

Date: 10.12.2025

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

Subject : Submission of Half Yearly Post Monitoring Report for the period of April , 2025 – September, 2025 for the Proposed Residential cum partly commercial structures on the Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/ 2/B, 165/3, 174/5 at village Purna 14/3, 15/5 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at village Kopar, Tal-Bhivandi, Dist-Thane by M/s. Adrika Developers Pvt Ltd.

Reference: Clearance letter no. SIA/MH/MIS/70385/2021 dtd. 30.09.2022.

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,

Yours truly,

M/s. Adrika Developers Pvt Ltd.





Authorized Signatory

- C.C TO:
1. M.S., MPCB, Mumbai.
 2. Environment Department, Mantralaya, Mumbai.

Date: 10.12.2025

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

Subject: Present status of Project work for the period of April, 2025 – September, 2025.

Reference: Clearance letter no. SEIAA-EC-0000002101 dtd. 13.02.2020.

Dear Sir,

This is with reference to the above subject, our Residential cum commercial Project on the Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna 14/3, 15/5 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at village Kopar, Tal-Bhivandi, Dist-Thane in SPA area of Mumbai Metropolitan Region Development Authority.

The present project status at site is as follows:

Cluster	Wings	floors	Status
Cluster 1	Tower 1 (A to C) - 3 Nos.	Stilt +26 Floors	Not yet started
	Tower 1-D	Stilt +26 Floors	Not yet started
	Tower 1-E	Stilt +26 Floors	Not yet started
	Tower 5-A	Stilt +26 Floors	Not yet started
	Tower 1-F	Stilt +26 Floors	Not yet started
	Tower 1-G	Stilt +26 Floors	Not yet started
Cluster 2	Tower 1-H	Stilt +26 Floors	Not yet started
	Tower 2A	Stilt +26 Floors	24 th Floor Slab is in progress
	Tower 1-I	Stilt +26 Floors	25 th Floor Slab is in progress
	Tower 1-J	Stilt +26 Floors	21 st Floor Slab is in progress
	Tower 5-B	Stilt +26 Floors	20 th Floor Slab is in progress
	Tower 1-K	Stilt +26 Floors	6 th floor slab in progress
	Tower 1-L	Stilt +26 Floors	8 th floor slab in progress
	Tower 4-A	Stilt +26 Floors	20 th Floor Slab is in progress
Cluster 3	Tower 1-M	Stilt +26 Floors	20 th Floor Slab is in progress
	Tower 1-N	Stilt +26 Floors	Not yet started
	Type 1 (O to S) – 5 Nos.	Stilt +26 Floors	Not yet started
	Type 2 (B, C, D) – 3 Nos.	Stilt +26 Floors	Not yet started
	Type 4 (B&C) – 2 Nos.	Stilt +26 Floors	Not yet started

Thanking you,

Yours truly,
M/s. Adrika Developers Pvt Ltd.



Authorized Signatory



DATA SHEET

Developer

M/s. Adrika Developers Pvt Ltd

Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/ 2/B, 165/3, 174/5 at village Purna 14/3, 15/5 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7,

19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at village Kopar, Tal-Bhivandi, Dist-Thane

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests

Regional Office, Nagpur.

Monitoring Report

PART – I**DATA SHEET**

1.	Project type: river-valley / mining / Industry / thermal / nuclear / Other (specify)	Building Construction project
2.	Name of the project	Residential cum partly commercial structures by M/s. Adrika Developers Pvt Ltd.
3.	Clearance letter (s) / OM/ no and date:	File No. SIA/MH/MIS/70385/2021 dtd. 30.09.2022.
4.	Location	Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/ 2/B, 165/3, 174/5 at village Purna 14/3, 15/5 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at village Kopar, Tal-Bhivandi, Dist-Thane
a.	District (s)	Thane

b.	State (s)	Maharashtra																										
c.	Latitude / Longitude	---																										
5.	Address for correspondence																											
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	---																										
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)																											
6.	Salient features																											
a.	of the project	<ul style="list-style-type: none"> • FSI Area: 5,46,870.39 Sq.m. • Non FSI Area: 1,23,956.83 Sq.m. • Total BUA Area: 6,70,827.22 Sq.m. • Total Plot Area: 1,62,866.00 Sq.m. <p>Building Configuration:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Wings</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Cluster 1</td> <td>Tower 1 (A to H) - 8 nos.</td> <td>Stilt + 26 floors</td> </tr> <tr> <td>Tower 3</td> <td>Stilt + 17 floors</td> </tr> <tr> <td>Tower 5A</td> <td>Stilt + 26 floors</td> </tr> <tr> <td rowspan="4">Cluster 2</td> <td>Tower 1 (I to N) - 6 nos</td> <td>Stilt + 26 floors</td> </tr> <tr> <td>Tower 2A</td> <td>Stilt + 26 floors</td> </tr> <tr> <td>Tower 4A</td> <td>Stilt + 26 floors</td> </tr> <tr> <td>Tower 5B</td> <td>Stilt + 26 floors</td> </tr> <tr> <td rowspan="3">Cluster 3</td> <td>Type 1 (O to S) - 5 nos.</td> <td>Stilt + 26 floors</td> </tr> <tr> <td>Type 2 (B, C, D) - 3 nos.</td> <td>Stilt + 26 floors</td> </tr> <tr> <td>Type 4 (B & C) - 2 nos.</td> <td>Stilt + 26 floors</td> </tr> </tbody> </table>	Building	Wings	Configuration	Cluster 1	Tower 1 (A to H) - 8 nos.	Stilt + 26 floors	Tower 3	Stilt + 17 floors	Tower 5A	Stilt + 26 floors	Cluster 2	Tower 1 (I to N) - 6 nos	Stilt + 26 floors	Tower 2A	Stilt + 26 floors	Tower 4A	Stilt + 26 floors	Tower 5B	Stilt + 26 floors	Cluster 3	Type 1 (O to S) - 5 nos.	Stilt + 26 floors	Type 2 (B, C, D) - 3 nos.	Stilt + 26 floors	Type 4 (B & C) - 2 nos.	Stilt + 26 floors
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b.	of the environmental management plans	1. Sewage Treatment Plant:																										

		<p>Sewage Treatment Plant with total capacity of 6,216 KLD will be provided for treating the wastewater. With MBBR technology.</p> <p>Recycled wastewater will be used for Flushing, gardening etc.</p> <p>2. Water Management:</p> <p>Rain Water Harvesting shall be provided to raise the ground water table.</p> <p>3. Solid Waste Management:</p> <p>Dry Waste - Dry garbage will be segregated & disposed off to recyclers.</p> <p>Wet Waste - To be processed in the OWC. Compost obtained shall be used for landscaping/Gardening; Excess Compost shall be sold to nearby end users.</p> <p>STP sludge - To be used as manure for plantation & gardening inside the premise after drying.</p>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<ul style="list-style-type: none"> • FSI Area: 5,46,870.39 Sq.m. • Non FSI Area: 1,23,956.83 Sq.m. • Total BUA Area: 6,70,827.22 Sq.m. • Total Plot Area: 1,62,866.00 Sq.m.
8.	Breakup of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	No any.
a.	SC, ST / Adivasis	---
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)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs 1,453 Crores
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost: Rs. 3,747 Lakhs O & M Cost: Rs. 345 Lakhs
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	
e.	Actual expenditure incurred on the project so far	Rs. 351.36 Cr
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	RG area provided- 13,674.32 sq.m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. A total number of 2,120 trees with 3,000 nos. of Miyawaki trees will be planted. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---

d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	Yet to commence
b.	Date of completion (Actual and/ of planned)	---
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report.	05.08.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits.	File No. SIA/MH/MIS/70385/2021 dtd. 30.09.2022. M/s Adrika Developers Pvt Ltd.

COMPLIANCE REPORT

Developer

M/s. Adrika Developers Pvt Ltd

Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/ 2/B, 165/3, 174/5 at village Purna 14/3, 15/5 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at village Kopar, Tal-Bhivandi, Dist-Thane

COMPLIANCE REPORT

Specific Conditions:

A) SEAC Conditions -

I.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	PP has received Plan Approval from MMRDA dated 31.01.2022 that is attached as Annexure I.
II.	PP to obtain following NOCs & remarks: a) Sewer connection; b) SWD Remarks c) Tree NOC, d) SWM/C&D NOC; e) Nalla remarks.	a) Sewer connection b) SWD Remarks c) Tree NOC d) SWM /C&D NOC e) Nalla Remarks – there is no Nalla passing through the project. Copies of the same attached as Annexure II.
III.	Planning authority to ensure that assured water supply, sewer and storm water network are made available in the vicinity of the project before issuing occupation certificate to the project.	Condition noted by PP.
IV.	PP to ensure that 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.	PP has proposed 25% electric charging facility for 2-wheeler and 4-wheeler parking. The details of the same are attached as Annexure III.
V.	PP to increase species diversity in regular as well as Miyawaki plantation as per biodiversity study carried out; PP to submit RG wise tree plantation details; PP to revise tree list including trees planted in Miyawaki forest; PP to plant Miyawaki plantation 5 Mtr. away from services as well as building line.	PP has increased the tree species diversity in RG area as well as in Miyawaki plantation. RG wise tree plantation details are given in below. Revised tree list for Miyawaki forest was submitted to the Authority.
VI.	PP to reduce discharge of treated water up to 35%; PP to submit detail plan for utilization of excess treated water; PP to carry out MOU with adjacent warehouses for utilization of excess treated water from the project site & include the cost of same in EMP.	The detailed usage of excess treated water is given and MOU with adjacent warehouses attached as Annexure IV. There is a reservation of Common STP (MMRDA) at a distance of 3 km from project site. Till common STP is installed Management of sewage will be as per the MoU done with nearby warehouse.
VII.	PP to revise layouts of all STPs such that all tanks are 1.5 Mtr. above ground level & Pump	Revise layout for STP with 1.5 m above ground level & pump room are submitted.

	room above the ground level; PP to submit tank size details of each STP; PP to ensure that treated water parameter is as per NGT norms.	
VIII.	PP to relocate OWCs at least 6 Mtr away from STPs.	Earlier the OWC Proposed on top of STP now the OWC has been relocated more than 6 m away, revised OWC Layout submitted to the Authority.
IX.	PP to submit cross section of roads at four places showing clear road width of 6 Mtrs., side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.	Cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc for services like drainage lines, plantation is done.

B) SEIAA Conditions -

I	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.	Condition is noted.
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
III	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.	Yes, the condition is noted and agreeable to the same.
IV	SEIAA after deliberation decided to grant EC for-FSI- 5,46,870.39 m2, Non-FSI-1,23,956.83 m2, Total BUA- 6,70,827.22 m2. (Plan approval – SROT/BNSC/BP/Rahatani-Kevai Purna Kopar-02/142/2021 dated 31.01.2022).	EC is obtained from SEIAA for-FSI- 5,46,870.39 m2, Non-FSI-1,23,956.83 m2, Total BUA- 6,70,827.22 m2.

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<p>The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>
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2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that will be reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility will be provided for the workers at the site during construction phase. Toilets will be provided for construction workers. Bins will be provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and will be reused of the treated water. Excess treated water shall be disposed off into the sewer drain. Strom water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete will be used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There will be no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP will not be drawing any water from ground. PP are using only Tanker water for construction.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use	Adequate measures will be taken into consideration to minimize the wastage of water.

	of aerators or pressure reducing devices or sensor-based control.	
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill will be minimum to the extent possible. The cut & fill will be accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	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.	Soil testing is being carried out and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition is noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications proposed are as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.

18.	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.	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report are enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. sets for Cluster 1 – 2 X 500 KVA + 2 X 500 Kva; Cluster 2 – 1 X 750 Kva; + 2 X 500 kVA + 1 X 600 kVA; Cluster 3 – 3 X 500 kVA + 1 X 350 kVA will be provided as back up for the said buildings. • D.G. sets will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase:-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.

2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	STP with 6,216 KLD capacity has been proposed. Construction and installation of STP shall be carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed 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 in	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	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 must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	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.	<ul style="list-style-type: none"> • This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area.

		<p>Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "air control and management section".</p> <ul style="list-style-type: none"> • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road. • Parking Details: MLCP: 1587 nos. 2-Wheeler Parking - 609 No's 4-Wheeler Parking - 1270 No's
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> • The green area proposed is RG area provided – 13,698.15 sq.m. Accordingly, same will be provide as per approved plan. A total number of 2,120 trees with 3,000 Miyawaki tress will be planted. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise	EMP cost has been worked out and allocated for all air pollution devices and other facilities.

	breaks- up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP Cost: <ul style="list-style-type: none"> • Capital Cost: Rs. 3,747 Lakhs • O & M Cost: Rs. 345 Lakhs
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	PP noted the condition & agreeable to the same.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	PP is herewith regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	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.	Yes, PP noted the condition & agreeable to the same.
14.	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 mainly; 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	Regular monitoring is herewith carried out and the results of the same are submitted to concern authority along with the report.

	the main gate of the company in the public domain.	
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General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted by PP.
2.	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 t Department before start of any construction work at the site.	Applied for Consent to Establish from MPCB. <ul style="list-style-type: none"> • UAN No. MPCB-CONSENT-0000167447 dated 04.04.2023.
3.	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.	Environmental Clearance is already obtained.
4.	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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP is herewith submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, PP noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life	Yes, PP noted the condition & agreeable to the same.

	as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	
7.	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, PP noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from 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.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, PP noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, 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.	Yes, PP noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green	Yes, PP noted the condition & agreeable to the same.

	Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	
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ENERGY CONSERVATION MEASURES

Developer

M/s. Adrika Developers Pvt Ltd

Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna 14/3, 15/5 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at village Kopar, Tal-Bhivandi, Dist-Thane

POST MONITORING ENVIRONMENTAL STATUS REPORT

OF

Residential cum partly commercial structures

For

April, 2025 - September, 2025

Developer

M/s. Adrika Developers Pvt Ltd

Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna 14/3, 15/5 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at village Kopar, Tal-Bhivandi, Dist-Thane

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,



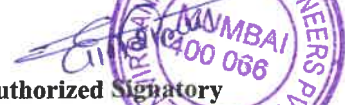
TEST REPORT

Report No. - EAEPL/S/08/25/01694		Report Date - 12.08.2025	
ULR Number: TC111892500001694F			
Name of Customer	M/s. Adrika Developers Pvt Ltd.		
Site Address	Plot bearing S. No. 25/2, 25/3, 26/10, 26/13, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at Village Purna, 14/3, 15/5, 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Koopar, Tal- Bhivandi, Dist-Thane.		Reference: EAEPL/Q/EIA/683/2018 Dtd. 22.11.2018
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/08/25/01694 (Near Centre Side at Site.)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	05.08.2025	Date of Receipt	05.08.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	05.08.2025 to 12.08.2025		
Report for the month	AUGUST 2025		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	8.33	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	932.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	21.27	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.39	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.34	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	115.74	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	593.27	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2338.64	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	209.61	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	39.54	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.55	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	457.41	EPA 3050B
Potassium (K)	mg/kg	320.19	EPA 3050B
Copper (Cu)	mg/kg	110.69	EPA 3050B
Iron (Fe)	mg/kg	58640.56	EPA 3050B
Lead (Pb)	mg/kg	3.66	EPA 3050B
Zinc (Zn)	mg/kg	60.38	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by
Approved by


**(QM/DM)
(Shweta Sonawane)**
**Authorized Signatory
(Shilpa Dhamaikar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----

TEST REPORT

Report No. - EAEPL/A/08/25/01690		Report Date - 12.08.2025	
ULR Number: TC1118925000001690F			
Name of Customer	M/s. Adrika Developers Pvt Ltd.		
Site Address	Plot bearing S. No. 25/2, 25/3, 26/10, 26/13, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at Village Purna, 14/3, 15/5, 16/1/A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Koopar, Tal-Bhivandi, Dist-Thane.		Reference: EAEPL/Q/EIA/683/2018 Dtd. 22.11.2018
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/08/25/01690 (Near Site office at Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	04.08.2025	Date of Receipt	05.08.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	05.08.2025 to 07.08.2025		
Report for the month	AUGUST 2025		

Discipline: Chemical
Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring		
30°C	62%	8 Hours		
RESULTS				
Tests Parameter	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	µg/m ³	81.50	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	µg/m ³	42.44	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	µg/m ³	8.73	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	µg/m ³	11.40	80	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within limits for above the tested parameters only.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by


 (QM/DM)
 (Shweta Sonawane)

Approved by


 Authorized Signatory
 (Shilpa Dhamankar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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-----End of Report-----

TEST REPORT

Report No. - EAEPL/W/08/25/01693		Report Date – 12.08.2025	
ULR Number: TC111892500001693F			
Name of Customer	M/s. Adrika Developers Pvt Ltd.		
Site Address	Plot bearing S. No. 25/2, 25/3, 26/10, 26/13, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at Village Purna, 14/3, 15/5, 16/1/A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Koopar, Tal- Bhivandi, Dist-Thane.		Reference: EAEPL/Q/EIA/683/2018 Dtd. 22.11.2018
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/08/25/01693 (Near Labour Camp Area)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	05.08.2025	Date of Receipt	05.08.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	05.08.2025 to 12.08.2025		
Report for the month	AUGUST 2025		

Discipline: Chemical
Group: Water

Parameters	Unit	Results	Method
pH	-	7.71	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	148.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	55.50	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	22.10	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	90.73	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	20.04	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	12.56	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.83	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ 0.25	APHA 4500 F-D (24th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ 0.02	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: ND – Not Detected / LOQ – Limit Of Quantification.
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by


 (QM/DM)
(Shweta Sonawane)
Approved by


 Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----

Mumbai (HO): B-1003, Enviro House, 10th Flr, Western Edge II, W.E. Highway, Borivali East, Mumbai - 400066

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepl.com | lab@eaepl.com | Web: www.eaepl.com

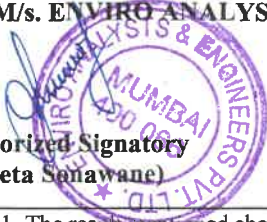
Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

TEST REPORT

Report No. - EAEPL/W/08/25/01693		Report Date – 12.08.2025	
ULR Number: TC1118925000001693F			
Name of Customer	M/s. Adrika Developers Pvt Ltd.		
Site Address	Plot bearing S. No. 25/2, 25/3, 26/10, 26/13, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at Village Purma, 14/3, 15/5, 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Koopar, Tal- Bhivandi, Dist-Thane.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/08/25/01693 (Near Labour Camp Area)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	05.08.2025	Date of Receipt	05.08.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	06.08.2025 to 08.08.2025		
Report for the month	AUGUST 2025		

Discipline: Biological
Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,
**Authorized Signatory
(Shweta Sanawane)**


Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TC-11189

TEST REPORT

Report No. - EAEPL/N/08/25/01692		Report Date - 12.08.2025	
ULR Number: TC1118925000001692F			
Name of Customer	M/s. Adrika Developers Pvt Ltd.		
Site Address	Plot bearing S. No. 25/2, 25/3, 26/10, 26/13, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at Village Purna, 14/3, 15/5, 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Koopar, Tal- Bhivandi, Dist-Thane.		Reference: EAEPL/Q/EIA/683/2018 Dtd. 22.11.2018
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/08/25/01692	Sample quantity and packing	Not Applicable
Date of Sampling	04.08.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	AUGUST 2025		

Discipline: Chemical**Group: Atmospheric Pollution**

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate at Site	dB(A) Leq.	54.7	44.6	55	45
Near Labour Camp Area	dB(A) Leq.	54.0	43.9	55	45
Near Steel Yard Area	dB(A) Leq.	53.8	43.3	55	45
Near Site Office at Site	dB(A) Leq.	51.5	41.6	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations.**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dharamankar)Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

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Mumbai (HO): B-1003, Enviro House, 10th Flr, Western Edge II, W.E. Highway, Borivali East, Mumbai - 400066

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaep.com | lab@eaep.com | Web: www.eaep.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

TEST REPORT

Report No. - EAEPL/SE/08/25/01691		Report Date - 12.08.2025	
ULR Number: TC1118925000001691F			
Name of Customer	M/s. Adrika Developers Pvt Ltd.		
Site Address	Plot bearing S. No. 25/2, 25/3, 26/10, 26/13, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at Village Purna, 14/3, 15/5, 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Koopar, Tal-Bhivandi, Dist-Thane.		
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	DG SET (700 KVA DG) EAEPL/SE/08/25/01691	Sample quantity and packing	PM = 1 * 1 No. Thimble SO ₂ = 45 ml * 1 No. PVC Bottle NO _x = 25 ml * 1 No. PVC Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	04.08.2025	Date of Receipt	05.08.2025
Sampling Procedure	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
Period of Analysis	05.08.2025 to 07.08.2025		
Report for the month	AUGUST 2025		

Discipline: Chemical
Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	18.60 mg/Nm ³	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO ₂)	4.10 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO _x)	14.26 mg/Nm ³	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	3**
Type of Fuel used	HSD**
Temperature of Flue Gas (°C)	150
Flue Gas Velocity (m/sec)	10.14

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by

 (QMDM)
 (Shweta Sonawane)

Approved by

 Authorized Signatory
 (Shilpa Dhamankar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.
 3. **Information provided by customer.

-----End of Report-----

Mumbai (HO): B-1003, Enviro House, 10th Flr, Western Edge II, W.E. Highway, Borivali East, Mumbai - 400066

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaep.com | lab@eaep.com | Web: www.eaep.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane



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

To,

The Director
ADRIKA DEVELOPERS PRIVATE LIMITED
Lawrence & Mayo House 1st floor, 276, Dr. D N Road, Fort Mumbai-
400001 -400001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/70385/2021 dated 11 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

- EC Identification No.** EC22B039MH115707
- File No.** SIA/MH/MIS/70385/2021
- Project Type** New
- Category** B1
- Project/Activity including Schedule No.** 8(b) Townships and Area Development projects.
- Name of Project** Proposed Residential cum partly commercial structures on the Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/?, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/
- Name of Company/Organization** ADRIKA DEVELOPERS PRIVATE LIMITED
- Location of Project** Maharashtra
- TOR Date** 31 Mar 2022

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

Date: 30/09/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/70385/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Adrika Developers Pvt. Ltd.,
village Rahanal, village Kevani,
village Purna, Village Kopar,
Tal- Bhivandi, Dist- Thane.

Subject : Environment Clearance for proposed Residential cum partly commercial structures on the Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna, 14/3, 15/5, 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Kopar, Tal- Bhivandi, Dist- Thane by M/s. Adrika Developers Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/70385/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 182nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 251st (Day-2) 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	Proposal Number	SIA/MH/MIS/70385/2021
2	Name of Project	Proposed Layout & Development Permission of Residential & Partly Commercial Building At S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B,

		154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna, 14/3, 15/5, 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Kopar by M/s. Adrika Developers Pvt. Ltd.	
3	Project category	8(b)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Deepak Garodia
		Regd. Office address	M/s Adrika Developers Lawrence & Mayo House 1 st Floor, 276 Dr D N Road, Fort Mumbai 400001.
		Contact number	022 22198500
		e-mail	adrikadevelopers21@gmail.com
6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	Green Project	
8	Location of the project	S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna, 14/3, 15/5, 16/1A, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Kopar	

9	Latitude and Longitude		Latitude: 19°15'33.71"N, Longitude: 73°1'8.56"E				
10	Plot Area (Sq.m.)		1,62,866.00				
11	Deductions (Sq. m.)		26,122.76				
12	Net Plot area (Sq.m.)		1,36,743.24				
13	Ground coverage (m ²) & %						
14	FSI Area (Sq.m.)		5,46,870.39				
15	Non-FSI (Sq.m.)		1,23,956.83				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)		6,70,827.22				
17	TBUA (m ²) approved by Planning Authority till date		5,46,870.95				
18	Earlier EC details with Total Construction area, if any.		-				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)		-				
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Configuration as per EC dated						
				Cluster 1: Tower 1 (A to H) [8 nos.]	St + 26 flr	77.70	
				Tower 3	St + 17 flr	55.05	
				Tower 5A	St + 26 flr	77.70	
				Cluster 2 Tower 1 (I to N) [6 nos.]	St + 26 flr	77.70	
				Tower 2A	St + 26 flr	77.70	
				Tower 4A	St + 26 flr	77.70	
				Tower 5B	St + 26 flr	77.70	
				Cluster 3 Type 1 (O to S)	St + 26 flr	77.70	

				[5 nos.] Type 2 (B, C, D) [3 nos.] Type 4 (B & C) [2 nos.]	St + 26 flr St + 26 flr		
21	No. of Tenements & Shops		12014 nos. Shops: 22 nos.				
22	Total Population		48056 nos.				
23	Total Water Requirements CMD		6629 KLD				
24	Under Ground Tank (UGT) location		Under Ground				
25	Source of water		STEM				
26	STP Capacity & Technology		6216 ((1100, 1144, 853, 1095, 1199, 825) MBBR				
27	STP Location		Ground				
28	Sewage Generation CMD & % of sewage discharge in the sewer line		5650 KLD				
29	Solid Waste Management during Construction Phase		Type	Quantity (Kg/d)		Treatment / disposal	
			Dry waste	-		Will be handed over to a recycler	
			Wet waste	-		Handed over to municipal waste collector	
			Constructi on waste	Topsoil	2966cu m	Used for landscaping	
				Empty cement bags	47853 nos.	To be handed over to local recyclers	
Steel	8 MT	To be handed over to local recyclers					
	Aerocon lightweig ht block	32	Block masonry assumed for toilet blocks only and other walls will be dry walls				

			Broken Tiles	1781 sq. m	Waste tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces.
			Empty Paint Cans (20 liter / can)	1196 nos.	To be sold to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	9,634.40		Will be handed over to a recycler
		Wet waste	14,451.60		Composting by OWC- manure produced will be used at a site for landscaping,
		Hospital Bio medical waste	-		
		E-Waste	-		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)			Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required: 13674.32 sq. mts			
		RG provided on Mother earth- sq. m			
		RG provided on the Podium –sq. m			
		Total: 13698.15 sq. m			
		Existing trees on the plot:			
		Number of trees to be planted:			
		a) In RG area: nos. 2120			
		b) In Miyawaki Plantation (with area):3000 nos. (1000 Sq.Mtrs.)			
		Number of trees to be cut: nos.			
	Number of trees to be transplanted: nos.				
	Number of trees to be retained: nos.				

32	Power requirement	During Operation Phase: Connected load: 31414 kW Demand load: 20943 kW
33	Energy Efficiency	Total energy savings 21% Solar on demand load: 5%
34	D.G. set capacity	Cluster-1: - 2 x 500 kVA + 2 x 500 kVA Cluster-2: - 1 x 750 kVA + 2 x 500 kVA + 1 x 600 kVA Cluster-3: - 3 x 500 kVA + 1 x 350 kVA
35	No. of 4-W & 2-W Parking with 25% EV	Residential 4-W: 1270 nos; MLCP: 1587 nos. Total: 2857 nos. 2-W: 609 nos.
36	No. & capacity of Rain water harvesting tanks /Pits	6 nos. 220 cum, 220 cum, 170 cum, 105 cum, 110 cum, 170 cum
37	Project Cost in (Cr.)	Rs. 1453 cr
38	EMP Cost	Capital Cost- Rs. 3747 lakhs, O and M cost- Rs. 345 lakhs/yr
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	-
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 251st (Day-2) 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
 - a) Sewer Connection; b) SWD remarks; c) Tree NOC; d) SWM/C& D NOC; e) Nalla remarks.
3. Planning authority to ensure that assured water supply, sewer and storm water network are made available in the vicinity of the project before issuing occupation certificate to the project.
4. PP to ensure that 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.

5. PP to increase species diversity in regular as well as Miyawaki plantation as per biodiversity study carried out; PP to submit RG wise tree plantation details; PP to revise tree list including trees planted in Miyawaki forest; PP to plant Miyawaki plantation 5 Mtr. away from services as well as building line.
6. PP to reduce discharge of treated water up to 35%; PP to submit detail plan for utilization of excess treated water; PP to carry out MOU with adjacent warehouses for utilization of excess treated water from the project site & include the cost of same in EMP.
7. PP to revise layouts of all STPs such that all tanks are 1.5 Mtr. above ground level & Pump room above the ground level; PP to submit tank size details of each STP; PP to ensure that treated water parameter is as per NGT norms.
8. PP to relocate OWCs at least 6 Mtr. away from STPs.
9. PP to submit cross section of roads at four places showing clear road width of 6 Mtrs., side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
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 –546870.39 m², Non FSI-123956.83 m², Total BUA- 670827.22 m². (Plan approval No.SROT/BNSC/BP/Rahatani-Kevai Purna Kopar-02/142/2021, dated-31.01.2022).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be

ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at 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 any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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-Mhiskar
(Member Secretary, SEIAA)
24/9/2022

Copy to:

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

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/CAC-CELL/UAN No.0000167447/CE/2310000525

Date: 08/10/2023

To,
ADRIKA DEVELOPERS PRIVATE LIMITED,
At Village Kopar, Tal- Bhivandi, Dist-
Thane



Sub: Consent to Establish for phase-III for construction of residential project, under RED category.

- Ref:**
1. Environment Clearance accorded Vide No. EC22B039MH115707 dated 30.09.2022.
 2. Minutes of 8th CAC meeting held on 07.07.2023.

Your application NO. MPCB-CONSENT-0000167447

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.1453 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential & Partly Commercial Building named as ADRIKA DEVELOPERS PRIVATE LIMITED, Residential & Partly Commercial Building on the Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani,151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A,159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A,164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna, 14/3, 15/5, 16/1A,16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25,16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39,16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C,19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Kopar, Tal- Bhivandi, Dist- Thane, Bhivandi, Thane on Total Plot Area of 412050.42 SqMtrs for Total Construction BUA of 1485927 SqMtrs. including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 30.09.2022	162866.00	546870.95

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
2.	Domestic effluent	5685	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
S1 - S9	DG Set (9 Nos.) 500 KVA (each)	9	As per Schedule -II
S 10	DG Set (1 No.) 750 KVA	1	As per Schedule -II
S 11	DG Set (1 No.) 600 KVA	1	As per Schedule -II
S 12	DG Set (1 No.) 350 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	14457.60 Kg/Day	OWC	Used as Manure.
2	Non-Biodegradable waste	9634.40 Kg/Day	Segregate	Local Body.
3	STP Sludge	50 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	0.5	Lit/Day	recycle	recycle

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. This consent is issued pursuant to the decision of the 8th Consent Appraisal Committee Meeting held on 07.07.2023.
11. PP shall provide/operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
12. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
13. PP shall provide/operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
15. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions.

16. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2906000.00	MPCB-DR-17972	05/04/2023	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **6216 CMD for treatment of domestic effluent of 5685 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	6698.00
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
S1 - S9	DG Set (9 Nos. X 500 KVA)	Acoustic Enclosure	5.00	HSD 1125 Ltr/Hr	1	SO2	540 Kg/Day
S 10	DG Set (1 No. - 750 KVA)	Acoustic Enclosure	5.00	HSD 187.5 Ltr/Hr	1	SO2	90 Kg/Day
S 11	DG Set (1 No. - 600 KVA)	Acoustic Enclosure	5.00	HSD 150 Ltr/Hr	1	SO2	72 Kg/Day
S 12	DG Set (1 No. - 300 KVA)	Acoustic Enclosure	5.00	HSD 87.5 Ltr/M	1	SO2	42 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
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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	C to E	2500000	15 days	towards compliance of Environment Clearance and consent conditions.	up to 1st Operate	up to 1st Operate

** 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 I – APPROVED PLAN FROM MMRDA

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MMRDA

Layout Approval Letter

No. SROT/BSNA/2501/BP/Rahanal-Kevani-Purna-Kopar-02/14.1.2021 Date: 31 JAN 2022

To,
Shri Deepak Goradia, Director,
Adrika Developers Pvt. Ltd.,
Lawrence & Mayo House,
1st Floor, 276, Dr. D. N. Road,
Fort, Mumbai -400 001.

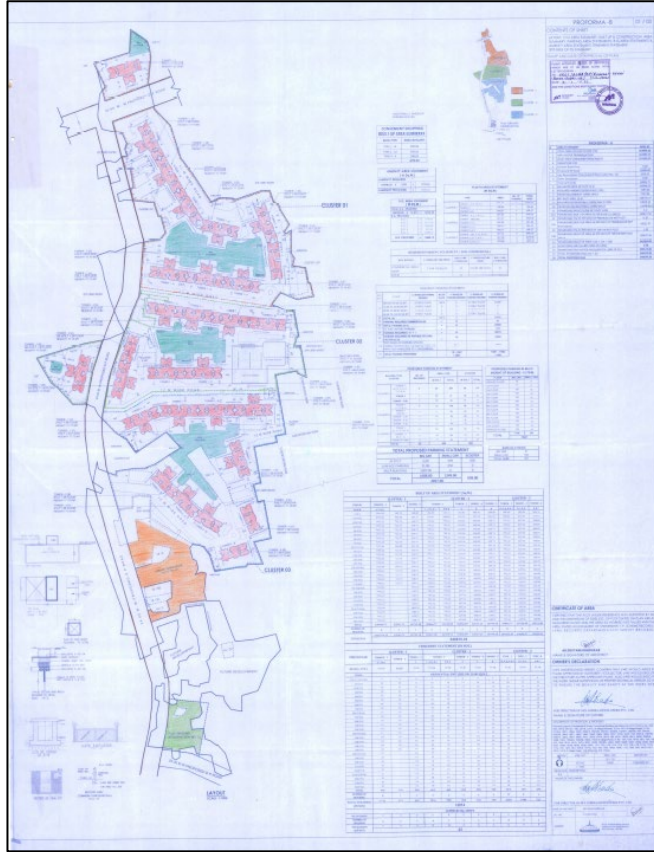
Sub: Issuance of Layout Approval for the proposed Residential & Commercial Buildings on land bearing S. No. 25/2, 25/3, 26/10, 26/13/7, 190, 23/1/B, 23/1/C of village Rahanal, S. No. 40/7 of village Kevani, S. No. 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 of village Purna, S. No. 14/3, 15/5, 16/1a, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 of village Kopar, Tal- Bhiwandi, Dist- Thane.

Ref: 1. Your application Dated: 22.10.2021.
2. Letter of your Architect (M/s. Spaceage Consultants) Dated: 15.11.2021.
3. MMRDA's Deficiency Letter, Dated: 22.11.2021.
4. Letter of your Architect (M/s. Spaceage Consultants) Dated: 26.11.2021, 06.10.2021 & 11.01.2022

Sir,
Please refer to yours & your Architect i.e. M/s. Spaceage Consultants above cited letters by which you have requested MMRDA for the approval of the layout with full potential proposed for the development of Residential & Commercial Buildings on the land under reference. The Metropolitan Commissioner has approved the layout and the plans as indicated on duly authenticated drawings nos. 1/3 to 3/3 (total 3 nos. drawings) which are enclosed herewith. The gross plot area, net plot area, BUA & FSI are as mentioned in table below:

A	Area Statement for Layout Approval	Area in Sq.m
1	Total area of plot as per 7/12	162866.00
2	Area as per triangulation	162880.54
3	Least area considered from above	162866.00
4	Deduction for	
a	Existing road area	0.00
b	Proposed DP road	16049.08
c	Any reservation (play-ground reservation no. 11)	2876.67
d	Other deduction	0.00

Mumbai Metropolitan Region Development Authority
Sub Regional Office: Multi Purpose Hall, 2nd Floor, Near Oswald Park, Pokharan Road No. 2, Majiwada, Thane (W) - 400 601.
Tel: (022) 23712195 / 23712197 Fax: (022) 23712197 E-mail: sro.thane@mmrda.maharashtra.gov.in



ANNEXURE II – SWD UNDERTAKING, TREE NOC & NALLA REMARKS

DOSTI
FRIENDS FOR LIFE

ADRIKA DEVELOPERS PRIVATE LIMITED

Date: 12.09.2022

To,
The Principal Secretary, SEIAA,
Environment Department,
Room No. 217, Annex building,
Mantralaya, Mumbai

Subject: Environment Clearance for Development of Residential cum Commercial structure on the Plot bearing S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7 at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna, 14/3, 15/5, 16/1a, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Kopar Tal- Bhiwandi, Dist- Thane. In SPA area of Mumbai Metropolitan Region Development Authority

Reference : Proposal No. SIA/MH/MIS/70385/2021

Respected Sir,
We, M/s. Adrika Developers Pvt. Ltd. have proposed layout for development of Residential cum Commercial structures on the above mentioned plots at Village Rahanal, Kevani, Purna, Kopar Tal- Bhiwandi, Dist- Thane. We hereby state that we will provide required storm water drain line along all roads as we are proposing in above mentioned project plot. We have provided proposed SWD layout along with this letter.

Thank You

For M/s Adrika Developers Private Ltd

(Signature)
Deepak Goradia
Director

Regd. Office: Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001.
Tel: +91 22 2379 8000 • E: info@adrikadevelopers.com • www.adrikadevelopers.com • CIN: MD-1602002000007139194

Bhiwandi Nizampura City Municipal Corporation
Old S.T. Stand, Kopar Bhiwandi (Dist - Thane) Maharashtra Pin code - 421302

Phone: 02522 - 255314/255315, Fax: 02522 - 252074, Gmail - bncmc.ct@gmail.com

जा.क्र./भित्तिमान/आ/आय/ **EO2-1002**
दिनांक :- 31/09/2022

कामाचा अनुषाचा दाखला

संदर्भ :- वृक्षे अण्ड असोसिएट्स, भिवंदी हॉटेल, व कॉन्स्ट्रक्टर ए. संदागर मोहल्ला, भिवंदी यांचे इन्कवॉल अ.क्र./भित्तिमान/आय/आय/EO2-1002, दि. 13/09/2022 रोजीचे घाल अर्जावर.

घाबरून दाखला देण्यात येतो आहे. वृक्षे अण्ड असोसिएट्स, भिवंदी हॉटेल, व कॉन्स्ट्रक्टर ए. संदागर मोहल्ला, भिवंदी यांना स्पष्टपणे उद्यान विभागाकडून दिलेल्या कार्यवाहीनुसार खाजोली Horticulture कामात संधीत उपाययोजना करायला घ्याव्यात असे नमूद करण्यात आले आहे.

अ.क्र.	कामाचा नाव	अंदाजपत्रकीय रक्कम	कार्यावधि अ. व दिनांक
१	सतपाण्याची नाला (१० फूट)	११,६९,१२२/-	जा.क्र./भित्तिमान/आय/आय/१६७, दिनांक १२/०९/२०२२
	सतपाण्याची नाला		
	कामाची वेळापत्रक तयार करणे		
	हॉटेलकडून काढायला		
	लगावणी घ्याव्यात		

कोलेन स्वयंचालित करायला काम घेता व वृक्षे अण्ड असोसिएट्स, भिवंदी (उद्येग) यांना HORTICULTURE कामाचा अनुषा असलेल्यातचा दाखला देण्यात येतो आहे.

(निष्पत्ती मधील)
वृक्षे अण्ड असोसिएट्स
भिवंदी नि.अण्ड महातारापारिका, भिवंदी

HORTICULTURE

31/09/2022

DOSTI
FRIENDS FOR LIFE

ADRIKA DEVELOPERS PRIVATE LIMITED

Date: 08.09.2022

To,
The Principal Secretary, SEIAA,
Environment Department,
Room No. 217, Annex building,
Mantralaya, Mumbai

Subject : Environmental clearance for Proposed Layout & Development Permission of Residential & Partly Commercial Building at S. No. 25/2, 25/3, 26/10, 26/13/3, 190, 23/1/B, 23/1/C at village Rahanal, 40/7, at village Kevani, 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 at village Purna, 14/3, 15/5, 16/1a, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 at Village Kopar, by M/s. Adrika Developers Pvt. Ltd.

Reference : Proposal No. SIA/MH/MIS/70385/2021

Respected Sir,
We, M/s. Adrika Developers Pvt. Ltd. have proposed layout for development of Residential cum Commercial structures on the above mentioned plots at Village Rahanal, Kevani, Purna, Kopar Tal- Bhiwandi, Dist- Thane. We hereby state that there is No Nalla running through above mentioned project plots. DP remark is attached with this letter for your ready reference

Thank You

For M/s Adrika Developers Private Ltd

(Signature)
Deepak Goradia
Director

Regd. Office: Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001.
Tel: +91 22 2379 8000 • E: info@adrikadevelopers.com • www.adrikadevelopers.com • CIN: MD-1602002000007139194

ANNEXURE III –

DGT 3A- Proposed EV Charging Calculations				
	Total proposed parking	Required 25% EV Charging points	EV Charging points proposed in Stilt area	EV charging points other than stilt
Car parking	2010	503	503	0
2 wheeler	5691	1423	1191	232

ANNEXURE IV –

3

Adrika Developers Pvt. Ltd., a Company incorporated under the Companies Act, 1956, having its registered office at Lawrence and Mayo House, 276, Dr. D.N. Road, Mumbai-400001, through its Authorized Signatory Rajul Vrajaj Vora, hereinafter referred to as the "Party of the First Part" (which expression shall unless repugnant to the context or meaning thereof mean and include it's successors) OF THE "FIRST PART".




A N D

M/s. Jay Shreeram Developers a Partnership Firm having its office at 1-2/D, Jay Shreeram Complex, Marikoli Road Village Dapode, Taluka. Bhiwandi, Dist. Thane represented by Partner Vasant Bhagwan Bhoir hereinafter referred to as the "Party of the Second Part" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include Partners for the time being and from time to time and their respective legal heirs, assigns, successor/s, executor/s and administrator/s) OF THE "SECOND PART".

WHEREAS;

A. Party of the First Part Adrika Developers Pvt Ltd is in the business of development of Lands and is constructing Housing Project in Villages Kalher, Kopar, Puma, Rahanal and Kevni, Taluka Bhiwandi Dist. Thane (herein referred to as "said Project"). As a part of said Project, Developer has proposed Sewage Treatment Plant (herein referred to as "said Plant") for its said project. Treated Water will be generated as a by-product of said Plant. After using said Treated Water in-house for construction activity, supply to the Societies in said Project for Flushing, Car Wash and other requirements, there will be surplus treated Water of about 1.5 MLD at initial stage and at later stage about 3 MLD.

B. The Party of Second Part is in business of management of Warehouses and is managing about 60 Godowns spread over 23 Acres in Village Puma Taluka Bhiwandi, Dist. Thane.


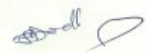

Adrika Developers Pvt. Ltd., a Company incorporated under the Companies Act, 1956, having its registered office at Lawrence and Mayo House, 276, Dr. D.N. Road, Mumbai-400001, through its Authorized Signatory Rajul Vrajaj Vora, hereinafter referred to as the "Party of the First Part" (which expression shall unless repugnant to the context or meaning thereof mean and include it's successors) OF THE "FIRST PART".

A N D

M/s. Shree Arihant Maintenance a Partnership Firm having its office at Shree Arihant Compound, Thane Bhiwandi Road, Village Kalher, Taluka. Bhiwandi, Dist. Thane represented by Partner Sanjay Nemchand Dodhia hereinafter referred to as the "Party of the Second Part" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include Partners for the time being and from time to time and their respective legal heirs, assigns, successor/s, executor/s and administrator/s) OF THE "SECOND PART".

WHEREAS;

A. Party of the First Part Adrika Developers Pvt Ltd is in the business of development of Lands and is constructing Housing Project in Villages Kalher, Kopar, Puma, Rahanal and Kevni, Taluka Bhiwandi Dist. Thane (herein referred to as "said Project"). As a part of said Project, Developer has proposed Sewage Treatment Plant (herein referred to as "said Plant") for its said project. Treated Water will be generated as a by-product of said Plant. After using said Treated Water in-house for construction activity, supply to the Societies in said Project for Flushing, Car Wash and other requirements,

3



SECTOR 3A



LABOUR CAMP – MEDICAL CHECKUP



LABOUR CAMP – TOILET FACILITY



DRINKING WATER FACILITY – RO PLANT





SECTOR 3A

Facilities Arrangements





Medical Camp



dnyaneshwar.choudhari

Drinking Water Arrangements-RO Plant



dnyaneshwar.choudhari

Labour Camp Toilet Arrangements



Labour Camp Toilet Arrangements

