

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: 01.05.2025

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

Environment Department, Mantralay, Mumbai, Maharashtra

Subject: Submission of Half Yearly Compliance Report (June 2025)

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 June 2025.

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 <sup>2</sup> , Non-FSI- 30787.671 m <sup>2</sup> , Total BUA-47882.521 m <sup>2</sup> . (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 &amp; 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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	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 June 2025 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 <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.	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 06	Newspaper Advertisement of EC Grant (English & Marathi)
Annexure 07	Consent to Establish (CTE) from MPCB
Annexure 08	Data Sheet
Annexure 09	Undertaking for consultant

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**Annexure 01: Environment Clearance Copy**

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/187257/2020  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> 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 227<sup>th</sup> 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)
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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 <sup>2</sup> RG provided on Mother Earth- 892.411 m <sup>2</sup> RG provided on ground- 0 Total- 892.411 m <sup>2</sup>
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 227<sup>th</sup> meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**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 1/3<sup>rd</sup> 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 m<sup>2</sup>, Non-FSI- 30787.671 m<sup>2</sup>, Total BUA-47882.521 m<sup>2</sup>. (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.
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- 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

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, 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  
(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

<b>Saving due to Solar Lights</b>				
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
<b>% SAVINGS ON ONLY SOLAR PANELS SALE BLDG</b>				<b>1.1%</b>
<b>SOLAR HOT WATER PANEL DESIGN</b>				
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
<b>TOTAL SOLAR HOT WATER PANEL ON TERRACE</b>			No.	<b>15</b>
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
<b>TOTAL AREA COVERED BY THE SOLAR POWER PANELS SQ.MT @ 15 SQ.MT/PANEL</b>				<b>225</b>
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		
<b>THEREFORE ADDITIONAL AVERAGE ANNUAL ENERGY SAVINGS WITH SOLAR WATER HEATING IN %:</b>				<b>4.3%</b>
<b>THEREFORE TOTAL AVERAGE ANNUAL ENERGY SAVINGS WITH SOLAR WATER HEATING + SOLAR PV PANELS :</b>				<b>5.4%</b>

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)**




**GREEN ENVIROSAFE**  
Engineers & Consultant Pvt Ltd.

A-729C-11, Capital City, Tarwade - Chakan Road, Chakan MIDC, PH-IV,  
Village Nighoje, Tal. Khed, Dist. Pune-410 501, Maharashtra.  
Mob + 9545084620, 8421365421 CIN No. : U74900PN2013PTC149695  
E-mail : envirosafeyang@gmail.com, gsecec12@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/2025-26/05/048	Report Date	24.05.2025	
Sample ID :-	GESEC/PRO/AAQM/2025-26/05/048			
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.		
10:55 am	10:55 am	24 Hrs.		
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	31.0	Wet Bulb Temperature °C	23.0	
Dry Bulb Temperature °C	31.0	Relative Humidity % RH	50.3	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
19.05.2025 To 20.05.2025	19.05.2025	20.05.2025	24.05.2025	
Name Of Instrument	Fine Particulate Sampler FDS/2019- 20/67/GESEC/Lab/Inst/79	Date Of Calibration	25/04/2025	
Instrument ID No.		Due Date of Calibration	24/04/2026	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO <sub>2</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m <sup>3</sup>	≤ 80	27.05
Oxides of Nitrogen (NO <sub>x</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m <sup>3</sup>	≤ 80	30.47
Particulate Matter PM <sub>10</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m <sup>3</sup>	≤ 300	43.29
Particulate Matter PM <sub>2.5</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m <sup>3</sup>	≤ 60	30.02
Ozone(O <sub>3</sub> ) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m <sup>3</sup>	≤ 180	13.96
Ammonia (NH <sub>3</sub> ) For 24 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m <sup>3</sup>	≤400	12.12
Carbon Monoxide (CO)	CPCB Guidelines, Volume I ,37/2012-13, Page no. 16	mg/m <sup>3</sup>	≤ 04	0.53
Benzene (C <sub>6</sub> H <sub>6</sub> )	Method TD-17	µg/m <sup>3</sup>	≤ 05	<0.5
Benzo(a)Pyrene (BaP)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 40	ng/m <sup>3</sup>	≤ 01	<0.02
Arsenic (As)	MASA-822 3rd Edition	ng/m <sup>3</sup>	≤ 06	<0.3
Nickel (Ni)	MASA-822 3rd Edition	ng/m <sup>3</sup>	≤ 20	<0.3
Lead (Pb)	MASA-822 3rd Edition	µg/m <sup>3</sup>	<1.0	<0.003
<b>Note -</b>				
➤ All above results are within National Ambient Air Quality standards.				

\*\*\*END OF REPORT\*\*\*



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

Page 1 of 1

**Terms and conditions**


- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
- 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 you see their a red cross, sample location, Source or etc, available the results of testing are not challenge.

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-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-V,  
Village Nighoje, Tal: Khed, Dist: Pune-410 501, Maharashtra.  
Mob+ 9545084620, 8421365421 CIN No. : U74900PN2013PTC149588  
E-mail : envirosafestying@gmail.com, gasec12@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/PRQ/ANLM/2025-26/05/649		Report Date	24.05.2025
Sample ID: -	GESEC/PRQ/ANLM/2025-26/05/649			
Name & Address of the Customer	M/s. CONSTRUXUS INFRA LLP Plot No.K1 (147) and K2, (146), Sector3 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	
19.05.2025	--	--	--	
Name of Instrument	Sound Level Meter	Date of Calibration	14/02/2025	
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)	65.7	59.8	During Day time = 75 dB (A) During Night time = 70 dB (A)
<b>Note -</b>				
➤ 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\*\*\*

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.
- If on site there is no proper sampling location, source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India: 09/18/03/2026 and MNES approved by Quality Council of India: 09/28/03/2026.

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-7/GWC-11, Capital City, Telwade - Chakan Road, Chakan MIDC, PH-W  
 Village Nigohi, Tal. Khed, Dist. Pune-410 501, Maharashtra  
 Mob + 9540064830, 8421385421 CIN No. : U74900PN2013PTC149668  
 E-mail : envirosafetelwade@gmail.com, green12@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/2025-26/05/650	Report Date	24.05.2025		
Sample ID: GESEC/PRO/DW/2025-26/05/650	Sample Details	Drinking Water		
Name and Address of the Customer: M/s. CONSTRUXUS INFRA LLP Plot No.K1 (147) and K2, (146), Sector3 Pushpak Nagar	Type of Sample	Drinking Water		
	Volume Of Sample	1 Lit. Plastic Can		
	Sample Status	Sealed		
	Sample Collected By	Green Envirosafe Engineers & Consultant Pvt. Ltd, Pune		
	Date of Sample Collection	19.05.2025		
	Date of Sample Received in lab	20.05.2025		
	Analysis Start Date	20.05.2025		
	Analysis End Date	24.05.2025		
	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 <sup>th</sup> Edition:2023
Total Dissolved Solids	48.0	Max 500	mg/l	APHA 2540 C 24 <sup>th</sup> Edition:2023
Odor	Agreeable	Agreeable	-	APHA 2150 24 <sup>th</sup> Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 <sup>th</sup> Edition:2023
Chemical Parameter				
pH at 25 °C	6.93	6.5 to 8.5	-	APHA 4500 H+ B 24 <sup>th</sup> Edition:2023
Total Hardness	20.52	Max 200	mg/l	APHA 2340 C 24 <sup>th</sup> Edition:2023
Total Alkalinity	22.74	Max 200	mg/l	APHA 2320 B 24 <sup>th</sup> Edition:2023
Sulphate	9.25	Max 200	mg/l	APHA 4500-SO4 - E 24 <sup>th</sup> Edition:2023
Chloride	13.07	Max 250	mg/l	APHA 4500-Cl-B 24 <sup>th</sup> Edition:2023
Calcium	6.88	Max 75	mg/l	APHA 3500-Ca B 24 <sup>th</sup> Edition:2023
Magnesium	1.66	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 Conform	Absent	Absent	/100 ml	APHA 9222 J 24 <sup>th</sup> Edition:2023
E.coli	Absent	Absent	/100 ml	APHA 9222 J 24 <sup>th</sup> Edition:2023
Remark(s):				
✓ The above water sample is Comply with required limit as per IS 10500:2012 for above tested parameters.				



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




\*\*\*END OF REPORT\*\*\*

**Terms and conditions.**

1. The result is refer only to the sample tested and not applies to the bulk.
2. The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
3. The test report can not be reproduced or copy or report and cannot be used for promotional or publicity purpose without the written consent of laboratory. 8833C.
4. 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.
5. We strictly maintain the confidentiality of all test result of sample(s) collected by us/ needed by customer and not reveal to third party unless requested by the statutory or legal requirement.
6. How safe there is no proper sampling location, source or part available the results of testing are not challenge.
7. MoEF approved lab by Govt. of India, 10.28/02/2015 and MHC approved by Quality Council of India, 10.28/02/2015.

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



	BIG CAR PARKING
	SMALL CAR PARKING
	SCOOTER PARKING

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

**EMP during Construction Phase**

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
<b>Total Cost</b>		<b>15.5</b>

No.	Component	Impacts Identified	Suggested Mitigation	Auditability	Responsibility
1.	Quality Air	☐ <del>Resuspension by vehicles</del>	☐ <del>Prohibit idling of vehicles</del>	PUC records Maintenance Logistics plan Records control	Site In-charge Security In-charge Project Manager
2.	Water Resources	☐ <del>Depletion of ground water</del>	☐ <del>Prohibit use of water</del>	Verification in audit Logistics plan Maintenance	Health and Safety Site Supervisor Equipment
3.	Noise Environment	☐ <del>Noise produced by equipment</del>	☐ <del>Use of heavy machinery</del>	Work-shift records Noise monitoring Maintenance	Site Supervisor Project Manager Site Supervisor/ Chief Contractor
4.	Environment	⊙ <del>Soil Disturbances due to</del>	☐ <del>Use of heavy machinery</del>	Site records	Site Engineer
5.	Management Waste	☐ <del>Use of disposable materials</del>	☐ <del>Use of heavy machinery</del>	MSDS records	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

				Storage Records	Project Manager
				Electric bills	Health and Safety

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
<b>Total Cost</b>		<b>15.5</b>

**EMP during Operation Phase**

Sr. No.	Component	Impacts Identified	Suggested Mitigation Measures	Auditability	Responsibility
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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.	Air Quality	<input type="checkbox"/> Emission backup from	<input type="checkbox"/> WTP backup from	Maintenance	Facility Manager
2.	Water Quality	<input type="checkbox"/> WTP backup from	<input type="checkbox"/> WTP backup from	STP maintenance	Facility Manager
3.	Municipal Solid waste	<input type="checkbox"/> WTP backup from	<input type="checkbox"/> WTP backup from	Maintenance	Manager
4.	Noise Environment	<input type="checkbox"/> WTP backup from	<input type="checkbox"/> WTP backup from	Maintenance	Facility Manager
5.	Energy consumption and	<input type="checkbox"/> WTP backup from	<input type="checkbox"/> WTP backup from	Electric bills	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
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

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

Total		130	8.15

**Annexure 06 , Newspaper Advertisement of EC Grant (English & Marathi)**

**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](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/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.



**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 & 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.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	NA

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 <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).
- 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**

<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.

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: <a href="#">18.971739</a> Longitude: <a href="#">73.073662</a>
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	:	<b>given</b>

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	:	<b>given</b>
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.	:	<b>During Construction phase- RS. 15.5 lacs</b> <b>During operation phase- Rs. 130 lacs and O&amp;M 8.15 lacs/yr</b>
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment.	:	-
	d.	Whether (c) includes the cost of Environmental Management as shown in the above.	:	<b>No-</b>
	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)	:	1 Residential Buildings Having 6 wings. Slab till 11 <sup>th</sup> floor is completed as on date 1 <sup>st</sup> June 2025

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 3.	Reasons for the delay if the project is yet to start	:	Not Applicable
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 May 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**

<b>Name &amp; Location</b>	:	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
<b>Total no. of workers to be employed during the construction phase.</b>	:	Peak: 120 Average: 60
<b>Total Project cost</b>	:	<b>123 Crores</b>
<b>Project infrastructure</b>	:	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

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

		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 Wing C: G + 11 floors - Ground to 2nd: Commercial; 3rd to 11th: Residential
<b>Area Statement</b>	:	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
<b>Water requirement and Sources</b>	:	<b>Source: CIDCO</b>  <b><u>During Operation Phase-</u></b>  Total Water Requirement: 245
<b>Sewage generated</b>	:	Waste water generated: 216 m <sup>3</sup> /day  STP technology: Extended aeration (230 m <sup>3</sup> /day Capacity)
<b>Power</b>	:	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
<b>Gaseous emission</b>	:	<ul style="list-style-type: none"> <li>• Vehicle carrying materials to be transported must have PUC certificate.</li> <li>• Heavy vehicle movement will be allowed only during night time.</li> <li>• Construction equipment with idling control technologies will be used.</li> <li>• Regular maintenance of the equipment will be carried out.</li> </ul>
<b>Solid waste from: Garbage:</b>	:	a. STP SLUDGE: 2 Kg /day approx.  b. Wet waste: 300 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

1. Wet		c. Dry waste: 391 kg/day
2. Dry		

### **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