>Transported By</b>		: AESPL
<b>Date of Sample Receipt</b>		: 27/10/2025	<b>Sample Identification</b>		: W-25/10/214
<b>Sample Quantity &amp; Container</b>		: F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>		: 27/10/2025 to 28/10/2025			
<b>Environmental Conditions at site</b>		: Water Temperature: 27°C, Air Temperature: 32°C, Surrounding was clean.			
<b>Transportation Condition</b>		: Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>		: 7000233639 dtd 10 Jan 2025			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 30.4°C and Humidity: 74%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH value @ 25°C	7.5	6.5 – 8.5	No Relaxation	IS-3025(P-11)
2.	Hardness as CaCO <sub>3</sub> , mg/l	18	200 Max	600 Max	IS-3025(P-21)
3.	Total Dissolved Solids@ 180°C, mg/l	20	500 Max	2000 Max	IS-3025(P-16)
4.	Alkalinity as CaCO <sub>3</sub> , mg/l	18	200 Max	600 Max	IS-3025(P-23)
5.	Chloride as Cl <sup>-</sup> , mg/l	5.0	250 Max	1000 Max	IS-3025(P-32)
6.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
7.	Fluoride as F <sup>-</sup> , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60)
8.	Iron as Fe, mg/l	0.032	0.3 Max	No Relaxation	IS-3025(P-53)
9.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
10.	Conductivity@25°C, µmhos/cm	32	--	--	IS-3025(P-14)

**Conformity Statement:** Water sample is Pass as per IS 10500:2012 w.r.t. above mentioned tests.

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*Himani*



*R.S. Patil*

**Himani P. Joshi.**  
(Report Reviewed By)

**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-



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 Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-26/01/113

Issue Date: 31/01/2026

<b>Name of Customer &amp; Contact details</b>	: Macrotech Developers Limited (Lodha Group)				
<b>Name of Site</b>	: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai, Tal Kalyan Dist.				
<b>Location of Sampling</b>	: Near Olivia Building				
<b>Date of Sampling</b>	: 24/01/2026				
<b>Sampling Time</b>	: 09:30 to 05:30 hr.	<b>Duration</b>	: 8 Hr.		
<b>Sample Drawn By</b>	: AESPL	<b>Transported By</b>	: AESPL		
<b>Date of Sample Receipt</b>	: 27/01/2026	<b>Sample Identification</b>	: A-26/01/113		
<b>Sample Quantity &amp; Container</b>	: SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; Bladder:1				
<b>Date of Sample Analysis</b>	: 27/01/2026 to 30/01/2026				
<b>Sampling Environmental Conditions</b>	: Temperature:27-30°C; Rain fall: No; P <sub>bar</sub> : 756 mmHg.				
<b>Transportation Condition</b>	: Bottles < 5°C	: Filter papers in plastic container	: Bladder at ambient temp.		
<b>Sampling Equipment</b>	: RDS-I-04 & FDS-I-04				
<b>Calibration Status</b>	: Calibration on 22/11/2025 due on 21/11/2026 Calibration on 23/11/2025 due on 22/11/2026				
<b>Project/ Job number</b>	: 7000233639 dtd 10 Jan 2025				
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03				
<b>Method of Sampling &amp; Preservation</b>	: AESPL/LAB/SOP/7.3.1/A-01				
<b>Environmental Condition while Testing</b>	: Ambient Temperature: 28.3°C and Humidity: 49%				
Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	27.1	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2/Sec 1)
2.	Nitrogen dioxide as NO <sub>2</sub>	36.7	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6)
3.	PM <sub>10</sub>	84.2	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23)
4.	PM <sub>2.5</sub>	35.0	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24)
5.	Carbon monoxide as CO	0.76	04 **	mg/m <sup>3</sup>	IS 5182 (part 10)

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

[\*] 24 hourly monitoring values; [\*\*] 1 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.

**Himani P. Joshi**  
(Report Reviewed By)



**Reshma S. Patil**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018  
 "Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027  
 Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)  
 Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-26/01/273

Issue Date: 30/01/2026

<b>Name of Customer</b>		: Macrotech Developers Limited (Lodha Group)		
<b>Name of Site</b>		: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane		
<b>Nature of Sample</b>	: Drinking Water	<b>Location of Sample</b>	: Labour Colony	
<b>Date of Sample Drawn</b>	: 24/01/2026	<b>Time of Sample Drawn</b>	: 02:00 pm	
<b>Sample Drawn By</b>	: AESPL	<b>Transported By</b>	: AESPL	
<b>Date of Sample Receipt</b>	: 27/01/2026	<b>Sample Identification</b>	: Mw- 26/01/273	
<b>Sample Quantity &amp; Container</b>		: 250 ml; Glass bottle.		
<b>Date of Sample Analysis</b>		: 27/01/2026 to 28/01/2026		
<b>Environmental Conditions at site</b>		: Surrounding area is clean.		
<b>Transportation Condition</b>		: Water Temperature: < 6°C, Cold storage.		
<b>Project/ Job number</b>		: 7000233639 dtd 10 Jan 2025		
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/M-01		
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 23.8°C and Humidity: 57 %		
Sr. No.	Parameter, Unit	Result	Limits as per IS 10500:2012	Method of Analysis
1.	Coliform /100ml	Absent/100 ml	Absent/100 ml	IS 15185:2016
2.	E.coli/100 ml	Absent/100 ml	Absent/100 ml	IS 15185:2016

**Conformity Statement:** Water sample is **pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.

**Himani P. Joshi**  
(Report Reviewed By)



**N. K Shendye**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Raigad Pin 410222 E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-26/01/158

Issue Date: 30/01/2026

<b>Name of Customer &amp; Contact Details</b>		: Macrotech Developers Limited, (Lodha Group)					
<b>Name of Site</b>		: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai, Tal Kalyan Dist. Thane					
<b>Discipline &amp; Group</b>		: Chemical: Atmospheric Pollution					
<b>Description of Sample</b>		: DG Noise					
<b>Location Details</b>		: DG 60 KVA					
<b>Date of Sampling</b>		: 24/01/2026		<b>Period of Sampling</b>		: DG Spot	
<b>Start Time of Sampling</b>		: 12:25Hr.		<b>End Time of Sampling</b>		: 12.35Hr	
<b>Monitored By</b>		: AESPL		<b>Transported By</b>		: AESPL	
<b>Date of Data Receipt</b>		: 27/01/2026		<b>Sample Identification</b>		: N-26/01/158	
<b>Environmental Condition</b>		: <b>Climate:</b> Clear				<b>Ambient Temp:</b> 32°C	
<b>Transportation Condition</b>		: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.					
<b>Sampling Equipment</b>		: Noise meter - Centre C-390 SL-I-14					
<b>Calibration Status</b>		: Calibrated on 04/10/2025; calibration due on 03/10/2026					
<b>Project/ Job Number</b>		: 7000233639 dtd 10 Jan 2025					
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-03					
<b>Method of Sampling</b>		: IS 4758					
<b>Sr No.</b>	<b>Location</b>	<b>Sound Pressure Level dB(A)</b>					
		<b>Readings from 0.5 m away from DG</b>				<b>Avg.</b>	<b>Difference</b>
		<b>East</b>	<b>West</b>	<b>South</b>	<b>North</b>		
1.	<b>DG-60KVA</b>						
	Door closed		73.5	73.7	73.7	73.5	73.6
	Door opened		99.5	99.6	98.9	99.3	99.3
							25.7

### Limits:

- Insertion loss of 25dBA as per consent

**Conformity Statement:** The monitoring undertaken indicates that DG Noise Quality value for insertion loss is within consent limit.

### Note:

- The test report shall not be reproduced except in full, without written approval of laboratory.
- Results relate only to the items tested.
- DG set Sound Pressure Level measured at 0.5m from the enclosure.
- Any query related to this report will be entertained within 15 days of the report issue date only.

*Himani*

**Himani P. Joshi.**  
(Report Reviewed By)



*Reshmi*

**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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 Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)  
 Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-26/01/159

Issue Date:30/01/2026

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited, (Lodha Group)		
<b>Name of Site</b>	: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At the Periphery of Site		
<b>Date of Sampling</b>	: 24/01/2026	<b>Period of Sampling</b>	: Spot
<b>Start &amp; End Time of Sampling</b>	: 13.10Hr - 13.50Hr	<b>Start &amp; End Time of</b>	: 20.30Hr-21.10Hr
<b>Monitored By</b>	: AESPL	<b>Transported By</b>	: AESPL
<b>Date of Data Receipt</b>	: 27/01/2026	<b>Sample Identification</b>	: N-26/01/159
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 28°C -32°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-14		
<b>Calibration Status</b>	: Calibrated on 04/10/2025; calibration due on 03/10/2026		
<b>Project/ Job Number</b>	: 7000233639 dtd 10 Jan 2025		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling</b>	: IS 9989		

Sr. No.	Location	Noise Day Time dB(A)	Noise Nighttime dB(A)
1.	Near STP Gate	51.3	47.8
2.	Labour Colony	50.8	48.0
3.	B-2 Commercial Building Near Lodha School	52.1	49.6
4.	Sector-03 Uno Cluster	50.3	47.8
5.	Sector-03 Gate No-03	55.6	50.1
6.	Sector-05 Centrum Club	54.8	49.6
7.	Sector-06 River Front Garden	54.9	48.5
8.	Near Project Office	56.5	47.8
9.	Gate No-02	57.8	48.9
10.	Gate No-04	56.4	50.8
11.	Gate No-04 Parcel 02 Gate	55.6	50.6
12.	Villa project Area	54.9	52.5
<b>Limit as per EP Act for commercial area</b>		<b>65</b>	<b>55</b>

**Conformity Statement:** Noise Levels at all locations are found below the stipulated limits.

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*Himani*

**Himani P. Joshi.**  
(Report Reviewed By)



*Reshmi*

**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Reports-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018

"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-26/01/65

Issue Date: 04/02/2026

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited, (Lodha Group)-		
<b>Name of Site</b>	:	Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai, Tal Kalyan Dist. Thane		
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	: Garden
<b>Date of Sample Drawn</b>	:	24/01/2026	<b>Time of Sample Drawn</b>	: 3:45 pm
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	: AESPL
<b>Date of Sample Receipt</b>	:	27/01/2026	<b>Sample Identification</b>	: S-26/01/65
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag		
<b>Date of Sample Analysis</b>	:	27/01/2026 to 04/02/2026		
<b>Environmental Conditions at site</b>	:	Area: Clean, Colour: Brown		
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place		
<b>Project/ Job number</b>	:	7000233639 dtd 10 Jan 2025		
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01		
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 27.2°C and Humidity: 48%		
Sr. No.	Parameter with Unit	Result		Method of analysis
1.	pH@25°C	7.62		IS 2720 (part 26)
2.	Water content, %	4.8		IS 2720 (part 2)
3.	Organic Carbon, %	0.24		IS 2720 (part 22)
4.	Total Kjeldahl Nitrogen, %	0.0124		AESPL/LAB/SOP/7.2.1.2/S-24 ;01.07.22
5.	Available Phosphorus, kg/he	58		Soil Testing in India Ministry of Agriculture, Government of India, January
6.	Chloride, mg/l	38		
7.	Available Sulphur, mg/kg	42		
8.	Potassium as K, kg/he	60		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22
9.	Lead as Pb, mg/kg	< 0.02		EPA Method 3050 B.2
10.	Texture, %	Coarse	18	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22
		Clay	34	
		Silt	30	
		Fine sand	18	

### Note:

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**Himani P. Joshi.**  
(Report Reviewed By)



**Sushma A. Gujar**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by **ISO 9001:2015** & **ISO 45001:2018**

Laboratory: P-1, MIDC Commercial plot Mohopada, Rasayani, Dist. Raigad Pin 410222

E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in), Tel: 9112844844,

CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-26/01/65A

Issue Date: 04/02/2026

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited, (Lodha Group)-			
<b>Name of Site</b>	:	Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai, Tal Kalyan Dist. Thane			
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	:	Garden
<b>Date of Sample Drawn</b>	:	24/01/2026	<b>Time of Sample Drawn</b>	:	3:45 pm
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	:	AESPL
<b>Date of Sample Receipt</b>	:	27/01/2026	<b>Sample Identification</b>	:	S-26/01/65
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag			
<b>Date of Sample Analysis</b>	:	27/01/2026 to 04/02/2026			
<b>Environmental Conditions at site</b>	:	<b>Area:</b> Clean, <b>Colour:</b> Brown			
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place			
<b>Project/ Job number</b>	:	7000233639 dtd 10 Jan 2025			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 27.2°C and Humidity: 48%			
Sr No.	Parameter with Unit	Result	Method of analysis		
1.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 3050 B.2		
2.	Arsenic as As, mg/kg	< 0.02	EPA Method 3050 B.2		

### Note:

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**Himani P. Joshi.**  
(Report Reviewed By)



**Sushma A. Gujar**  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Stack Emission)

Ref. No.: AESPL/LAB/C/ ST- 26/01/192

Issue Date: 03/02/2026

Name of Customer & Contact Details	: Macrotech Developers Limited, (Lodha Group)				
Name of Site	: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane				
Sample Identification number	: ST- 26/01/192				
Sample Quantity	: SO <sub>2</sub> :1Bottle; NO <sub>x</sub> :1 Bottle; Thimble-1.				
Date & Time of sampling	: 24/01/2026 at 13:10 hr to 13:50 hr.				
Sampling Environmental Conditions	: Temp.:30°C; Rain fall: No; P <sub>bar</sub> : 753 mmHg.				
Transportation Condition	: Bottles < 5°C	: Thimbles in plastic container	: Bladders at ambient temp.		
Sample Monitored & Transported by	: AESPL				
Date of sample receipt	: 27/01/2026				
Date of sample analysis	: 27/01/2026 to 02/02/2026				
Sampling Equipment Used	: ST-I-02				
Calibration status	: Calibrated on 24/05/2025 Due on 23/05/2026				
Project/ Job number	: 7000233639 dtd 10 Jan 2025				
Reference of sampling	: AESPL/LAB/QR/7.3.3/R-03				
Method of sampling & preservation	: AESPL/LAB/SOP/7.3.1/ST-01				
<b>A. General Information About Stack:</b>					
Stack Connected to	: DG , 60 KVA	Emission due to	: Combustion of Diesel		
Details of pollution control devices attached with the stack : --					
<b>B. Physical Characteristics of Stack:</b>					
Height of stack from ground (m)	: 3 m	Diameter of Stack (m)	: 0.140		
Height of stack at sampling point (m)	: --	Area of stack (m <sup>2</sup> )	: 0.015		
Fuel used	: Diesel	Fuel consumption (MT/ton)	: --		
<b>C. Result of Sampling &amp; Analysis of Gaseous Emission:</b>					
Sr. No.	Parameter	Result	Limit as per MPCB Consent	Unit	Method of analysis
1.	Gas Temperature	110	--	°C	IS-11255(Part-3)
2.	Gas velocity	6.2	--	m/s	IS-11255, (Part-3)
3.	Gas flow rate	255	--	Nm <sup>3</sup> /hr.	IS-11255, (Part-3)
4.	Particulate Matter	23.8	150	mg/Nm <sup>3</sup>	IS-11255, (Part- 1)
5.	Sulphur Dioxide as SO <sub>2</sub>	18.5	--	mg/Nm <sup>3</sup>	IS-11255, (Part-2)
6.	Oxide of Nitrogen as NO <sub>2</sub>	36.7	--	mg/Nm <sup>3</sup>	IS-11255, (Part-7)

**Conformity Statement:** The monitoring undertaken indicates that Stack Air Quality Values for monitoring parameter is within the levels stipulated as per MPCB Consent.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani*

Himani P. Joshi  
(Report Reviewed By)



*Reshma*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pplab@aespl.co.in](mailto:pplab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787

## Test Report (Stack Emission)

Ref. No.: AESPL/LAB/C/ ST- 26/01/192 A

Issue Date: 03/02/2026

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited, (Lodha Group)				
<b>Name of Site</b>	: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane				
<b>Sample Identification number</b>	: ST- 26/01/192				
<b>Sample Quantity</b>	: SO <sub>2</sub> :1Bottle; NOx:1 Bottle; Thimble-1.				
<b>Date &amp; Time of sampling</b>	: 24/01/2026 at 13:10 hr to 13:50 hr.				
<b>Sampling Environmental Conditions</b>	: Temp.:30°C; Rain fall: No; P <sub>bar</sub> : 753 mmHg.				
<b>Transportation Condition</b>	: Bottles < 5°C	Thimbles in plastic container	Bladders at ambient temp.		
<b>Sample Monitored &amp; Transported by</b>	: AESPL				
<b>Date of sample receipt</b>	: 27/01/2026				
<b>Date of sample analysis</b>	: 27/01/2026 to 02/02/2026				
<b>Sampling Equipment Used</b>	: ST-I-02				
<b>Calibration status</b>	: Calibrated on 24/05/2025 Due on 23/05/2026				
<b>Project/ Job number</b>	: 7000233639 dtd 10 Jan 2025				
<b>Reference of sampling</b>	: AESPL/LAB/QR/7.3.3/R-03				
<b>Method of sampling &amp; preservation</b>	: AESPL/LAB/SOP/7.3.1/ST-01				
<b>A. General Information About Stack:</b>					
Stack Connected to	: DG , 60 KVA	Emission due to	: Combustion of Diesel		
Details of pollution control devices attached with the stack		:	--		
<b>B. Physical Characteristics of Stack:</b>					
Height of stack from ground (m)	: 3 m	Diameter of Stack (m)	: 0.140		
Height of stack at sampling point (m)	: --	Area of stack (m <sup>2</sup> )	: 0.015		
Fuel used	: Diesel	Fuel consumption (MT/ton)	: --		
<b>C. Result of Sampling &amp; Analysis of Gaseous Emission:</b>					
Sr. No.	Parameter	Result	Limit as per MPCB Consent	Unit	Method of analysis
1.	Sulphur Dioxide as SO <sub>2</sub>	0.11	---	Kg/Day	IS-11255, (Part-2)

**Conformity Statement:** The monitoring undertaken indicates that Stack Air Quality Values for monitoring parameter is within the levels stipulated as per MPCB Consent.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani*

**Himani P. Joshi**  
(Report Reviewed By)



*Reshma*

**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018  
 "Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027  
 Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)  
 Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-26/01/309

Issue Date: 30/01/2026

<b>Name of Customer &amp; Contact Details</b>		: Macrotech Developers Limited, (Lodha Group)-			
<b>Name of Site</b>		: Residential Township Project Plot of village Hedutane, Antrali, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai , Tal Kalyan Dist. Thane			
<b>Nature of Sample</b>	: Drinking water	<b>Location of Sample</b>	: Labour Colony		
<b>Date of Sample Drawn</b>	: 24/01/2026	<b>Time of Sample Drawn</b>	: 2.00 pm		
<b>Sample Drawn By</b>	: AESPL	<b>Transported By</b>	: AESPL		
<b>Date of Sample Receipt</b>	: 27/01/2026	<b>Sample Identification</b>	: W-26/01/309		
<b>Sample Quantity &amp; Container</b>		: F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>		: 27/01/2026 to 28/01/2026			
<b>Environmental Conditions at site</b>		: Water Temperature: 27°C, Air Temperature: 32°C, Surrounding was clean.			
<b>Transportation Condition</b>		: Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>		: 7000233639 dtd 10 Jan 2025			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 27.8°C and Humidity: 42%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH value @ 25°C	7.2	6.5 – 8.5	No Relaxation	IS-3025(P-11)
2.	Hardness as CaCO <sub>3</sub> , mg/l	66	200 Max	600 Max	IS-3025(P-21)
3.	Total Dissolved Solids@ 180°C, mg/l	120	500 Max	2000 Max	IS-3025(P-16)
4.	Alkalinity as CaCO <sub>3</sub> , mg/l	58	200 Max	600 Max	IS-3025(P-23)
5.	Chloride as Cl <sup>-</sup> , mg/l	27	250 Max	1000 Max	IS-3025(P-32)
6.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
7.	Fluoride as F <sup>-</sup> , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60)
8.	Iron as Fe, mg/l	0.032	0.3 Max	No Relaxation	IS-3025(P-53)
9.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
10.	Conductivity@25°C, µmhos/cm	180	--	--	IS-3025(P-14)

**Conformity Statement:** Water sample is Pass as per IS 10500:2012 w.r.t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani*

Himani P. Joshi.  
(Report Reviewed By)



*R.S. Patil*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-

**Government of Maharashtra**

SEAC2013/CR- 298/ TC1  
 Environment department,  
 Room No. 217, 2<sup>nd</sup> floor,  
 Mantralaya Annexe,  
 Mumbai 400 032  
 Date: 19<sup>th</sup> June, 2013

To,  
 M/s Lodha Dwellers Pvt.Ltd  
 Lodha Pavilion, Apollo Mills Compound,  
 N. M. Joshi Marg, Mahalaxmi,  
 Mumbai - 400011

**Subject: Environmental clearance for Proposed construction of residential township on plt bearing S.No. 28/2A...48/2 of village Antarli, S.No. 32/1...154 of village Khoni, S.No.49/1.....266/2 of village Hedutane, Tal. Kalyan, Dist. Thane by M/s Lodha Dwellers Pvt.Ltd - Environmental clearance regarding.**

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 11<sup>th</sup> & 13<sup>th</sup> meetings decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 61<sup>st</sup> Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed construction of residential township on plt bearing S.No. 28/2A...48/2 of village Antarli, S.No. 32/1...154 of village Khoni, S.No.49/1.....266/2 of village Hedutane, Tal. Kalyan, Dist. Thane. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

**Brief Information of the project submitted by Project Proponent is as:**

Name of Project	Proposed Residential Township " PALAVA "
Project Proponent	M/s. Lodha Dwellers Pvt. Ltd.
Consultant	Mahabal Enviro Engg. Pvt. Ltd.
Type of projects	Residential Township Project
Location of the project	Plot Bearing Survey Nos. are attached as Annexure I
Total Plot Area	36,30,065 m <sup>2</sup>
Net plot area	36,30.065 m <sup>2</sup>
Permissible FSI (Including TDR etc.)	61,71,110.5 m <sup>2</sup>

Proposed Built-up Area (FSI & Non-FSI)	FSI Area	61,71,110.5 m <sup>2</sup>
	Non FSI Area	43,19,857.5 m <sup>2</sup>
	Total Built up Area	10,490,968 m <sup>2</sup>
Ground coverage percentage (Note: Percentage of plot not open to sky)	19%	
Estimated cost of the project	Rs. 11,292 Crore:	
No. of Buildings & its configuration	The proposed residential township project will have 1142 Residential Buildings, 21 commercial buildings and Public facilities viz. Pre Primary School, Senior Secondary School, Hospital, local Shopping, PHC, Play ground, community Hall, Police Station, Postal Service, bank, Electrical Substation, Transport Hub, University, Small Industrial units, Hotel, 11 Car Parking buildings etc.	
Number of tenants and shops	Residential: 9648 ; Nos.	
Number of expected residents / users	The total residential and commercial population during operation phase of the project will be around 618568. Floating population of the township will be around 116906 Nos.	
Tenant density per hector	270	
Height of the building(s)	90 m	
Right of way	The proposed project is accessible by 30 m wide Taloja Bypass Road and 60 m wide Dombivali - Badlapur Road. Fire station is proposed in the Project.	
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 8 m radius	
Total Water requirement	Dry Season	
	• Fresh water (CMD)	47.28 MLD
	• Source	MIDC
	• Recycled Water (CMD)	39.18 MLD
	• Total water requirement (CMD)	76.51 MLD
	• Swimming pool make up (cum)	72 m <sup>3</sup>
	• Fire fighting (cum)	Total 14.3 MLD One Time

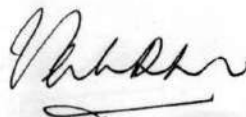


	Wet Season	
	• Fresh water (CMD)	22.21MLD
	• Source	MIDC
	• Recycled Water (CMD)	34.897MLD
	• Total water requirement (CMD)	76.51 MLD
	• Fire fighting (cum)	Total 14.3 MLD
Rain Water Harvesting (RWH)	• Level of ground water table	Average 5 to 6.5 m
	• Size and No. of RWH tanks and quantity	Roof top rainwater will be stored in 4 RWH Ponds of 305 ML
	• Budgetary allocation	Capital Cost: 50 Cr O & M Cost: 3.5 Cr

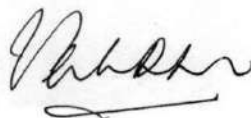
UG Tanks	• Location of UG tank	On ground
Storm Water Drainage	• Natural water drainage pattern	Natural drainage towards South Side
	• Quantity of storm water	170426.86 m <sup>3</sup> /hr
	• Size of SWD	0.5 x 0.5 m, 0.6 x 0.6 m, 0.9 x 0.9 m, 1 x 1 m, 1.2 x 1.2m, 1.5 x 1.5 m, 2 x 2m, 2.5 x 2.5 m
Sewage and waste water	• Sewage generation (CMD)	67 MLD
	• STP Technology	MBR Technology
	• Capacity of STP (CMD)	Total STP Capacity: 72 MLD (11 STP's- Zone wise STP will be provided)
	• Location of the STP	On Ground
	• DG sets (during emergency)	DG sets will be provided as alternate supply for essential services such as STP, Fire Fighting, Lift etc. Capacity: 2.73 mVA for STP Only
	• Budgetary allocation	Capital Cost: 169.5 Cr O & M Cost: 30.1 Cr
Solid waste management	Waste generation in the pre construction and construction phase	
	• Waste generation	The debris generated during construction phase will be around 309652 m <sup>3</sup>

*P. P. P.*

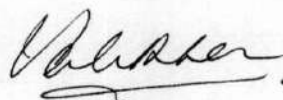
	<ul style="list-style-type: none"> <li>Quantity of the top soil to be preserved</li> </ul>	
	<ul style="list-style-type: none"> <li>Disposal of the construction way debris</li> </ul>	Will be utilized at project site for land leveling
Waste generation in the Operation phase		
	<ul style="list-style-type: none"> <li>Dry Waste (kg/d)</li> </ul>	175.09 TPD
	<ul style="list-style-type: none"> <li>Wet Waste (kg/d)</li> </ul>	116.72 TPD
	<ul style="list-style-type: none"> <li>E - Waste (kg/month)</li> </ul>	18.20 Tons/year
	<ul style="list-style-type: none"> <li>Hazardous Waste (kg/month)</li> </ul>	NA
	<ul style="list-style-type: none"> <li>STP Sludge (dry sludge) (kg/d)</li> </ul>	1341 m <sup>3</sup> /day
Mode of Disposal of Waste		
	<ul style="list-style-type: none"> <li>Dry Waste</li> </ul>	The recyclable material like plastic, metals, paper etc. will be separated and transported by auto-trippers/trucks for sale to recycle vendors The inert material be sent to Regional Landfill site proposed by MMRDA near Taloja
	<ul style="list-style-type: none"> <li>Wet Waste</li> </ul>	Wet garbage will be composted using Mechanical Composting system and used as organic manure for landscaping.
	<ul style="list-style-type: none"> <li>E-waste</li> </ul>	E-Waste generated will be given to authorized recyclers
	<ul style="list-style-type: none"> <li>Biomedical Waste</li> </ul>	The generated biomedical waste will be disposed as per the norms
	<ul style="list-style-type: none"> <li>STP sludge (dry sludge)</li> </ul>	Sludge will be used as manure for gardening
Area requirement		
	<ul style="list-style-type: none"> <li>Location and total area provided for the storage and treatment of the solid waste</li> </ul>	On ground 30750.26 m <sup>2</sup>
	<ul style="list-style-type: none"> <li>Budgetary allocation</li> </ul>	Capital Cost: 27.9 Cr O & M Cost: 7.1 Cr
Green Belt Development	Total RG Area	8,57,980 m <sup>2</sup>
	RG area under green belt	



	<ul style="list-style-type: none"> <li>Quantity of the top soil to be preserved</li> </ul>	
	<ul style="list-style-type: none"> <li>Disposal of the construction way debris</li> </ul>	Will be utilized at project site for land leveling
Waste generation in the Operation phase		
	<ul style="list-style-type: none"> <li>Dry Waste (kg/d)</li> </ul>	175.09 TPD
	<ul style="list-style-type: none"> <li>Wet Waste (kg/d)</li> </ul>	116.72 TPD
	<ul style="list-style-type: none"> <li>E - Waste (kg/month)</li> </ul>	18.20 Tons/year
	<ul style="list-style-type: none"> <li>Hazardous Waste (kg/month)</li> </ul>	NA
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Mode of Disposal of Waste		
	<ul style="list-style-type: none"> <li>Dry Waste</li> </ul>	The recyclable material like plastic, metals, paper etc. will be separated and transported by auto-trippers/trucks for sale to recycle vendors The inert material be sent to Regional Landfill site proposed by MMRDA near Taloja
	<ul style="list-style-type: none"> <li>Wet Waste</li> </ul>	Wet garbage will be composted using Mechanical Composting system and used as organic manure for landscaping.
	<ul style="list-style-type: none"> <li>E-waste</li> </ul>	E-Waste generated will be given to authorized recyclers
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	<ul style="list-style-type: none"> <li>STP sludge (dry sludge)</li> </ul>	Sludge will be used as manure for gardening
Area requirement		
	<ul style="list-style-type: none"> <li>Location and total area provided for the storage and treatment of the solid waste</li> </ul>	On ground 30750.26 m <sup>2</sup>
	<ul style="list-style-type: none"> <li>Budgetary allocation</li> </ul>	Capital Cost: 27.9 Cr O & M Cost: 7.1 Cr
Green Belt Development	Total RG Area	8,57,980 m <sup>2</sup>
	RG area under green belt	



	• RG on ground	8,57,980 m <sup>2</sup>	
	1. Plantation		
	• Number and list of trees species to be planted in the ground RG	62963 trees will be planted in township.	
	2. Budgetary allocation	Capital Cost: 135.6 Lakh O & M Cost: 5.2 Lakh	
Energy	Power supply		
	• Maximum demand	351 MW	
	• Source	MSEDCL	
	Energy saving by non-conventional method		
	Energy saving measures		
	<ul style="list-style-type: none"> <li>• Natural shading through elevation features to minimize heat gain and reduce air-conditioning requirement</li> <li>• Use of AC and façade system to reduce heat gain and power consumption</li> <li>• Use of low-e glass to reduce power requirement</li> <li>• Large central atriums for natural cross ventilation</li> <li>• Solar lighting in common areas, garden and road</li> <li>• Solar hot water for sale building</li> <li>• Energy efficient lighting fixtures (LED lights) to all buildings</li> </ul>		
	• Detail calculations & % of saving	29%	
	• Budgetary allocation	Capital Cost: 68 Cr O & M Cost: 8.4 Cr	
	DG set		
	• Number and capacity of the DG sets to be used	Capacity of DG Set provided for 28 mVA	
	• Type of fuel used	Diesel	
Environment Management Plan Budgetary Allocation	Construction phase (with break-up)		
	Infra Header	Total Capex (Rs Cr.)	Total Opex (Rs Cr. / year)
	STP	169.5	30.1
	Sewage Network	115.5	9.5
	Rooftop Solar System on MLCP	32.3	2.9



	RWH	50.0	3.5
	Storm Water Drain	106.6	5.3
	Solid Waste Treatment Plant	25.0	5.0
	Solid Waste Collections	2.9	2.1
	Landscape	135.6	5.2
	Fire fighting	125.0	12.5
	Potable Water Network	172.3	2.2
	City Operations Centre	2.6	26.8
	Solar Street Lighting	68.0	8.4
	Street Sweeping	-	4.97
	Contingency funds		30.0
	Total	1,005.3	153.77
Traffic Management	Nos. of the junction to the main road & design of confluence		
	• Total Parking Area	Gross Parking Area: 1436160 m <sup>2</sup>	
	• Area per car		
	• 2-Wheeler	22567 Nos.	
	• 4-Wheeler	Residential Parking: 37195 No. Office, education, retail & social parking: 10346 No.	

#### ANNEXURE I

#### SURVEY NUMBERS

VILLAGE HEDUTANE: S. Nos. 49/1,49/2,49/3,51/1,51/2,52/2,52/3,52/4, 53/1A,53/1B,53/1C,53/1D, 53/2,53/3A,53/3B,53/3C, 53/3D, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2A, 55/2B, 55/2C, 55/2D,55/3A,55/3b,55/3C,56/1,56/2,56/3A,56/3B, 57,58/1,58/2,58/3,58/4,59/1A,59/1B,59/2A,59/2B,59/2C,59/2D,59/3,59/4A,59/4B,59/5,59/6A,59/6B,60/1,60/2,61/1,61/2,61/3,61/4,61/5,62,63/1, 63/2,64/1,64/2,64/3,64/4,64/5,65/1,66/1,66/2,67/1, 67/2,68/1,68/2,70,71/1,71/2,73/2,74/1,74/2,75, 76,77,78,79,110/pt,112/pt,115/pt,116/pt,118/pt,119/pt,120,121,122,123/pt,135,131/3,131/pt,131/1, 132/1,132/2,133/1,133/2,134,135,136/pt,136,137/1,137/2,138,139/1,139/2,139/3,139/4A,139/4B, 139/5,139/6,140/1,140/2,141/1A,141/1B,141/1C,141/1D,141/2,141/3,141/3B,141/4A,141/4B,141/4C,141/4D,141/4E,141/5,141/6A,141/6B,141/6C,142/1,142/2,142/pt,143/1/1,143/1B,143/1C,143/ 1/4,143/1/5,143/1F,143/2,143/3,143/pt,144,145,146/1,146/2,147,148/1,148/2,148/3,148/5,1 48/6,149,150/1,150/8,150/9,50/17,150/19,152/1,152/2,152/3,152/4,152/5,153/1,153/2,153/3,154/ 1,154/2,154/3,155,156,157/1,157/2,157/3,157/4,157/5,157/6,157/7,157/8,157/9,157/10,157/11,15 7/12,158/1,158/2,159/1,159/3,159/4,159/5,159/6,159/7,159/8,159/9,159/10,159/11A,159/11B,159 /11C,159/12,164/pt,174,176,177,178/1,178/2,179, 80/1,180/2,180/3,190/3,191,192,193,194,195/ 1,195/2,195/3,195/4A,195/4B,195/4C,195/5,195/6,195/7A,195/7B,195/8,196,197/1,197/2,197/3,1 98,199,202,203,204/1,204/7,204/8,204/9B,204/11, 214/4A,214/5,214/6A,214/6B,214/6C,214/8,21 4/9B,214/10A,214/10B,214/11,214/12,215/2,215/3, 215/4,215/4P,215/5,215/6A,215/6B,215/6C,2 15/6D,215/6E,215/6F,215/8A,215/8B,215/9,216/2, 216/3,216/4,216/5,216/6,216/7,216/8,216/9,2 16/10,217/1,217/2,217/3,217/4,217/6A,217/6B,21 7/6C,217/6D,217/7,218/1,218/2,218/3,218/4,22 0/1,220/2,220/3,220/4,220/5,220/6,222/1,222/2,22 2/3,222/4,224/2,224/3,224/4,224/5,224/6,225/1

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VILLAGE ANTARLI:

1,2,3,4,5,15,16,17,22,23/1A,23pt.,24/1,24/2,24/3,24/8B,24/8C,24pt.,28/1,28/2,28/3,29/2,29/3,29/4,29/5,29/6,30,30/pt,31,32/1,32/2,33/1,34,35/1A,35/1B,35/2,36/1,36/2,36/3,37/-,38/1,38/2,38/3,39/-,40/-,41/-,42/1,42/2P,42/2P,43,43A,43/1B,43/1C,43/2,44/-,45,46/1,46/2,47/1,47/2,47/3,48/1,48/2,49,50,51,52,53,54,55,56/1/1,56/1/2,56/2,56/3A,56/4,57/1,57/2,56/3B,57/6/1A,57/6/1B,57/6/1C,57/7,57/8A,57/7pt.,58,59,60,61,61/4C,61/4D,61pt.,62,63,64,65/5B,65pt.,66,67,67/3,68/2/2,68/2/5,68/2/3,68/2B,68/2/3,68/2/5,73,74/3,74/4,74/5,74,75,76,77,78,79,80,81,82,83,84,85,86.

VILLAGE KHONI:

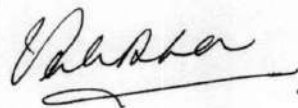
27/A,27/B,27/C,29/1A/1,29/1B/1,29/2,29/3,31/1,32/1,32/2A,32/2B,32/2C,32/2D,32/3,32/4,32/5,32/6,32/7,32/8A,32/8B,32/9,32/10,33/A,33/B,34,35,35/2,35/3,35/4A,35/4B,35/5,35/6,35/7,35/8,35/9,35/10,35/11,36/1,36/2,36/3,36/4,36/5,36/6,37,37A,37/1B,37/2A,37/2B,37/3,37/2A,37/4,37/5,37/6,37/8,37/9,37/10,37/11,38/1,38/2A/2,38/2A/3,38/3,38/4,38/5A,38/6,38pt.,39/1,39/1A,39/2,39/3,39/4,39/5,39/6,40/1,40/2,41,42/1,42/2,42/3,42/4,42/5,42/6,42/7,42/8,43/1,43/2,44/1,44/2,44/3,44/4,44/3A,44/3B,44/4,44/5,45/1,45/2,46/1,46/2,47,48,49,50,51,52,53/2B,53/3,53/4,53/5,53pt.,54/4A,54/4C,54/6,54pt.,55/1,55/2A,55/2B,55/3C,55/9,61,61pt.,62/A(p),62/A(p),62/C,62/D,62pt.,63/1A,63/1B,63/1C,63/2,64/1A,64/1B,64/1C,64/2,64/3,65,66,67,68,69/1,69/2,70,71/A,71/B,72,73,73,74,75,76,77,87pt.,89/2A,89/2C,91/1,91/2A,91/2B,91/2C,91/3,92,93/1,93/2,93/3,93/4,93/5,93/6,93/7,93/8,94/1,94/2,94/3,94/4,94/5,94/6,94/7,95/1,95/2,95/3,96/1,96/2A,96/2B,96/3,97,98,99,100/1,101,102,103,104,105,106pt.,114,139/1,139/2A,139/2B,139/4,148,148pt..

VILLAGE KOLE.

80/5,80/6,80/8,81/1,81/2,81/3,81/4,45&46

VILLAGE UMBROLI

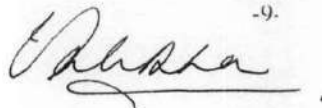
6pt, 8,11,12,14,52&53.



3. The proposal has been considered by SEIAA in its 61<sup>st</sup> meeting decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:-
- (i) Treated sewage will not be let out of the project area, except to the MMRDA sewage network.
  - (ii) 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. 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.
  - (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 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.
  - (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.
  - (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
  - (vi) 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.
  - (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.
  - (viii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
  - (ix) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
  - (x) 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.
  - (xi) Arrangement shall be made that waste water and storm water do not get mixed.
  - (xii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
  - (xiii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.



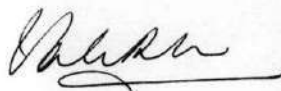
- (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (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.
- (xvii) 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.
- (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.
- (xix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (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.
- (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.
- (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 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiv) Ready mixed concrete must be used in building 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.
- (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (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/refused to the maximum extent possible. Discharge of this unused treated affluent, 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.
- (xxx) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.




- (xxxvi) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxvii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxviii) 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.
- (xxxix) 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.
- (xl) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xli) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xlii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xliiii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xliv) 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.
- (xlv) 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.
- (xlvi) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlvii) 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.
- (xlviii) 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.
- (xlix) Six monthly monitoring reports should be submitted to the Department and MPCB.



- (xiv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) 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://ec.maharashtra.gov.in>.
- (l) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (li) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (lii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (liii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (liv) The environmental statement for each financial year ending 31<sup>st</sup> 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 Environmental 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 for a period of 5 years.
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 environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R K. Puram, New Dehli - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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

**Copy to:**

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Pary: varan Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510

4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Thane
7. Collector, Thane
8. Commissioner, Thane Municipal Corporation
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

1 Government of Maharashtra

SEAC-2013/CR.298/TC-1  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 21<sup>st</sup> February, 2015

To,  
M/s. Lodha Dwellers Pvt. Ltd.  
Lodha Pavilion, Apollo Mills Compound,  
N. M. Joshi Marg, Mahalaxmi,  
Mumbai- 400 011.

**Subject:- Amendment in Environmental Clearance for Construction project of Residential Township at Village Hedutane, Antarli, Khoni, Kole and Umbroli Tal. Kalyan, Dist. Thane by M/s. Lodha Dwellers Pvt. Ltd**

**Reference-** Even number environment clearance letter dated 19<sup>th</sup> June, 2013.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC-II in its 13<sup>th</sup> meeting and recommended to SEIAA. SEIAA in its 61<sup>st</sup> meeting decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no SEAC-2013/CR.298/TC-1 dated 19<sup>th</sup> June, 2013. The Authority noted the D.O. letter no. SEIAA-2014/CR.133/TC-3 dated 29<sup>th</sup> November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.

In the 80<sup>th</sup> SEIAA meeting, you stated that, the said project is a Special Township project intended to provide affordable housing. The Government of Maharashtra has sanctioned the Development Control regulations for development of Special Township project

on 01 /01/2014. As per the said regulations obtaining prior environmental Clearance is mandatory prior to Letter of Intent and approval to the plans. The Government of Maharashtra has accorded its Locational Clearance to the Township on 03/03/2014 wherein it is specifically mentioned that the Applicant shall submit the Environment Clearance to the approving Authority prior to obtaining the Letter of Intent. The Final approval is granted to the plans and layout after Letter of Intent. So in this particular case as it is mandatory to obtain the EC prior to approval and as the increment due to amendments are about 2% only .

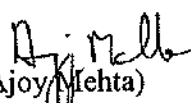
After discussing the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as below-

Sr. No.	Details	Earlier Proposal - EC granted dtd. 19 <sup>th</sup> June, 2013	Proposed Amendment & Expansion in EC granted dtd. 19 <sup>th</sup> June, 2013	Remarks
1	Name of the Project	Environmental Clearance to Proposed Residential Township development on plot at Village: Hedutane, Antarli, Khoni, Kole and Umbroli Tal.Kalyan, Dist. Thane.	Amendment & Expansion in Environmental Clearance for Construction project of Residential Township on plot at Village Hedutane, Antarli, Khoni, Kole and Umbroli Tal.Kalyan, Dist. Thane	No change
2	Project Proponent	M/S Lodha Dwellers Pvt.Ltd.. 216, Shah & Nahar Estate, Dr. E. Moses Road, Worli Mumbai -400 018, Maharashtra.	M/S Lodha Dwellers Pvt.Ltd.. Regd.Office:-216, Shah & Nahar Estate, Dr. E. Moses Road, Worli Mumbai -400 018, Maharashtra. Corporate Office:- Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011.	No change
3	Total Plot Area	36,30,065 sqm.	37,00,665 sqm.	Plot area added by 70,600 sq.mtrs ( 1.95%)
6	Total permissible Built-up Area	61,71,110.50 sqm (FSI), 10,490,968 sqm (Total Construction BUA )	62,91,130 sqm (FSI), 10,695,078 sqm (Total Construction BUA )	Construction BUA increased by 2,04,110 sq.m.(1.95%)

7	Total Number Of Towers	<p>Residential buildings:- 1142, 21 Commercial buildings and Public facilities viz. Pre Primary School, Senior Secondary School, Hospital, local Shopping, PHC, Play Ground, Community Hall, Police Station, Postal Service, Banks, Electric Sub-Stations, Transport Hub, University, Small Industrial Units, Hotels</p> <p>Car Parking buildings:- 11, etc.</p> <p>Total number of Tenements &amp; Shops :- 96485 Nos. Height of buildings:- 90 Mtrs.</p>	<p>Residential buildings:- 1184 Commercial buildings and Public facilities viz. Pre Primary School, Senior Secondary School, Hospital, local Shopping, PHC, Play Ground, Community Hall, Police Station, Postal Service, Banks, Electric Sub-Stations, Transport Hub, University, Small Industrial Units, Hotels :- 21</p> <p>Car Parking buildings:- 13, etc.</p> <p>Total number of Tenements &amp; Shops :- 98669 Nos. Height of buildings:- 90 Mtrs.</p>	<p>Only 42 residential buildings (3.68%) and 2nos. of Car Parking building are added. Only 2184 tenants (2.26%) are proposed to be increased.</p>
8	Water Requirement	<p>During Operation Phase – 76.51 MLD Fresh Water: 47.28 MLD Re-cycled Water: 39.18 MLD</p>	<p>During Operation Phase – 77.88 MLD Fresh Water: 48.09 MLD Re-cycled Water: 39.67 MLD</p>	<p>Minor changes due to increase in tenements.</p>
9	Waste Water Generation	<p>67 MLD</p>	<p>68.26 MLD</p>	<p>Minor changes due to increase in tenements</p>

10	Solid Waste generation	Non Biodegradable waste (dry recyclable) – 175.09 TPD Biodegradable waste – 116.72 TPD STP Sludge - 1341 CMD E-waste :- 18.20 Tons/year.	Non Biodegradable waste (dry recyclable) – 178.165 TPD Biodegradable waste – 118.777 TPD STP Sludge - 1360 CMD E-waste :- 18.50 Tons/year.	Minor changes due to increase in tenements
11	Energy	Maximum Demand Load: 351 MW DG set: DG of 28 mVA	Maximum Demand Load: 356 MW DG set: DG of 29 mVA	Minor changes due to increase in tenements
12	Traffic Management	Residential Parking:- 4 wheelers:-37195 Nos., 2 wheelers:-22567 Nos., Office, Education, retail & social Parking:- 4 wheelers:-10346 Nos	Residential Parking:- 4 wheelers:-39050 Nos., 2 wheelers:-23700 Nos., Office, Education, retail & social Parking:- 4 wheelers:-10346 Nos	Minor changes due to increase in tenements
13	Capacity of STP	72 MLD	73 MLD	Minor changes due to increase in tenements

Local Authority shall ensure the survey numbers of the project site. Terms and conditions stipulated in even number environment clearance letter dated 19<sup>th</sup> June, 2013 remains the same.

  
(Ajoy Mehta)  
Principal Secretary,  
Environment department &  
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. Commissioner, Thane Municipal Corporation.
6. Regional Office, MPCB, Thane.
7. Collector, Thane
8. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
9. Select file (TC-3)

(EC uploaded on 2/3/2015 )

ENVIRONMENTAL  
CLEARANCE

**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment**  
**Authority(SEIAA), Maharashtra)**

To,

The Authorized Signatory  
 MACROTECH DEVELOPERS LIMITED  
 Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai- 400011 -400011

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/63043/2021 dated 30 Nov 2021. The particulars of the environmental clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. <b>EC Identification No.</b>                   | <b>EC22B039MH136484</b>   |
| 2. <b>File No.</b>                                | SIA/MH/MIS/63043/2021   |
| 3. <b>Project Type</b>                            | Expansion   |
| 4. <b>Category</b>                                | B1  |
| 5. <b>Project/Activity including Schedule No.</b> | 8(b) Townships and Area Development projects.   |
| 6. <b>Name of Project</b>                         | Proposed Amendment & Expansion in Environmental Clearance for Residential Township Project by M/S. Macrotech Developers Ltd (Formerly known as M/S. Lodha Dwellers Pvt Ltd.). |
| 7. <b>Name of Company/Organization</b>            | MACROTECH DEVELOPERS LIMITED  |
| 8. <b>Location of Project</b>                     | Maharashtra   |
| 9. <b>TOR Date</b>                                | 03 May 2021   |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 26/02/2022

(e-signed)  
**Manisha Patankar Mhaiskar**  
 Member Secretary  
 SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*

PARIVESH

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 and Virtuous Environmental Single-Window Hub)*



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/63043/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Macrotech Developers  
(earlier known as Lodha Dwellers Pvt. Ltd.),  
village Hedutane, Antarli, Khoni, Kole &  
Umbroli, Mangaon, Gharivali, Katai,  
Tal: Kalyan, Dist: Thane.

**Subject** : Amendment & Expansion in Environmental Clearance for proposed Residential Township Development at village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Tal: Kalyan, Dist: Thane, by M/s. Macrotech Developers (earlier known as Lodha Dwellers Pvt. Ltd.)

**Reference** : Application no. SIA/MH/MIS/63043/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 159<sup>th</sup> meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 236<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details					Unit
1	Plot Area	55,39,590.50					m <sup>2</sup>
2	FSI Area	1,16,17,253.00					m <sup>2</sup>
3	Non FSI Area	55,51,233.98					m <sup>2</sup>
4	Total Built-up Area	1,71,68,486.98					m <sup>2</sup>
5	No. of Buildings & Configuration	<b>Residential:</b>					-
		<b>Zone</b>	<b>Bldg. Type</b>	<b>Config.</b>	<b>Height (m)</b>	<b>Nos. of bldgs.</b>	
		Zone 1	Type A1, A2, B1, B2 & B3	G +17	52.20	94	
			Type ASPI	G +20	66.15	04	

Zone 2	Type A1, A2, C1, C2, B1.1, B2.1, B2.1A, B3.1, B4, B5, B6, B7	G+17	52.20	44
	Type E1LF, E2LF, E3LF, E4LF, E4MLF, E5LF, B6LF, C2LF	G+12	43.50	32
	Type ASPI	G+21	69.30	04
Zone 3	Type A1, A2, C1, C2, B1.2, B3.2, B6	G+17	52.20	79
	Type A1, A2, C1, C2, B1.2, B3.2, B6	G+17	52.20	79
	Type F1 & F2	G+12	37.70	08
Zone 4	Type E1, E2	G+19	58.00	61
	ASPI	G+20	60.90	08
Zone 5	Type E1 & E2	G+19	58.00	93
Zone 7	Type VI-A to C & E to J	G+12	37.70	09
	Social Housing Development (JA-A to JA-I, OR-A to OR-O)	G+12	37.70	76
Zone 8	Type E1 & E2	G+19	58.00	48
Zone 9	Type E1 & E2	G+23	69.60	95
Zone 10	Type E2	G+23	69.60	20
Zone 11	Type E2	G+19	46.40	56
Zone 12	Type E2	G+26	78.30	112

		Premier Land	Type E4 & E5	G+26	78.30	173	
			Serenity	G+27	88.20	10	
			Type LQH E, LQH J, LQH I, LQH H, LQH G, LQH F	G+13	40.60	20	
5	No. of Buildings & Configuration	<b>Amenity &amp; Non-Residential:</b> Office Bldgs.: G+16 Floors (41 Bldgs), Schools: G+5 Floors (20 Bldgs), Medical :G+4 (1 Bldg-100 beds), Community market (1 Nos.), Town Hall: G+2 (1 Nos.), Fire Brigade: 1 Nos., Cremation: 1 Nos., Bus Transport: 1 Nos., Police Station: 1 Nos., Electric Substation: 1 Nos., Clubs: G+1 Floors (9 Nos.), Retails: 62 Nos., Religious Structures: 8 Nos., Industrial Bldgs: 3 Nos., Post Office: 1 Nos., Telephone Exchange: 1 Nos., <b>Parking Towers:</b> MLCP: 19 Nos (14/16/18 levels).					
6	Nos. of flats and Commercial area	Residential: 1,64,817 Commercial area: 20,68,329					Nos. m <sup>2</sup>
7	Total Population	11,31,672					Nos
8	Water requirement	1,13,801					KLD
9	Sewage generation	1,06,409					KLD
10	STP Capacity and STP technology	Total: 22 STPs of 1,10,275; MBR+MBBR					KLD
11	STP Location	Ground and Below ground level					-
12	Solid Waste Generation	Total: 449 (Biodegradable: 269; Biomethanation plant capacity: 220 & Composting Plants: 55) Non-biodegradable waste: 134 Tonnes/day Inert waste: 44 Tonnes/day (within project site)					TPD
13	RG Required & Provided	Green belt required: 11,07,649 & Green belt provided: 11,08,250 (Including Layout RG: 4,15,200, RG in Gardens, Parks, Play Ground: 6,93,050)					m <sup>2</sup>
14	Power Requirement	430 (MSEDCL)					MW
15	Energy Saving (total)	Total: 19.7 (Solar: 18.5)					%
16	No. of DG Set and Capacity	Total: 3,35,840 (132 x 400 kVA, 32 x 500 kVA, 166 x 1600 kVA & 9 x 160 kVA)					kVA
17	Parking 4W	4-wheeler: 1,02,311 2-wheeler: 2,90,514					Nos.

18	RWH details	Rain water Harvesting Tanks: 18.10 Invert bore holes: 617 Existing 2 Quarries: 106	ML Nos. ML
19	Project cost (Expansion)	Rs. 15,377.34	Cr
20	EMP Cost	Capital Cost: 280 Crs and O&M Cost: 42.5 Crs/yr	Rs.

The major particulars of the project in comparison with earlier EC are as shown below:

Sr. No	Particulars	Earlier EC vide No. SEAC-2013/CR-298/TC-01 dated. 21.02.2015	Proposed Amendment/Expansion	Remarks
1	Total Plot Area	37,00,665 m <sup>2</sup>	55,39,590.5 m <sup>2</sup>	18,38,925.5 m <sup>2</sup> plot area added
2	FSI Area	62,91,130 m <sup>2</sup>	1,16,17,253 m <sup>2</sup>	Increased due to increase in plot area and BUA
3	Non- FSI Area	44,03,948 m <sup>2</sup>	55,51,233.98 m <sup>2</sup>	
4	Total Construction area	1,06,95,078 m <sup>2</sup>	1,71,68,486.98 m <sup>2</sup>	
5	Building details	Residential Bldgs.: 1,184 Nos. Commercial Bldg. & Public Facilities viz. Pre-Primary School, Senior Secondary School, Hospital, Local Shopping, PHC, Play Ground, Community Hall, Police Station, Postal Service, Banks, Electric Substation, Transport Hub, University, Small Industrial Units, Hotels: 21 Nos., MLCPs: 13 Nos. etc.	Residential Bldgs.: 1,053 Nos. Office Bldgs.: G+16 Floors (41 Bldgs), Schools: G+5 Floors (20 Bldgs), Medical: G+4 (1 Bldg-100 beds), Community market (1 Nos.), Town Hall: G+2 (1 Nos.), Fire Brigade: 1 Nos., Cremation: 1 Nos., Bus Transport: 1 Nos., Police Station: 1 Nos., Electric Substation: 1 Nos., Clubs: G+1 Floors (9 Nos.), Retails: 62 Nos., Religious Structures: 8 Nos., Industrial Bldgs: 3 Nos., Post Office: 1 Nos., Telephone Exchange: 1 Nos., MLCPs: 19 Nos (14/16/18 levels).	
6	Tenement	Flats: 98,669 Nos.	Flats: 1,64,817 Nos.	Increased

	and commercial area details	Commercial: 13,61,275 m <sup>2</sup>	Commercial: 20,68,329 m <sup>2</sup>	
7	Population	6,18,568 Nos.	11,31,672 Nos.	
8	Water Requirement	78,880 KLD	1,13,801 KLD	Increased due to increase in population
9	Sewage Generation	68,260 KLD	1,06,409 KLD	
10	STP details total	73,000 KLD (MBR)	1,10,275 KLD (MBR+MBBR)	Increased due to increase in population
11	Solid waste generation	Total: 297 TPD	Total: 449 TPD	Increased due to increase in population
		Biodegradable: 119 TPD Bio methanation Plant	Biodegradable: 269 TPD Bio methanation Plant	
		Non-Biodegradable: 149 TPD	Non-Biodegradable: 134 TPD	
		Inert waste: 29 TPD (to landfill site, Taloja)	Inert waste: 44 TPD (within project site)	
12	Power Requirement	Demand Load: 356 MW	Demand Load: 430 MW	Increased due to increase in area
13	D.G set	29,000 kVA	3,35,840 kVA	
14	Green belt development	8,57,980 m <sup>2</sup>	11,08,350 m <sup>2</sup>	Increased due to increase in plot area.
15	Trees to be planted	46,250 Nos.	72,965 Nos.	Increased
16	Parking provided	2-wheeler: 23,700 Nos.	2-wheeler: 2,90,514 Nos.	Increased
		4-wheeler: 49,369 Nos.	4-wheeler: 1,02,311 Nos.	Increased

3. Proposal is an expansion in earlier EC for Integrated Residential Township project. Project had obtained earlier EC vide letter no. SEAC-2013/CR-298/TC.1 dated 19.06.2013 and subsequent amendment vide letter No. SEAC-2013/CR-298/TC.1 dated 21.02.2015 for the plot area of 37,00,665.00 Sq. Mtrs., FSI area of 62,91,130.00 Sq. Mtrs. and the total construction area of 1,06,95,078.00 Sq.Mtrs. Proposal has been considered by SEIAA in its 236<sup>th</sup> (Day-3) 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:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs as per latest amended plan:
  - a) Water Supply; b) Sewer Connection; c) Storm Water Drain remarks; d) CFO NOC.
3. PP to prepare and submit carbon foot print report.
4. PP to provide mechanical gates/automatic gates to storm water drain outlets to avoid flooding of drains due to adjacent river.
5. PP to ensure that school buildings & Hospital buildings proposed in this project are as per provisions of Right to Education (RTE) & Clinical Establishment Act respectively.
6. PP to develop online monitoring system of air and other environmental factors/parameters within the project site & include the cost of same in EMP.
7. PP to obtain Consent to Operate and Consent to Establish from MPCB.
8. PP to submit design basis reports and other details of ETP.
9. PP to provide centrifuge decanter in STPs instead of filter press & accordingly revise design details of all STP's. PP to submit design basis report of all proposed STP's.
10. PP to submit design basis reports of bio- methanation plant. PP to submit detail plan for disposal of organic manure generated from bio- methanation plant.
11. PP to obtain PESO license for storage of HSD for DG sets as 339 Nos. of DG sets are proposed in this project.
12. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

**B. SEIAA Conditions-**

1. EC will be restricted as per CFO NOC.
2. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for – FSI-10648268.33 m<sup>2</sup>, Non-FSI-5191789.24 m<sup>2</sup>, Total BUA- 15840057.57 m<sup>2</sup>. (Plan approval-ITP/VillageAntarli, Khoni, Hedutane, Kole, Tal.Kalyan, Village-Umbroli, Tal-Ambarnath, Dist-Thane/ADTP/88, dated -12.01.2022).

**General Conditions:**

**a) Construction Phase :-**

- I. 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.
- II. Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.
- III. 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.
- IV. 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.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. 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.
- XIII. 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. 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.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle

shall be adequately covered to avoid spillage/leakages.

- XVIII. 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. 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 by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. 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.
- V. 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.
- VI. 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including

- selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
  - X. 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.
  - XI. 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>
  - XII. 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.
  - XIII. 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.
  - XIV. 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.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. 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.
- III. 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.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. 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.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification,

2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. 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.

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

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. 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.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. 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.

9. 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.

  
Manisha Patankar-Mhaiskar  
(Member Secretary, SEIAA)  
2/26/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha Patankar Mhaiskar, Member Secretary

Date: 2/26/2022 12:45:31 PM



सत्यमेव जयते

**File No:Proposal No : SIA/MH/INFRA2/564439/2026**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment Authority(SEIAA),**  
**MAHARASHTRA)**

\*\*\*



Dated 02/03/2026



To,

Mr. Rupesh Kadam  
M/s. Macrotech Developers Limited  
412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai MH IN  
400001., Mumbai , MUMBAI, MAHARASHTRA, , 400001  
developersmacrotech@gmail.com

**Subject:** Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

**Sir/Madam,**

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/564439/2026 dated 28/02/2026 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

- |  |  |
|--|--|
| <b>(i) EC Identification No.</b>                   | EC26B3813MH5147284T  |
| <b>(ii) File No.</b>                               | Proposal No : SIA/MH/INFRA2/564439/2026  |
| <b>(iii) Clearance Type</b>                        | Transfer of EC   |
| <b>(iv) Category</b>                               | B1   |
| <b>(v) Project/Activity Included Schedule No.</b>  | 8(b) Townships/ Area Development Projects / Rehabilitation Centres   |
| <b>(vi) Name of Project</b>                        | Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India |
| <b>(vii) Location of Project (District, State)</b> | THANE, MAHARASHTRA   |
| <b>(viii) Issuing Authority</b>                    | SEIAA  |
| <b>(ix) EC Date</b>                                | 28/02/2026   |
| <b>(x) Details of Transferee</b>                   | 412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort, Mumbai, Mumbai City- 400001, Maharashtra, India, Mumbai ,482,27,400001                 |
| <b>(xi) Details of Transferor</b>                  | M/s. Macrotech Developers Limited, 412, Floor- 4,  |

**Plot/Survey Khasra Nos.:** 19/2A, 192B, 19/3, 13/10, 13/12, 13/13, 13/14, 14/5B, 14/5P, 55/8/1, 55/9, 55/10, 64/1A, 66, 68, 69/1, 69/2, 70, 71/A, 71/B, 73/1, 73/2, 89/2A, 89/2C, 90, 91/2A, 91/2B, 91/2C, 91/3, 92, 93/1, 93/2, 93/3, 93/4, 93/5, 93/6, 93/7, 93/8, 94/1, 94/2, 94/3, 94/4, 94/5, 94/6, 94/7, 95/1, 95/2, 95/3, 96/1, 96/2A, 96/2B, 96/3, 97, 98, 99, 100/1, 100/2, 101, 102/2, 102/4, 103/1A, 103/2, 104/3, 104/5, 104/6, 104/7, 104/8, 104/9, 104/10, 105/A, 106/1A, 106/1B, 106/2, 107/2A, 107/3, 108, 149/1, 149/2, 149/3, 149/4, 150/1, 150/2A, 150/2B, 150/3, 150/4A, 150/4B, 150/5, 150/6, 150/7, 150/8, 150/9, 150/10A, 150/10B, 151, 152, 154, 157/2, 158/1A, 158/4, 53/1, 53/2, 53/3, 54/3B, 54/3D, 54/5, 54/6(P), 54/7, 54/8, 54/9, 54/11, 54/12, 54/13, 54/14, 54/15, 54/16, 54/17, 54/18, 60/7, 60/12, 62/2, 62/3, 63/1, 63/2, 64/2, 65/3C, 65/5B, 65/5C, 65/5E, 65/5EE, 65/5F, 65/5G, 65/5H, 65/6C, 65/6D, 65/6F, 65/7, 65/8B, 65/9, 65/10, 65/11, 65/12, 65/14, 65/15A, 65/15B, 65/16B, 65/22, 69/1A(Part), 69/1B(Part), 69/2(Part), 71(P), 72/1, 72/2, 72/3B, 76P, 45, 46, 80/5, 80/6, 80/8, 81/1, 81/2, 81/3, 81/4, 81/5, 82/1, 58/1, 58/2, 59, 60, 61, 62, 99, 120/5, 132, 25/P, 26, 27, 31/1, 31/2, 31/3, 31/4, 31/5, 31/6, 43, 46, 52, 53, 57, 59/1, 59/2, 1/2B(Part), 13/1, 13/2, 14/2, 17 (Part), 19/1, 19/2P, 19/3, 24/1B, 25/2A (Part), 25/2B (Part), 25/3 (Part), 25/4, 26/2B(Part), 27/1(Part), 27/2P, 27/3, 27/4(Part), 27/5, 28(Part), 31, 32/1(Part), 32/3, 33/1A (Part), 33/1B, 33/5, 33/8, 95/2B(Part), 96/1A(Part), 206/2, 207/1, 207/2(Part), 207/3A, 207/3B, 207/3C(P), 207/4P, 207/5, 207/6 (Part), 207/7(Part), 207/8(Part), 207/9A, 207/12(Part), 207/13(Part), 207/15, 207/16, 207/17 (Part), 209/1(Part), 209/2, 209/3(Part), 212/2, 212/3(Part), 212/5, 212/6(Part), 212/7A, 212/7C, 212/7E, 212/8, 212/9A(Part), 212/9B(Part), 212/10, 212/12B, 212/13, 212/14, 259/1, 259/2, 259/3, 259/4, 259/5, 259/6, 259/7, 259/10, 259/11, 259/12, 259/14, 259/15, 259/16, 259/17, 259/18, 259/19, 259/20, 259/21, 259/23, 259/24, 259/26, 259/28, 259/29, 259/30, 259/31, 259/32, 260/1A, 260/1B, 260/2, 260/3, 260/4, 260/6B, 260/6I, 260/6F, 260/6J, 260/8A(Part), 260/8B(Part), 259/260/6G, 259/260/6M, 259/260/6H, 261/2A(Part), 261/2B(Part), 262 (Part), 264/4, 264/5, 265/2, 265/4A, 265/4B

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at [click here](#).
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated Invalid date to 412 under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated 28/02/2026.
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated 28/02/2026.
5. This issue with the approval of the Competent Authority.

**Send Approval Copy To (In case of multiple use comma as separator)**

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

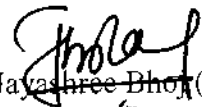
No SIA/MH/INFRA2/564439/2026  
Environment & Climate  
Change Department,  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To,  
M/s. Lodha Developers Limited

Sub : Transfer of Environmental for for Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India by LODHA DEVELOPERS LIMITED

Ref : 1. Your application for transfer of EC- SIA/MH/INFRA2/564439/2026  
2. EC Letter no. SIA/MH/ MIS/63043/2021 dated 26.02.2022

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/564439/2026 in prescribed Form -7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.
2. Environment Clearance was granted to M/s. Macrotech Developers Limited vide SIA/MH/ MIS/63043/2021 dated 26.02.2022. Now, you have applied for transfer of EC dated 26.02.2022 from M/s. Macrotech Developers Limited to M/s. Lodha Developers Limited.
3. You have submitted following documents in support of your application for transfer of EC-
  - i. Copy of Certificate of Incorporation dated 04.12.2024
  - ii. NOC by Transferer (ie M/s. Macrotech Developers Limited) dated 26.12.2025
  - iii. Copy of affidavit by Transferee (ie M/s. Lodha Developers Limited) dated 26.12.2025
4. SEIAA noted the above facts in its 319th meeting and decided to transfer of EC dated 26.02.2022 from M/s. Macrotech Developers Limited to M/s. Lodha Developers Limited subject to all other terms and conditions mentioned in the EC letter dated 26.02.2022 shall remain the same.

  
Jayashree Bhor (IAS)  
(Member Secretary, SEIAA)

Date: 27/04/2026

## Undertaking

We, Ar. Pradeep M. Kamble are the Architect for the Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India. The project is being developed by M/s. Lodha Developers Limited.

Environment Clearance has been obtained on 26/02/2022 (EC Identification No. EC22B039MH136484) & Transfer of EC dated 02/03/2026 (EC Identification No. EC26B3813MH5147284T)

We are hereby submitting the current status of the project as follows:

	According to EC (in Sq.m)
Total FSI area	10648268.33
Total Non-FSI area	5191789.24
Total Construction area	15840057.57
Construction done till date	24,61,605.28

Thanking You,

Yours Faithfully,

PRADEE  
 P  
 MAHIPAT  
 KAMBLE

Digitally signed by: PRADEEP  
 MAHIPAT KAMBLE  
 DN: CN = PRADEEP  
 MAHIPAT KAMBLE C = IN O  
 = Personal  
 Date: 2026.04.27 10:20:31 +  
 09'30'

Ar. Pradeep M. Kamble  
License No. CA/87/10471

## MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781  
/4037124/4035273  
Fax : 24044532/4024068 /4023516  
Email : enquiry@mpcb.gov.in  
Visit At : <http://mpcb.gov.in>

Kalpataru Point, 3rd & 4th floor, Sion- Matunga  
Scheme Road No. 8, Opp. Cine Planet Cinema, Near  
Sion Circle, Sion (E),  
Mumbai - 400 022

Consent order No :- Format1.0/BO/CAC-cell/EIC-KN-6700-15/CE(part & amalgamation)/CAC- 16216  
Date- 23/12/2015

To,  
M/s. Lodha Dwellers Pvt. Ltd.  
Lodha Pavillion, Apollo Mills Compound,  
N.M. Joshi Marg, Mahalaxmi, Mumbai-11.

Subject: Consent to Establish (Phase-1B) with Amalgamation with existing C to E (Phase-1A) For Residential Township project under Orange category.

Ref :

1. Consent to Establish granted vide no BO/CAC-Cell/RO-KN/EIC-KN-6545-15/E(part)/CAC-610 dtd. 20.01.2014.
2. Environmental Clearance granted by Environment Department, Govt. of Maharashtra no. SEAC2013/CR-298/TCI dated 19.06.2013.
3. Your Application approved in 10<sup>th</sup> CAC meeting of 2015-2016 held on 23.11.2015

Your application CE1502000417  
Dated: 23.01.2015

For: Consent to Establish (Phase-1B) with Amalgamation with existing C to E (Phase-1A) For Residential Township project

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Amalgamation under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The Consent to Establish (Phase-1A & 1B) is granted for a period up to commissioning of the project or upto 20.01.2019 whichever is earlier.
2. The proposed capital investment (Phase-1A & 1B) of the project is 2981.5 Crs. (As per undertaking submitted by project proponent) and total capital investment of the whole township project is Rs. 11,292 crs. (as per EC approved)
3. The Consent to Establish (Phase-1A & 1B) is valid for Residential township named as "PALAVA" of M/s. Lodha Dwellers Pvt. Ltd.

Village Neotane

49,50,51,52,53,54,55/1,55/2A,55/2B,55/2C,55/2D,55/3A,55/3b,55/3C,56/3A,56/3B,57,58/1,58/2,58/3,58/4,59/2A,59/2B,59/2C,59/2D,59/5,60,61,63,64,65/1,65/2,66/1,66/2,67,68,68/1,69,70,71/1,71/2,72,73,73/2,74/1,74/2,75,77,78,79,242,242/1A,242/1B,242/2,242/3A,242/3B,242/4A,242/4B,242/8A,242/8B,242/8C,242/8D(P),242/8D(P),244/1A&B,244/2,244/3A,244/3B,244/5/6/7&8,245,246,266,266/3A,266/3B,266/4,266/5,267/P

Village Khoni.

27/A,27/B,27/C,29/1A/1,29/1B/1,29/2,30,32,33,34,35,36,37,38,39/3,39/4,39/5,40/1,40/2,42,43,44,45,45/1,46,47,48,49,50,51,52,53,54,54/4/A,54pt,55,55/1,55/2A,55/2B,55/3C,55/9,56,61,61pt,62/A(p),62/A(p),62/C,62/D,62pt,63/1A,63/1B,63/1C,63/2,64/1A,64/1B,64/1C,65,66,67,68,69/1,69/2,70,71/A,71/B,72,73/1,73/2,78,89/2A,89/2C,90,91/1,91/2A,91/2B,91/2C,91/3,92,93/1,93/2,93/3,93/4,93/5,93/6,93/7,93/8,94/1,94/2,94/3,94/4,94/5,94/6,94/7,95/1,95/2,95/3,96/1,96/2A,96/2B,96/3,97,98,99,100/1,100/2,101,102,103,104,105,106pt,114,139,139/1,139/2A,139/2B,139/4,140A,141,142,143/1 & 2,144,145,147, 149, 148,150, 154, 158, 174.



Village Khoni.  
37, 38, 42, 43, 44, 45, 55, 56, 64, 66, 78, 100/2, 139, 140A, 141, 142, 143, 143/1/2/3, 145, 147,  
169, 170, 174.

Village Antarli:  
19, 23, 24, 28, 29.

Village Umbroli.  
6pt, 8, 11, 12, 13, 14, 52, 53 & 55.

on plot area of 13,60,556.38 sq.m (out of total plot area 36,30,065 sq.m.) and total Construction BUA of 27,69,848.46 sq.m. (out of total BUA 1,04,90,968 sq.m) including services and utilities as per the construction commencement certificate issued by local body.

4. 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	16093.04	As per Schedule -I	The treated effluent qty. 8858.91 CMD shall be recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining 6984.1 CMD shall be to used for construction and irrigation purpose.

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

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG set (100 KVA)	1	As per Schedule -II
2.	DG set (150 KVA)	1	As per Schedule -II
3.	DG set (200 KVA)	1	As per Schedule -II
4.	DG set (250 KVA)	1	As per Schedule -II
5.	DG set (300 KVA)	1	As per Schedule -II
6.	DG set (400 KVA)	1	As per Schedule -II
7.	DG set (500 KVA)	1	As per Schedule -II

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	25639 Kg/Day		Bio-methanation
2	Non-biodegradable	13,907 Kg/Day		Recycled waste to local body

7. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste:

Sr. No.	Type Of Waste	Category	Quantity	UoM	Treatment	Disposal
N.A.						

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.



10. PP shall submit the affidavit in Board's prescribed format within 15 days in the prescribed format regarding the compliance of conditions of EC/ CRZ clearance and C to E.
11. The applicant shall comply with the conditions stipulated in Environmental Clearance granted Environment Department, GoM SEAC2013/CR-298/TCI dated 19.06.2013.
12. Survey Numbers has to be considered by Local Authority as per the letter of Environment Depart dtd. 13.06.2014.
13. This consent is having overriding effect over the earlier Consent to Establish granted vide no BO/CAC-CeH/RO-KN/EIC-KN-6545-13/E(part)/CAC-610 dtd. 20.01.2014.

For and on behalf of the  
Maharashtra Pollution Control Board



(Dr. P. Anandaram) (IAS)  
(Member Secretary)

Received consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1.	19,89,400/-	371974	07.01.2015	Kotak Mahindra bank Ltd.
2.	20,55,610/-	373109	30.04.2015	Kotak Mahindra bank Ltd.

Copy to:

1. Regional Officer -Kalyan and Sub-Regional Officer -Kalyan-I, MPCB,  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

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

- 1) A) As per your application, you have proposed to install Sewage Treatment Plants (STPs) with the design capacity of 21,500 KLD (5 STPs) (MBR based).
- B) The Applicant shall operate the sewage treatment plants (STPs) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	30
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

C) The treated effluent quantity 8858.91 CMD shall be recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc (for flushing (Residential): 5813.33 CMD, for flushing (Commercial): 1036.8 CMD, for flushing (Amenity): 646.32 CMD, Water recycled for gardening: 1112.46 CMD, Water Body makeup: 250 CMD) and remaining quantity 6984.1 CMD shall be used for construction and irrigation purpose. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The Industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereon.
- 4) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 and as amended, by installing water meters, filing water cess returns in Form-I and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	00
2.	Domestic purpose	20,003.8
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	00

*[Handwritten Signature]*



**Schedule-II**

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

1. As per your application, you have proposed to install 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 Mts	Type of Fuel	Quantity & No.	S.F.	SO <sub>2</sub>
1.	DG set (100 KVA)	Accoustic enclosure	2.0 *	Diesel	22 Lit/day	1	0.44
2.	DG set (150 KVA)		2.4 *		22 Lit/day	1	0.44
3.	DG set (200 KVA)		2.8 *		22 Lit/day	1	0.44
4.	DG set (250 KVA)		2.3 *		22 Lit/day		0.44
5.	DG set (300 KVA)		2.3 *		22 Lit/day	1	0.44
6.	DG set (400 KVA)		2.3 *		22 Lit/day	1	0.44
7.	DG set (500 KVA)		2.3 *		22 Lit/day	1	0.44

\* above the roof of the building in which it is installed.

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

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



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

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period**	Purpose of BG	Compliance Period	Validity Date++
1	Consent to Establish (Phase-I)	Rs. 10 lakh	Within 15 days of issue of consent	Towards compliance of consent conditions	Up to validity of this consent	Validity of this Consent + 4 months

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

++ The Bank Guarantee(s) shall be valid for a period upto: Validity of consent + 4 months

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

*[Handwritten Signature]*



*Maharashtra Pollution Control Board*

**Schedule-IV**

**Conditions during construction phase:**

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

**General Conditions:**

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environment Protection Act, 1986, Municipal Solid Waste (Management & Handling) Rule 2000, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.



- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

*[Handwritten signature]*



Maharashtra Pollution Control Board

# MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2<sup>nd</sup> - 4<sup>th</sup> Floor  
 Opp. Cine Planet Cinema,  
 Near Sion Circle, Sion (E)  
 Mumbai-400 022.

Consent order No: - Format 1.0/BO/CAC-cell/UAN No- 0000002979/5<sup>TH</sup> CAC- 1705000250  
 Date- 08/05/2017

To,  
 M/s. Lodha Dwellers Pvt. Ltd,  
 CTS no 29,30,32,33,34,35,36,37,43,140,141,142,171,172,173 at Village Khoni  
 and CTS no 28, 29,32,33,35,36,37,38,39,40,41,42 at Village Antarli,  
 Tal Kalyan, Thane

**Subject: Consent to Establish (Phase II) for construction of Residential township project under ORANGE category.**

Ref :

1. Environmental Clearance granted by Environment Department, GoM, vide no. SEAC2013/CR-298/TCI dated 19.06.2013
2. Amendment in Environmental Clearance granted by Environment Department, GoM, vide no. SEAC2013/CR-298/TCI dated 21.02.2015.
3. Consent to Establish granted by Board vide no. BO/CAC-cell/EIC-KN-6700-15/CE(part & amalgamation)/CAC-16216 dated 23.12.2015
4. Your Application approved in 5<sup>th</sup> CAC meeting of 2016-2017 held on 08.12.2016.

Your application: 0000002979

Dated: 29.08.2016.

For: **Consent to Establish (Phase II) for construction of Residential township project**

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The Consent to Establish (phase II) is granted for a period up to: Commissioning of the Unit or 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 842.21 crs. (as per documents submitted by applicant).
3. The Consent to Establish (Phase II) is valid for Construction of Residential Township project at M/s. Lodha Dwellers Pvt. Ltd, CTS no 29,30,32,33,34,35,36,37,43,140,141,142,171,172,173 at Village Khoni and CTS no 28, 29,32,33,35,36,37,38,39,40,41,42 at Village Antarli, Tal Kalyan, Thane on Total Plot area of 2,46,655.34 sq.m. (out of total plot area 37,00,665 sq.m. as per amended EC dtd. 23.12.2015 ) and total Construction BUA of 7,82,429 sq.m. (out of total BUA 1,06,95,078 sq.m. as per amended EC dtd. 21.02.2015) including utilities and services as per construction commencement certificate issued by local body.
4. **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	N.A.
2.	Domestic effluent	9827	As per Schedule -I	The treated effluent of 6375 CMD shall be recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc.; 3320 CMD shall be used on land for gardening and remaining shall be utilized for farmers irrigation and water pond within premises if any.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	DG Set (4 x 1200 KVA)	4	As Per Schedule -II

6. Conditions under Municipal Solid Waste (Management and Handling) Rule,2000 :

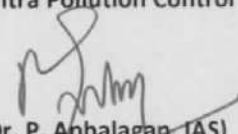
Sr. No.	Type Of Waste	Quantity	Treatment	Disposal
1	Wet Garbage	8047 Kg/day	Organic Waste Convertor (OWC)	use as manure
2	Dry Garbage	12070 kg/day	-	Hand over to local body or sale for recycle
3	STP sludge	99 m <sup>3</sup> /day	-	use as manure

7. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Nil	--	--	--	--

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit BG of Rs. 25 lakh towards compliance of EC and Consent to Establish condition.
11. PP shall submit an affidavit in prescribed format regarding compliance of conditions of EC and Consent to Establish condition.
12. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by Environment Department, GoM, vide no. SEAC2013/CR-298/TCI dated 19.06.2013 and amendment in EC granted by Environment Department, GoM, vide no SEAC2013/CR-298/TCI dated 21.02.2015.

For and on behalf of the  
Maharashtra Pollution Control Board

  
(Dr. P. Anbalagan, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD / DR No.	Date	Drawn On
1	1684420	0177486	29.08.2016	Kotak Mahindra Bank Ltd.

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 updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

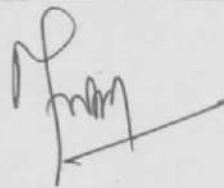
- 1) A) As per your application, you have proposed to install Sewage Treatment Plant (STP) having capacity 11750 CMD.
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C )	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

- C) The treated effluent of 6375 CMD shall be recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc.; 3320 CMD shall be used on land for gardening and remaining shall be utilized for farmers irrigation and water pond within premises if any. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	Nil
2.	Domestic purpose	12283
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	Nil
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	Nil



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-

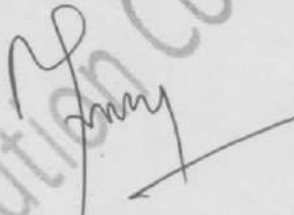
Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity and UOM	S%
1	DG Set (4 x 1200 KVA),	Acoustic enclosure	11* each	HSD	@ 0.21 liters/hr/KVA at full load.	1

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

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

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



Maharashtra Pollution Control Board

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

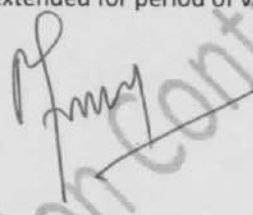
PP shall submit BG as below:

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity++
1	Consent to Establish	Rs. 25 lakh	15 days from date of issue of consent	Towards compliance of Environmental Clearance and Consent to Establish condition.	COU or 5 years whichever is earlier	Validity of this consent + 4 months

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

++ The Bank Guarantee(s) shall be valid for a period upto: Validity of consent + 4 months

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



Maharashtra Pollution Control Board

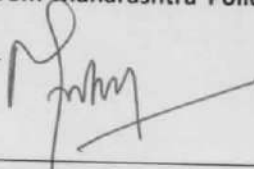
Schedule-IV

**Conditions during construction phase:**

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

**General Conditions:**

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

-----  


# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000135545/CE/2211001280

Date: 16/11/2022

To,  
 Macrotech Developers Ltd., (Formerly  
 known as Lodha Dwellers Pvt. Ltd.)  
 Vill. Hedutane, Antarli, Khoni, Kole,  
 Umbroli, Mangaon, Gharivali, Katai, Tal.  
 Kalyan, Dist. Thane.



Your Service is Our Duty

## Sub: Revalidation of Consent to Establish with expansion (Phase-II) for construction of residential township project

- Ref:**
1. Previous consent to establish granted by Board vide No. format1.0/BO/CAC-Cell/UAN No. 2979/5th CAC-1705000250, dated 08.05.2017.
  2. Environment Clearance granted by Environment Department, GoM vide No. SEAC2013/CR-298/TCI, dated 19.06.2013 which is amended vide dated 21.02.2015..
  3. Amendment & expansion in EC granted by Environment & climate change Department, GoM vide No. SIA/MH/MIS/63043/2021, dated 26.02.2022.
  4. Minutes of 7th CAC meeting held on 14.09.2022.

Your application NO. MPCB-CONSENT-0000135545

For: grant of Revalidation of Consent to Establish with expansion (Phase-II) under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Revalidation of Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.1125.21 Cr. (As per undertaking submitted by pp).**
3. **The Revalidation of Consent to Establish with expansion (Phase-II) is valid for residential township named as M/s. Macrotech Developers Ltd., Vill. Hedutane, Antarli, Khoni, Kole, Umbroli, Mangaon, Gharivali, Katai, Tal. Kalyan, Dist. Thane on Plot Area of 5,41,611 Sq.Mtrs out of total plot area of 55,39,590.5 Sq.Mtr & for construction BUA of 11,25,218 Sq.Mtrs out of Total Construction BUA of 1,16,17,253.0 SqMtrs as per EC granted dated 26.02.2022 including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	4073	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be used on land for gardening/for construction activity till completion of project.

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1 to S-4	DG set (4 x 500 KVA)	4	As per Schedule -II

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

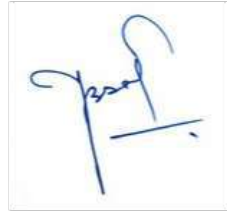
<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity &amp; UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Bio Degradable waste	7543 Kg/Day	OWC followed by composting	Used as manure within premises
2	Non biodegradable waste	11314 Kg/Day	Segregation	Hand over to Authorized vendor for Recycle
3	STP Sludge	40 Kg/Day	Drying	Used as a Manure within own premises

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	As Actual	--NA--	Reprocessing	Sale to authorized party for recycle

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.

14. PP shall extend/submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and consent to establish condition.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Subscribed by: f83882b4  
169b599d  
7baf1d68  
f22a9df5  
012caf23  
606d14bb  
d0524acf  
50caeed9

**Signed by: Dr. Y.B.Sontakke**  
Joint Director(WPC) & InCharge Of CAC-Cell  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
cac-cell@mpcb.gov.in  
2022-11-16 16:27:41 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2250420.00	MPCB-DR-11676	28/04/2022	RTGS

**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, Sion, Mumbai
3. CAC Desk - for record & updation purposes.



## SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **4500 CMD for treatment of domestic effluent of 4073 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	5092.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## SCHEDULE-II

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-4	DG set (4 x 500 KVA)	Acoustic Enclosure Stack	4.50	HSD 105 Kg/Hr	1.0	SO <sub>2</sub>	50.4 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

## SCHEDULE-III

### **Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs. 25.0 Lakh	15 days	Towards compliance of EC & consent conditions	30.09.2027	31.03.2028

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.  
**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

### BG Forfeiture History

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

### BG Return details

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

### SCHEDULE-IV

#### Conditions during construction phase

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.

#### General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

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

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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000206685/CE/2410002820

Date: 29/10/2024

To,  
Macrotech Developers Ltd., (Formerly  
known as Lodha Dwellers Pvt. Ltd.),  
Survey No. 53,54,60,62-65,  
Vill. Hedutane, Antarli, Khoni, Kole,  
Umbroli, Mangaon, Gharivali, Katai,  
Tal. Kalyan, Dist. Thane



**Sub: Consent to Establish for expansion to proposed Residential Township Project, under RED category.**

- Ref:**
1. Earlier Revalidation of consent to Establish granted by the Board vide No:- Format1.0/CAC-CELL/UAN No.0000135545/CE/2211001280 dated 16.11.2022.
  2. Environment Clearance vide No. - EC22B039MH136484 dated 26.02.2022.

Your application NO. MPCB-CONSENT-0000206685

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.1621.38 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish for expansion to proposed Residential Township Project named as MACROTECH DEVELOPERS LIMITED,53,54,60,62-65,Mangaon, Hedutane, Kole, Gharivali, Katai, Tal. Kalyan, Dist. Thane on Total Plot Area of 999813 SqMtrs for construction BUA of 2008427.65 SqMtrs out of Total Construction BUA of 15840057.57 SqMtrs as per EC granted dated 26.02.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Revalidation of C to E dated 16.11.2022	541611.00	1125218.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	NA

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	11256	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1 to S-5	DG set 750 KVA x 5 Nos.	5	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Biodegradable waste	32743 Kg/Day	will be treated in OWC	will be used as a manure
2	Non Biodegradable waste	23674 Kg/Day	Segregation	will be handed over to authorized vendors
3	STP Sludge	225 Kg/Day	storage	Will be used as a manure

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
NA					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. This consent is issued pursuant to the decision of the 6th Consent Appraisal Committee Meeting held on 03.09.2024.
11. PP shall operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
12. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
13. PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.

15. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions.
16. PP shall submit/extend the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.

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



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**Signed by: Dr. Avinash Dhakne**  
 Member Secretary  
 For and on behalf of,  
**Maharashtra Pollution Control Board**  
 ms@mpcb.gov.in  
 2024-10-29 15:52:59 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3242760.00	MPCB-DR-26017	22/04/2024	NEFT

**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, Sion, Mumbai
3. CC-CAC updating.

## SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **15000 CMD for treatment of domestic effluent of 11256 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	14071.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

## SCHEDULE-II

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-5	DG set 750 KVA x 5 Nos.	Acoustic Enclosure Stack	25.00	Diesel 200 Kg/Hr	1	SPM	96 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

## SCHEDULE-III

### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E (Exp.)	2500000	15 days/extend	Towards compliance of consent conditions.	upto C to1stO	upto C to1stO

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

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

### BG Forfeiture History

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

### BG Return details

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

### SCHEDULE-IV

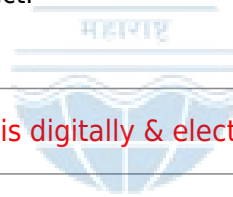
#### Conditions during construction phase

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.

#### General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.

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



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This certificate is digitally & electronically signed.

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