

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP



Date: 30.11.2024

To,
The Member Secretary
State Level Environment Impact Assessment Authority (SEIAA),

Environment Department, Mantralay, Mumbai, Maharashtra

Subject: Submission of Half Yearly Compliance Report (Dec 2024)
Project: Proposed Residential cum Commercial Development at Plot No. K-1(147) & K-2(146), Sector 3, Pushpak Nagar (Dapoli), Navi Mumbai
Reference: Environmental Clearance received vide no. SIA/MH/MIS/187257/2020 dated 23/08/2021

Respected Sir/Madam,

We, M/s. Construxus Infra LLP, are developing the Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2(146), Sector 3, Pushpak Nagar (Dapoli), Navi Mumbai.

In compliance with the conditions stipulated in the Environmental Clearance received vide no. SIA/MH/MIS/187257/2020 dated 23/08/2021, we hereby submit the Half Yearly Compliance Report for the period ending Dec 2024.

The report details the status of implementation of environmental safeguards and compliance with the stipulated conditions. We request you to kindly take the same on record.

Thanking you

Authorized Signatory

M/s. CONSTRUXUS INFRA LLP
For Construxus Infra LLP Rera

Partner

Corporate Office :
1204/1205, The CROWN, Plot No. 15-16, Sector- 15,
Near D-Mart, Kharghar, Navi Mumbai- 410210.

Site Office :
Plot No. K1 & K2, Sector- 3, Pushpak Nagar, Dapoli.
Email : construxusinfra@gmail.com

Consolidated EC Compliance Report

| Condition | Compliance Response |
|--|--|
| 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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra. | Plan approval obtained from CIDCO vide letter CIDCO/BP/TPO(NM)/TEMP-0387/2020/SAP-1642 dated 03.12.2020. |
| 2. PP to submit undertaking stating that the environmental consultant engaged for project is J. M. EnviroNet Pvt Ltd. | Noted |
| 3. PP to relocate UGT, RWH tank and STP as these are proposed under drive-way. | Noted. Please find enclosed MEP Plan |
| 4. PP to submit NOC of competent authority for disposal of construction waste as per Construction and Demolition Waste Management Rules, 2016. | NOC obtained |
| 5. PP to explore possibility of providing direct access to electric sub-station. | Noted |
| 6. PP to ensure proper distance between DG set and Sub-station as per prevailing norms. | Noted |
| 7. PP to ensure that at least 25% of four-wheeler parking should be provided with electric charging facilities. | Noted |
| 8. PP to ensure proper collection, segregation and disposal of personal protective equipment used by residents considering the covid pandemic. | Noted |
| 9. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement. | We shall comply |
| 10. PP to achieve at least 5% of total energy requirement from solar/other renewable sources. | Please find enclosed Annexure 2: Energy Saving Calculations |
| 11. 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. | We shall comply |
| 12. SEIAA after deliberation decided to grant EC for - FSI- 17094.85 m ² , Non-FSI- 30787.671 m ² , Total BUA-47882.521 m ² . (Plan approval- CIDCO/BP/TPO(NM)/TEMP-0387/2020/SAP-1642, dated- 03.12.2020) | Noted |

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| 13. 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. | Noted |
| 14. 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. | Noted |
| 15. 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. | Noted. No significant hazardous waste generated. Used oil from DG stored and handed over to authorized recycler. |
| 16. 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. | Drinking water and sanitation provided at site. Mobile toilets and septic tank provided. |
| 17. Arrangement shall be made that waste water and storm water do not get mixed. | Ensured during construction. Separate channels for storm water and wastewater provided |
| 18. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. | Ready-mix concrete used for structural work. Curing water optimized. |
| 19. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. | Ground water not available at site. |
| 20. 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. | Not applicable (no ground water extraction carried out). |
| 21. 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. | We shall comply |
| 22. The Energy Conservation Building code shall be strictly adhered to. | We shall comply |
| 23. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. | Topsoil preserved at site for landscaping. |
| 24. 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. | We shall comply |

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| <p>25. 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.</p> | <p>Monitoring being carried out. Records maintained. Please see Annexure 03: Monitoring report</p> |
| <p>26. 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.</p> | <p>Complied. No unauthorized tree cutting carried out.</p> |
| <p>27. 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.</p> | <p>DG set used with valid MPCB consent. Low sulphur diesel used.</p> |
| <p>28. 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.</p> | <p>Ensured. Vehicles checked for PUC certificates.</p> |
| <p>29. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.</p> | <p>Ambient monitoring carried out periodically. Annexure 03: Monitoring reports</p> |
| <p>30. 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.</p> | <p>Noted.</p> |
| <p>31. 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.</p> | <p>Noted</p> |
| <p>32. The solid waste generated should be properly collected and segregated. 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. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p> | <p>We shall comply</p> |
| <p>33. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p> | <p>We shall comply</p> |

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| <p>34. 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.</p> | <p>We shall comply</p> |
| <p>35. 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.</p> | <p>We shall comply</p> |
| <p>36. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.</p> | <p>We shall comply</p> |
| <p>37. 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.</p> | <p>We shall comply</p> |
| <p>38. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</p> | <p>We shall comply</p> |
| <p>39. 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.</p> | <p>We shall comply</p> |
| <p>40. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.</p> | <p>We shall comply</p> |
| <p>41. PP to provide adequate electric charging points for electric vehicles (EVs).</p> | <p>We shall comply. Please see enclosed Parking plans. Annexure 04: Parking plans</p> |
| <p>42. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</p> | <p>Please find enclosed Annexure 05: RG plan</p> |
| <p>43. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</p> | <p>Noted. Please find enclosed Annexure 06: EMP plan</p> |
| <p>44. 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</p> | <p>Noted. Please find enclosed Annexure 06: EMP plan</p> |

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| environment protection measures shall not be diverted for other purposes. | |
| 45. 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 | Noted. We shall comply. Annexure 07: News advertisement |
| 46. 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. | Noted. This is Dec 2024 report |
| 47. 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. | We shall comply |
| 48. 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. | Noted |
| 49. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain. | Will be complied at operation stage |
| 50. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA. | Noted |
| 51. 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. | CTE is obtained. Please find enclosed Annexure 08: Consent to Establish |
| 52. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance. | Noted |
| 53. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of | Noted. We shall comply |

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| 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. | |
| 54. 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. | We shall comply |
| 55. 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. | Noted |
| 56. 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. | Noted |
| 57. 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. | Noted |
| 58. 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. | Noted |
| 59. 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 |
| 60. 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. | Noted |
| 61. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time. | Noted |

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| 62. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments. | Noted |
| 63. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010. | Noted |

List of Annexure:

| Annexure No. | Description |
|---------------------|---|
| Annexure 01 | Environment Clearance copy |
| Annexure 02 | Energy Saving Calculations |
| Annexure 03 | Environmental Monitoring Reports (Air, Noise, Soil & Water) |
| Annexure 04 | Parking Plans showing EV charging provision |
| Annexure 05 | Environmental Management Plan (EMP) with budget allocation |
| Annexure 07 | Consent to Establish (CTE) from MPCB |
| Annexure 08 | Data Sheet |
| Annexure 09 | Undertaking for consultant |

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Annexure O1: Environment Clearance Copy

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/187257/2020
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 23/08/2021

To
 M/s.CONSTRUXUS INFRA LLP,
 K-1 (147) & K-2 (146), Sector-3,
 Pushpak Nagar (Dapoli).

Subject : Environment Clearance for Residential cum Commercial Project at Plot No. K-1 (147) & K-2 (146), Sector-3, Pushpak Nagar (Dapoli) by M/s.CONSTRUXUS INFRA LLP

Reference : Application no. SIA/MH/MIS/187257/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 144th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 227th 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 | | | | | | |
|---------|---|--|---------|--|-----|---|---|---|
| 1. | Plot Area (sq.m.) | 8,559.25 | | | | | | |
| 2. | FSI Area (sq.m.) | 17,094.85 | | | | | | |
| 3. | Non-FSI (sq.m.) | 30,787.671 | | | | | | |
| 4. | Proposed built-up area (FSI + Non FSI) (sq.m.) | 47,882.521 | | | | | | |
| 5. | Building Configuration | <table border="1"> <tbody> <tr> <td>A, E, F</td> <td>Ground Floor (Parking) + 1st Floor (Parking) + 2nd Floor (Parking) + 3rd Floor (Residential) + 4th - 11th Floors (Residential)</td> </tr> <tr> <td>B,D</td> <td>Ground Floor (Parking + Commercial) + 1st Floor (Parking + Commercial) + 2nd Floor (Parking + Commercial) + 3rd Floor (Residential) + 4th - 11th Floors (Residential)</td> </tr> <tr> <td>C</td> <td>Ground Floor (Commercial) + 1st Floor (Commercial) + 2nd Floor (Commercial) + 3rd Floor (Residential) + 4th - 11th Floors (Residential)</td> </tr> </tbody> </table> | A, E, F | Ground Floor (Parking) + 1st Floor (Parking) + 2nd Floor (Parking) + 3rd Floor (Residential) + 4th - 11th Floors (Residential) | B,D | Ground Floor (Parking + Commercial) + 1st Floor (Parking + Commercial) + 2nd Floor (Parking + Commercial) + 3rd Floor (Residential) + 4th - 11th Floors (Residential) | C | Ground Floor (Commercial) + 1st Floor (Commercial) + 2nd Floor (Commercial) + 3rd Floor (Residential) + 4th - 11th Floors (Residential) |
| A, E, F | Ground Floor (Parking) + 1st Floor (Parking) + 2nd Floor (Parking) + 3rd Floor (Residential) + 4th - 11th Floors (Residential) | | | | | | | |
| B,D | Ground Floor (Parking + Commercial) + 1st Floor (Parking + Commercial) + 2nd Floor (Parking + Commercial) + 3rd Floor (Residential) + 4th - 11th Floors (Residential) | | | | | | | |
| C | Ground Floor (Commercial) + 1st Floor (Commercial) + 2nd Floor (Commercial) + 3rd Floor (Residential) + 4th - 11th Floors (Residential) | | | | | | | |

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| 6. | No. of Tenements & Shops | 348 Nos. Flats; Shops: 26 Nos.; Offices: 26 Nos. |
| 7. | Total Population | Residential Population: Approximately 1650 Commercial Population: Approximately 156 |
| 8. | Total Water Requirement CMD | 245 |
| 9. | Sewage Generation CMD | 216 |
| 10. | STP Capacity and Technology | 230 CMD, Moving Bed Biofilm Reactor (MBBR) Technology |
| 11. | STP Location | Under the driveway. |
| 12. | Total Solid Waste Quantity | MSW: 691 kg/day |
| 13. | R.G. Area in sq.m. | RG required- 856 m ² RG provided on Mother Earth- 892.411 m ² RG provided on ground- 0 Total- 892.411 m ² |
| 14. | Power Requirement | During Operation Phase: Connected Load (kW)- 4.6 MW Demand Load (kW)- 1.9 MW |
| 15. | Energy Efficiency | Total Saving for the Project: 13%, Solar Saving: 2% |
| 16. | D.G. Set Capacity | 5 x 100 kVA |
| 17. | Parking 4W & 2W | 4W: 400 2W: 19 |
| 18. | Rain Water Harvesting Scheme | There is an underground tank at the ground floor which will store the water collected from the terrace. |
| 19. | Project Cost (Cr.) | INR 123 Cr. |
| 20. | EMP Cost | Construction Phase: INR 15.5 Lakhs Operation Phase: Capital Cost: INR 130 Lakhs, O&M Cost: INR 8.15 Lakhs/year |
| 21. | CER Details with justification if any.... | CER shall be implemented as part of EMP as prescribed by SEAC/EAC as mentioned in OM F.No.22-65/2017-IA.III dated September 30, 2020. |

3. The proposal has been considered by SEIAA in its 227th 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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit undertaking stating that the environmental consultant engaged for project is J. M. EnviroNet Pvt Ltd.
3. PP to relocate UGT, RWH tank and STP as these are proposed under drive-way.

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4. PP to submit NOC of competent authority for disposal of construction waste as per Construction and Demolition Waste Management Rules, 2016.
5. PP to explore possibility of providing direct access to electric sub-station.
6. PP to ensure proper distance between DG set and Sub-station as per prevailing norms.
7. PP to ensure that at least 25% of four-wheeler parking should be provided with electric charging facilities.
8. PP to ensure proper collection, segregation and disposal of personal protective equipment used by residents considering the covid pandemic.

B. SEIAA Conditions-

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI- 17094.85 m², Non-FSI- 30787.671 m², Total BUA-47882.521 m². (Plan approval- CIDCO/BP/TPO(NM)/TEMP-0387/2020/SAP-1642, dated- 03.12.2020)

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 off 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

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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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

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

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

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 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, 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.


Manisha Patankar
(Member Secretary, SEIAA)

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, Raigad.
6. MD, CIDCO
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

Annexure 02: Energy Saving Calculation

| | | | | |
|---|-------|----------------|------------|------------------|
| Saving due to Solar Lights | | | | |
| TOTAL DEMAND LOAD KWS | | | | 1,900 |
| 1.1% OF DEMAND LOAD KWS | | | | 20.90 |
| TYPE OF SOLAR PANEL 545 WP(0.545 KWP) | | | | 0.545 |
| NOS. OF SOLAR PANELS REQUIRED NOS. | | | | 38.35 |
| PROPOSED SOLAR PV PANELS | | | | 38 |
| SIZE OF HIGH EFFICIENT SOLAR POWER PANEL | | | | 2.3MX1.2M T |
| TOTAL AREA COVERED BY THE SOLAR POWER PANELS SQ.MT | | | | 209 |
| TOTAL SOLAR POWER GENERATED KW | | | | 20.71 |
| % SAVINGS ON ONLY SOLAR PANELS SALE BLDG | | | | 1.1% |
| SOLAR HOT WATER PANEL DESIGN | | | | |
| Solar Hot Water Provided | | Liters | | 7,800 |
| Solar Hot water % | | | % | 25.1% |
| Each Solar Hot water system capacity | | Liters | | 500 |
| Nos. Of Solar Hot water Panels Required | | Nos. | | 15.6 |
| TOTAL SOLAR HOT WATER PANEL ON TERRACE | | | No. | 15 |
| SIZE OF SOLAR HOT WATER PANEL | | | | 2.5MTX4.5 MTR |
| TOTAL AREA COVERED BY EACH 500 LITER THE SOLAR POWER PANELS SQ.MTR | | | | 15.00 |
| TOTAL AREA COVERED BY THE SOLAR POWER PANELS SQ.MT @ 15 SQ.MT/PANEL | | | | 225 |
| TOTAL SOLAR HOT WATER FOR BATHING | 7,500 | LTRS | | |
| Electrical power required per day | 216 | KWs | | |
| TOTAL SAVING OF UNITS PER DAY | 216 | KWH - UNITS | | |
| Demand Load of Solar Hot water System | 82 | KW | | |
| Total Demand load | 1900 | KW/HR | | |
| THEREFORE ADDITIONAL AVERAGE ANNUAL ENERGY SAVINGS WITH SOLAR WATER HEATING IN %: | | | | 4.3% |
| THEREFORE TOTAL AVERAGE ANNUAL ENERGY SAVINGS WITH SOLAR WATER HEATING + SOLAR PV PANELS : | | | | 5.4% |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

Annexure 03 , Environmental Monitoring Reports (Air, Noise, Soil & Water)



A-702C-11, Capria City, Talewade - Chakan Road, Chakan MIDC, PH-V,
Village Pachgaon, Tal. Khed, Dist. Pune-410 501, Maharashtra.
Mob: + 91-90049420, 842105421 | CN No. U74900PN0013PTC-148655
E-mail: envirosafeengr@gmail.com, geest12@gmail.com

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

| TEST REPORT | | | | |
|--|---|-------------------------|---|------------|
| Test Report No:- | GESEC/PRO/AAQM/2024-25/11/358 | | Report Date | 10.11.2024 |
| Sample ID:- | GESEC/PRO/AAQM/2024-25/11/358 | | | |
| Name & Address of the Customer | M/s. CONSTRUXUS INFRA LLP Plot No.K-1 (147) and K-2, (146), Sector-3 Pushpak Nagar | | | |
| Ambient Air Sample Details | | | | |
| Type | Sampling Location | | Sampling done by | |
| Ambient Air | Near Main Gate | | Green Envirosafe Engineers & Consultant Pvt. Ltd., Pune | |
| Sampling Time | | | | |
| Start Time | Stop Time | | Total Hrs. | |
| 10:30 am | 10:30 am | | 24 Hrs | |
| Meteorological Data/Environmental Conditions | | | | |
| Ambient Temperature °C | 35.0 | Wet Bulb Temperature °C | 24.5 | |
| Dry Bulb Temperature °C | 35.0 | Relative Humidity %RH | 41.8 | |
| Date of Sampling | Sample Receipt Date | Analysis Start Date | Analysis End Date | |
| 05.11.2024 To 06.05.2024 | 06.11.2024 | 06.11.2024 | 10.11.2024 | |
| Name Of Instrument | Fine Particulate Sampler | Date Of Calibration | 25/04/2024 | |
| Instrument ID No. | 107L1/GESEC/Lab/Inst/74 | Due Date of Calibration | 24/04/2025 | |
| Parameters | Method | Unit | NAAQ Standards | Result |
| Sulphur Dioxide (SO ₂) | CPCB Guidelines, Volume I, 36/2012-13, Page no. 01 | µg/m ³ | ≤ 80 | 23.42 |
| Dioxides of Nitrogen (NO ₂) | CPCB Guidelines, Volume I, 36/2012-13, Page no. 07 | µg/m ³ | ≤ 80 | 25.33 |
| Particulate Matter PM ₁₀ | CPCB Guidelines, Volume I, 36/2012-13, Page no. 11 | µg/m ³ | ≤ 100 | 43.47 |
| Particulate Matter PM _{2.5} | CPCB Guidelines, Volume I, 36/2012-13, Page no. 15 | µg/m ³ | ≤ 60 | 23.12 |
| Ozone(O ₃) For 1 Hrs. | CPCB Guidelines, Volume I, 36/2012-13, Page no. 31 | µg/m ³ | ≤ 180 | 12.02 |
| Ammonia (NH ₃) For 24 Hrs. | CPCB Guidelines, Volume I, 36/2012-13, Page no. 35 | µg/m ³ | ≤ 400 | 11.78 |
| Carbon Monoxide (CO) | CPCB Guidelines, Volume I, 37/2012-13, Page no. 16 | mg/m ³ | ≤ 04 | 0.53 |
| Benzene (C ₆ H ₆) | Method TO-17 | µg/m ³ | ≤ 05 | <0.5 |
| Benzof(a)Pyrene (BaP) | CPCB Guidelines, Volume I, 36/2012-13, Page no. 40 | ng/m ³ | ≤ 01 | <0.02 |
| Arsenic (As) | MASA-822 3rd Edition | ng/m ³ | ≤ 06 | <0.3 |
| Nickel (Ni) | MASA-822 3rd Edition | ng/m ³ | ≤ 20 | <0.3 |
| Lead (Pb) | MASA-822 3rd Edition | µg/m ³ | ≤ 1.0 | <0.003 |
| Note - | | | | |
| ➤ All above results are within National Ambient Air Quality standards. | | | | |

END OF REPORT



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

Terms and Conditions

- The report is refer only to the vehicle tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, relative humidity.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or public purpose without the written consent of laboratory, GESEC.
- Samples will be retained for a period of seven (7) days after completion of testing. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of samples collected by our supplied by customer and not reveal to third party unless required by the statutory or legal requirement.
- From side that is no proper sampling location, sources not available the results of testing on our challenge.
- Work approved lab by Govt. of India: 11/26/21/2020 and 10/81 approved by Quality Council of India: 18/28/001011.

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP



A-70/11, Capital City, Telwade - Chakan Road, Chakan MIDC, PUNE
 Village Nigroje, Tal. Khed, Dist. Pune-410 501, Maharashtra
 Mob + 9545084620, 8421385421 CIN No. : U74900PN2013PTC149686
 E-mail : envirosafepune@gmail.com, gseect2@gmail.com

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

| TEST REPORT | | | | |
|--|---|------------------------------|-------------------|--|
| Test Report No :- | GESEC/PRO/ANLM/2024-25/11/359 | | Report Date | 13.11.2024 |
| Sample ID :- | GESEC/PRO/ANLM/2024-25/11/359 | | | |
| Name & Address of the Customer | M/s. CONSTRUXUS INFRA LLP Plot No.K-1 (147) and K-2, (146) Sector-3 Pushpak Nagar | | | |
| Ambient Noise Sample Details | | | | |
| Type | Ambient Noise | | | |
| Sampling done by | Green EnviroSAFE Engineers & Consultant Pvt. Ltd, Pune | | | |
| Standard method | As Per IS: 9989:2020 | | | |
| Date of Sampling | Sample Receipt Date | Analysis Start Date | Analysis End Date | |
| 05.11.2024 | - | - | - | |
| Name of Instrument | Sound Level Meter | Date of Calibration | 14/02/2024 | |
| Calibration Certificate No. | GESEC/LAB/INST/29 | Due Date of Calibration | 13/02/2026 | |
| Test Location | Unit | Average Noise Level Readings | | CPCB Standards dB(A) |
| | | Day | Night | |
| Near Main Gate | dB (A) | 67.2 | 57.4 | During Day time = 75 dB (A) During Night time = 70 dB (A) |
| Note - | | | | |
| ➤ All above Noise level results are within Central Pollution Control Board Standards limit. | | | | |
| ➤ Day/Night -75/70 dB. | | | | |
|  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By | | | | |

END OF REPORT

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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not reveal to third party unless required by the statutory or legal requirement.
- If on site there is no present sampling location, Source is not available the results of testing are not challenge.
- Multi approved lab by Govt. of India, ISO 29001:2018 and NABL approved by Quality Council of India, ISO 29001:2018.

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP



A-722C-11, Capital City, Tailwade - Chakan Road, Chakan MIDC, PH-N, Village Nigroji, Tal. Khed, Dist. Pune-410 501, Maharashtra
 Mob- 9545064820, 8421365421. CIN No. : U74900PN0313PTC148888
 E-mail : enviro-safe@yong@gmail.com, gsaac12@gmail.com

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

| TEST REPORT | | | | |
|---|--------------------------------|--|---------|---|
| Test Report No: GESEC/PRO/DW/2024-25/11/360 | Report Date | 10.11.2024 | | |
| Sample ID : GESEC/PRO/DW/2024-25/11/360 | Sample Details | Drinking Water | | |
| Name and Address of the Customer: M/s. CONSTRUXUS INFRA LLP Plot No.K-1 (147) and K-2, (146), Sector-3 Pushpak Nagar | Type of Sample | Drinking Water | | |
| | Volume Of Sample | 1 Lt. Plastic Can | | |
| | Sample Status | Sealed | | |
| | Sample Collected By | Green EnviroSAFE Engineers & Consultant Pvt. Ltd, Pune | | |
| | Date of Sample Collection | 05.11.2024 | | |
| | Date of Sample Received in lab | 06.11.2024 | | |
| | Analysis Start Date | 06.11.2024 | | |
| Analysis End Date | 10.11.2024 | | | |
| WATER ANALYSIS REPORT | | | | |
| Parameters | Results | Limits as per IS 10500:2012 | Unit | Standard Method |
| Physical Parameter | | | | |
| Turbidity | <0.1 | Max 1 | NTU | APHA 2130 B 24 th Edition:2023 |
| Total Dissolved Solids | 132.0 | Max 500 | mg/l | APHA 2540 C 24 th Edition:2023 |
| Odor | Agreeable | Agreeable | — | APHA 2150 24 th Edition:2023 |
| Color | <5 | Max 5 | Hazen | APHA 2120 B 24 th Edition:2023 |
| Chemical Parameter | | | | |
| pH at 25 °C | 6.88 | 6.5 to 8.5 | — | APHA 4500 H+ B 24 th Edition:2023 |
| Total Hardness | 25.0 | Max 200 | mg/l | APHA 2340 C 24 th Edition:2023 |
| Total Alkalinity | 23.0 | Max 200 | mg/l | APHA 2320 B 24 th Edition:2023 |
| Sulphate | 6.65 | Max 200 | mg/l | APHA 4500-SO4 - E 24 th Edition:2023 |
| Chloride | 9.38 | Max 250 | mg/l | APHA 4500-Cl-B 24 th Edition:2023 |
| Calcium | 6.20 | Max 75 | mg/l | APHA 3500-Ca B 24 th Edition:2023 |
| Magnesium | 5.88 | Max 30 | mg/l | IS 3025 (Part 46):2023 |
| Residual Chlorine | >0.1 | Min 0.2 | mg/l | EPA 334.0 |
| Elemental Analysis | | | | |
| Iron as Fe | <0.1 | Max 0.3 | mg/l | EPA200.7 |
| Microbiological Parameter | | | | |
| Total Coliform | Absent | Absent | /100 ml | APHA 9222 J 24 th Edition:2023 |
| E.coli | Absent | Absent | /100 ml | APHA 9222 J 24 th Edition:2023 |
| Remark(s): | | | | |
| ➤ The above water sample is Comply with required limit as per IS 10500:2012 for above tested parameters. | | | | |



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

END OF REPORT

Page 1 of 1




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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not reveal to third party unless required by the statutory or legal requirement.
- It is to be noted that no proper sampling location, storage or part available the results of testing are not challenge.
- MoEF approved lab by MoEF, No. 111/2870/2020 and MHA approved by Quality Council of India, No.26/02/2020.

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

Annexure 04 , Parking Plans showing EV charging provision



| | |
|---|-------------------|
|  | BIG CAR PARKING |
|  | SMALL CAR PARKING |
|  | SCOOTER PARKING |

Annexure 05 , Environmental Management Plan (EMP) with budget allocation

EMP during Construction Phase

| Sr. No. | Parameter | Total Cost/ Yr (Rs. Lacs) |
|-------------------|--|------------------------------|
| 1 | Dust Mitigation (Sprinkler System, Hessian Cloth, Water turf for outgoing construction trucks & foggers) | 5 |
| 2 | PPE | 2 |
| 3 | Site Sanitation Facility | 1 |
| 4 | Drinking water facility | 1 |
| 5 | Solid Waste Management | 1 |
| 6 | Safety railing, platform, ladder, hoist, Cranes etc. | 1.5 |
| 7 | House keeping | 1 |
| 8 | Health Check | 1 |
| 9 | Environmental Monitoring | 1 |
| 10 | Soak Pit | 1 |
| Total Cost | | 15.5 |

| Sr. No. | Component | Impacts Identified | Suggested Mitigation Measures | Auditability | Responsibility |
|---------|---------------------|--|--|--|---|
| 1. | Ambient Air Quality | <ul style="list-style-type: none"> <input type="checkbox"/> Fuel consumption by vehicles causing exhaust air emission <input type="checkbox"/> Traffic congestion <input type="checkbox"/> Pest control - use of insecticide by subcontractor | <ul style="list-style-type: none"> <input type="checkbox"/> Fuel used in equipment should meet BS IV specifications. <input type="checkbox"/> All machinery used should conform to IS 807:2006 <input type="checkbox"/> The construction plan should be such that loading and unloading should be carried out at a designated place having easy access to entry and exit of the site. <input type="checkbox"/> Water sprinkling through pipes and foggers <input type="checkbox"/> Application of integrated pest management techniques and controlled use of pesticides should | PUC records Machinery maintenance records Logistics plan Pest control records | Site In-charge Security In-charge Project Manager |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| | | | | | |
|----|-----------------------------|---|---|---|---|
| | | | <ul style="list-style-type: none"> be done in order to prevent damage to non-targeted species of pests. <input type="checkbox"/> Adequate time should be allotted keep areas under pest control treatment to be quarantined from human contact | | |
| 2. | Water Resources and Quality | <ul style="list-style-type: none"> <input type="checkbox"/> Domestic wastewater discharge (from pantry, flushing) to foul sewers <input type="checkbox"/> Discharge of vehicle wash water <input type="checkbox"/> Potential oil leakage | <ul style="list-style-type: none"> <input type="checkbox"/> Adequate number of toilets (at least 8-10 toilets per 100 labors) with Modular STP arrangements provided onsite by the contractor <input type="checkbox"/> Vehicle washing should be carried out at designated isolated places on site so as to avoid any interference with the existing water bodies near the site <input type="checkbox"/> Construction equipment and machinery should be maintained and kept free from any possible leakages | <p>Verification in audit records</p> <p>Logistics plan</p> <p>Machinery maintenance records</p> | <p>Environment Health and Safety Manager</p> <p>Site Supervisor</p> <p>Equipment Operator</p> |
| 3. | Noise Environment | <ul style="list-style-type: none"> <input type="checkbox"/> Noise generated during site preparation Equipment selection <input type="checkbox"/> Noise produced by vehicle | <ul style="list-style-type: none"> <input type="checkbox"/> The noise generation activity should be carried out during normal working hours with adequate safety for workers and acoustic covering to all equipment <input type="checkbox"/> Equipment selection should be done only after a comparative analysis <input type="checkbox"/> Obtaining an efficient and well-maintained equipment should be the approach of the contractor <input type="checkbox"/> All vehicles deployed in construction activity should maintain noise below 85 dB as prescribed by the pollution control board | <p>Work-shift records</p> <p>Noise monitoring</p> <p>Machinery maintenance records</p> | <p>Site Supervisor</p> <p>Project Manager</p> <p>Site Supervisor/ Contractor</p> <p>Security In-charge/Contractor</p> |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| | | | | | |
|----|------------------------|---|--|---|---|
| | | | <input type="checkbox"/> Vehicles used should be well lubricated and maintained in order to reduce unnecessary noise | | |
| 4. | Soil Environment | <input checked="" type="checkbox"/> Soil Disturbances due to earth work | <input type="checkbox"/> Soil compaction should be carried out using excavated earth so as to avoid soil loss and degradation | Site records | Site Engineer |
| 5. | Solid waste Management | <input type="checkbox"/> Use of disposable materials (cups), <input type="checkbox"/> Use of hazardous materials (formaldehyde, lead paints, timber preservatives) <input type="checkbox"/> disposal of batteries and toner cartridges & Use of metal works, timber resources, thermal insulation and brickwork resources | <input type="checkbox"/> Use of hazardous materials should be done only as the requirement and should be stored in a secure place. <input type="checkbox"/> Hazardous waste should be stored separately and should be collected by an authorized agency only after proper documentation. <input type="checkbox"/> Raw materials should be stored in areas away from direct impact of wind & water to avoid corrosion, erosion and quality degradation Dry storage and stacking in a closed container or room should be practiced <input type="checkbox"/> Energy should be used only when required in order to prevent wastage. Renewable sources such as using daylight saving should be practiced and energy efficient equipment should be used at night. | MSDS records Storage Records Electric bills | Project Manager Project Manager Environment Health and Safety Manager |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| Sr. No. | Parameter | Total Cost/ Yr (Rs. Lacs) |
|-------------------|--|------------------------------|
| 1 | Dust Mitigation (Sprinkler System, Hessian Cloth, Water turf for outgoing construction trucks & foggers) | 5 |
| 2 | PPE | 2 |
| 3 | Site Sanitation Facility | 1 |
| 4 | Drinking water facility | 1 |
| 5 | Solid Waste Management | 1 |
| 6 | Safety railing, platform, ladder, hoist, Cranes etc. | 1.5 |
| 7 | House keeping | 1 |
| 8 | Health Check | 1 |
| 9 | Environmental Monitoring | 1 |
| 10 | Soak Pit | 1 |
| Total Cost | | 15.5 |

EMP during Operation Phase

| Sr. No. | Component | Impacts Identified | Suggested Mitigation Measures | Auditability | Responsibility |
|---------|---------------|---|--|------------------------|------------------|
| 1. | Air Quality | <ul style="list-style-type: none"> <input type="checkbox"/> Emission from power backup/ DG sets <input type="checkbox"/> Emissions from increase in traffic volume | <ul style="list-style-type: none"> <input type="checkbox"/> Adequate stack height Maintenance <input type="checkbox"/> Implementation of traffic management plan <input type="checkbox"/> Vehicular speed limit to be maintained in order to reduce disturbance | Maintenance records | Facility Manager |
| 2. | Water Quality | <ul style="list-style-type: none"> <input type="checkbox"/> Increased load on fresh water sources <input type="checkbox"/> Unplanned disposal of domestic waste water generated | <ul style="list-style-type: none"> <input type="checkbox"/> Dual plumbing system will be adopted for reuse and recycle of water. | STP maintenance record | Facility Manager |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| | | | | | |
|----|---|--|---|---|------------------|
| | | <ul style="list-style-type: none"> <input type="checkbox"/> Inadequate management of storm water <input type="checkbox"/> Spills, leaks from storage areas | | | |
| 3. | Municipal Solid waste management and disposal | <ul style="list-style-type: none"> <input type="checkbox"/> Inadequate collection and treatment of domestic waste <input type="checkbox"/> Improper disposal of sludge | <ul style="list-style-type: none"> <input type="checkbox"/> Biodegradable waste will be treated through OWC while dry waste will be handed over to authorized agency for disposal. Total 1 OWC of 1000 kg/day capacity will be provided for Biodegradable waste treatment. | Maintenance records | Facility Manager |
| 4. | Noise Environment | <ul style="list-style-type: none"> ⊕ Increase in noise levels in residential areas due to Movement of vehicles ⊕ Noise produced by vehicular movement | <ul style="list-style-type: none"> <input type="checkbox"/> Ambient noise monitoring as per local norms will be carried out once in six months. Traffic movement within the project should be proper so as to avoid congestion which leads to noise generation. <input type="checkbox"/> Movement of vehicles should be smooth. <input type="checkbox"/> Efficient driveways for reducing idling | Maintenance record & monitoring records | Facility Manager |
| 5. | Energy consumption and conservation | <ul style="list-style-type: none"> <input type="checkbox"/> Electricity consumption (for lighting, air conditioning, office equipment and other purposes) | <ul style="list-style-type: none"> <input type="checkbox"/> Energy saving fittings should be installed. <input type="checkbox"/> Energy saving awareness should be carried out to optimize energy usage <input type="checkbox"/> Use of solar PV panels with targeted saving up to 5 % | Electric bills | Facility Manager |

| Sr. No. | EMP Measures | Capital Cost | O&M Cost/Y |
|---------|--------------------------------------|--------------|---------------|
| | | (Rs. Lacs) | (Rs. In Lacs) |
| 1 | Rain Water Harvesting Tank (143 Cum) | 5 | 1 |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| | | | |
|-------|---|-----|------|
| 2 | Sewage Treatment Plant | 40 | 2 |
| 3 | Municipal Solid Waste Management (OWC Machine 300 Kg/day) | 15 | 2 |
| 4 | Landscaping | 5 | 1 |
| 5 | Solar PV Panels (Panels) | 20 | 1 |
| | Solar Water Heating Nos) | 10 | 0.5 |
| 6 | DG set | 10 | 0.5 |
| 7 | Low flow fixtures | 25 | 0.15 |
| | | | |
| Total | | 130 | 8.15 |

Annexure 07: Site Photographs

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP






Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP



Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP



Annexure 08 , Consent to Establish (CTE) from MPCB

| MAHARASHTRA POLLUTION CONTROL BOARD | | | |
|---|--|--|------------------------------|
| Tel: 24010706/24010437 Fax: 24023516 Website: http://mpcb.gov.in Email: 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/CC/UAN No.0000138508/CE/2305001185 | | Date: 17/05/2023 | |
| To, M/s. Construxus Infra LLP, Plot No. K-1(147) & K-2 (146) , Sector-3, Pushpak Nagar (Dapoli) Tal & Dist: Raigad. |  LIFE <i>Life for Environment</i> Your Service is Our Duty |  Water Conservation <i>Save Water Save Environment</i> | |
| Sub: Consent to Establish for Residential Cum Commercial construction project granted under Red category | | | |
| Ref: | 1. Environment Clearance granted vide No. SIA/MH/MIS/187257/2020 dtd. 23.08.2021 2. Minutes of 34th Consent Committee Meeting held on 01.03.2023. | | |
| Your application NO. MPCB-CONSENT-0000138508 | | | |
| 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 & Transboundry 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.123 Cr. (As per C.A Certificate submitted by industry). | | | |
| 3. The Consent to Establish is valid for Residential Cum Commercial construction project named as M/s. Construxus Infra LLP, Plot No. K-1(147) & K-2 (146) , Sector-3, Pushpak Nagar (Dapoli),Pushpak Nagar, Tal & Dist: Raigad on Total Plot Area of 8559.25 SqMtrs for construction BUA of 47882.521 SqMtrs as per EC granted dated 23.08.2021 including utilities and services | | | |
| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
| 1 | Environment Clearance granted dtd. 23.08.2021 | 8559.25 | 47882.52 |
| 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 |

Residential Cum Commercial Project by M/s. Construxus Infra LLP/CE/UAN No.MPCB-CONSENT-0000138508/Indus-Id.189464 (17-05-2023 11:22:22 am) /QMS.P06_F01/08 Page 1 of 7

| Sr No | Description | Permitted | Standards to | Disposal |
|-------|-------------------|-----------|---------------------|--|
| 2. | Domestic effluent | 138 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|-----------|-------------------------------|-----------------|--------------------------|
| S-1to 5 | D.G Set (100 KVA X5) | 5 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|-------|---------------|----------------|---|--|
| 1 | Dry Waste | 415 Kg/Day | NA | Handed Over to authorized recycler. |
| 2 | Wet Waste | 276 Kg/Day | Biodegradable waste will be processed in DWC. | Manure so obtained will be used for landscaping. |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|-------|--------------|----------|-----|-----------|----------|
| NA | | | | | |

8. PP shall comply with the consent conditions & EC conditions and submit BG of Rs. 10 Lakhs towards compliance of the same.
9. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS
10. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body
11. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility.
12. Project Proponent shall make provision of charging port for Electric vehicles in at least 30% total available parking area.
13. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016.
14. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase.

15. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of C to E
 16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/187257/2020 dtd. 23.08.2021 , as per specific conditions of EC
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: **Dr. J. B. Sangavekar**
Joint Director (WPC)
For and on behalf of
Maharashtra Pollution Control Board
Mumbai
2023-05-17 11:22:45 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 246000.00 | MPCB-DR-16428 | 04/01/2023 | NEFT |
| 2 | 1230000.00 | MPCB-DR-19069 | 12/05/2023 | NEFT |

PP has submitted Rs 1230000/- as penal charges.

Copy to:

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, MPCB, Raigad
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC/CAC desk -for record and website updating purpose..

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 **230 CMD for treatment of domestic effluent of 138 CMD.**
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|--|----------------------------------|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 152.00 |
| 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 5 | D.G Set 100 KVA x 5 Nos | Acoustic Enclosure | 3.00 | HSD 75 Ltr/Hr | 1 | SO2 | 36 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 ³ |
|-------------------------|---------------|------------------------|

- 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:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - 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 | Consent to Establish | 10 Lakhs | 15 Days | Compliance of Consent Conditions | Commissioning of the Unit | Commissioning of the Unit |

** 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

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

This certificate is digitally & electronically signed.

Annexure 08 , Data Sheet

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forest

Regional office (W), Nagpur Monitoring Report

PART-I DATA SHEET

| | | | | |
|----|--|--|---|--|
| 1. | Project Type : River- Valley/ Mining/ Industry/ Thermal/ Nuclear/ Other (Specify) | : | Residential cum Commercial Project | |
| 2 | Name of the Project | : | Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP | |
| 3 | Clearance letter (s)/OM No. and Date | : | SSIA/MH/MIS/187257/2020 | |
| 4 | Location | : | Pushpak Nagar, Dapoli | |
| | a. | District (S) | : | Raigad |
| | b. | State (S) | : | Maharashtra |
| | c. | Latitude/Longitude | : | Latitude: 18.971739 Longitude: 73.073662 |
| 5. | Address for correspondence | : | M/S Construxus Infra LLP | |
| | a. | Address of concerned Project Chief Engineer (with pin code & Telephone/ telex/ fax numbers) | : | 1204/1205, The CROWN, Plot no. 15-16, Sector-15, Near D-Mart, Kharghar, Navi Mumbai-410210 |
| | b. | Address of Executive Project: Engineer/Manager (with pin code & Telephone/ telex/ fax numbers) | : | Plot No.K-1 (147) and K-2, (146), Sector-3 Pushpak Nagar, Village Dapoli |
| 6. | Silent Features | : | | |
| | a. | Of the project | : | given |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| | | | | |
|----|----|--|---|---|
| | b. | Of the Environment Management Plan | : | given |
| 7. | | Breakup of the Project Area | : | |
| | a. | Submerged area forest & non- forest | : | Project site is not a forest area |
| | b. | Others | : | Annexure A |
| 8. | | Breakup of the project affected population with enumeration of those losing houses/dwelling units, Only agricultural land, both Dwelling units & agricultural land & landless Labourers/artisan. | : | Not Applicable |
| | a. | SC, ST/Adivasis | : | Not Applicable |
| | b. | Others (Please Indicate whether these figures are based on any scientific and systematic survey carried out Or only provisional figures, if a Survey is carried out give details and years of survey) | : | Not Applicable |
| 9. | | Financial Detail | : | |
| | a. | Project cost as originally planned and subsequent revised estimates and the year of price reference. | : | 123 Crores |
| | b. | Allocation made for environmental management planes with item wise and year wise Break-up. | : | During Construction phase- RS. 15.5 lacs During operation phase- Rs. 130 lacs and O&M 8.15 lacs/yr |
| | c. | Benefit cost ratio/Internal rate of Return and the year of assessment. | : | - |
| | d. | Whether (c) includes the cost of Environmental Management as shown in the above. | : | No- |
| | e. | Actual expenditure incurred on the Environment Management Plan so | : | - |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| | | | | |
|-----|--|---|---|----------------|
| | | far. | | |
| 10. | Forest Land Requirement | | : | - |
| | a. | The status of approval for diversion of forest land for non-forestry use | : | Not Applicable |
| | b. | The status of clearing felling | : | Not Applicable |
| | c. | The status of compensatory afforestation, if any | : | Not Applicable |
| | d. | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far | : | Not Applicable |
| 11. | The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads) if any with quantitative information. | | : | Not Applicable |
| 12. | Status of Construction | | : | |
| | a. | Date of commencement (Actual and/or planned) | : | 23.08.2021 |
| | b. | Date of completion (Actual and/ or planned) | : | -- |
| 13. | Reasons for the delay if the project is yet to start | | : | Not Applicable |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| | | | | |
|---------|---|---|---|------------|
| 1 4. | Details of Site visits | | : | - |
| | a. | The dates on which the project monitored by the Regional Office on previous Occasions, if any | : | -- |
| | b. | Date of site visit for this monitoring report | : | 1 Nov 2025 |
| 1 5. | 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 | | : | NA |
| | (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.) | | | NA |

ANNEXURE-A

| | | |
|---|---|---|
| Name & Location | : | Proposed Residential cum Commercial development project at Plot No.K-1 (147) and K-2, (146), Sector-3 Pushpak Nagar, Village Dapoli by M/s. CONSTRUXUS INFRA LLP |
| Total no. of workers to be employed during the construction phase. | : | Peak: 120 Average: 60 |
| Total Project cost | : | 123 Crores |
| Project infrastructure | : | Proposed Residential cum Commercial development project at Plot No.K-1 (147) and K-2, (146), Sector-3 Pushpak Nagar, Village Dapoli by M/s. CONSTRUXUS INFRA LLP Bldg.- Wing A, E, F: G + 11 floors - Ground to 2nd: Parking; 3rd to 11th: Residential Wings B, D: G + 11 floors -Ground to 2nd: Parking + Commercial; 3rd to 11th: Residential |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

| | | |
|---|---|---|
| | | Wing C: G + 11 floors - Ground to 2nd: Commercial; 3rd to 11th: Residential |
| Area Statement | : | Total Plot Area: 8559.25 Sq. m. Total Construction BUA: 47882.521 Sq. m. R.G. area on the ground:- 892.411 sq. m R.G. area on the Podium:- -sq.m |
| Water requirement and Sources | : | Source: CIDCO <u>During Operation Phase-</u> Total Water Requirement: 245 |
| Sewage generated | : | Waste water generated: 216 m ³ /day STP technology: Extended aeration (230 m ³ /day Capacity) |
| Power | : | Source: MSEDCL During Operation Phase Connected load: 4.6 MW Demand load: 1.9 MW DG sets- 5 No. of DG set of 100 KVA capacity |
| Gaseous emission | : | <ul style="list-style-type: none"> • Vehicle carrying materials to be transported must have PUC certificate. • Heavy vehicle movement will be allowed only during night time. • Construction equipment with idling control technologies will be used. • Regular maintenance of the equipment will be carried out. |
| Solid waste from: Garbage: 1. Wet 2. Dry | : | a. STP SLUDGE: 2 Kg /day approx. b. Wet waste: 300 kg /day c. Dry waste: 391 kg/day |

Point wise compliance for Environment Clearance of Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli) by M/s. Construxus Infra LLP

Annexure 09: Consultant Authorization



Date: 24.08.2021

Undertaking

We, M/s. Construxus Infra LLP, having our registered office at 1204/1205, The CROWN, Plot No. 15-16, Sector-15, Near D-Mart, Kharghar, Navi Mumbai – 410210, hereby undertake that we have engaged M/s. J. M. EnviroNet Pvt. Ltd., an accredited environmental consultant, for carrying out the Environmental Clearance related studies, documentation, compliance, and reporting for our Proposed Residential cum Commercial Project at Plot No. K-1(147) & K-2 (146), Sector 3, Pushpak Nagar (Dapoli).

We confirm that all submissions made to the regulatory authorities with respect to Environmental Clearance, Consent to Establish/Operate, and any other statutory requirements are prepared/shall be prepared by M/s. J. M. EnviroNet Pvt. Ltd. as per applicable laws, regulations, and guidelines issued by MoEF&CC and MPCB.

This undertaking is executed to confirm the appointment and continued engagement of the said consultant for the above-mentioned project.

Authorized Signatory

M/s. CONSTRUXUS INFRA LLP
For Construxus Infra LLP Rera

Partner

📍 **Corporate Office :**
1204/1205, The CROWN, Plot No. 15-16, Sector- 15,
Near D-Mart, Kharghar, Navi Mumbai- 410210.

📍 **Site Office :**
Plot No. K1 & K2, Sector- 3, Pushpak Nagar, Dapoli.
✉ **Email :** construxusinfra@gmail.com