

Date: 18/06/2023

To,  
**Ministry of Environmental Forest & Climate Change,**  
Regional office (WCZ),  
Ground Floor E wing,  
New Secretariat Building, Civil Line,  
Nagpur 440 001.

Sub: Submission of Compliance Report for Proposed Residential and Commercial Project at Balkum, Dhokali & Kolshet, Taluka & District - Thane, State - Maharashtra by Lodha Developers Thane Pvt. Ltd.

Ref: 1. Environmental Clearance letter no. F. No. 21-65/2014-IA.III dt.15.04.2015  
2. Amendment in EC: SEIAA-EC-0000000343 Dated 15<sup>th</sup> June 2018.

Dear Sir,

This is with reference to Environmental Clearance letter no. F. No. 21-65/2014-IA.III dt. 15.04.2015 from MoEF & CC Delhi and Amendment in EC: SEIAA-EC-0000000343 Dated 15<sup>th</sup> June 2018 from Env. Department of Govt. of Maharashtra.

We are enclosing here with the detailed Compliance report (from October 2022 to March 2023) along with duly filled data sheet.

Thanking you,  
Yours faithfully,  
**FOR LODHA DEVELOPERS THANE PVT. LTD.**  
(Formerly known as Ishwer Realty and Technologies Pvt. Ltd.)



**Authorized Signatory**

**Enclosed:** Copy of Compliance Report for the period of October 2022 to March 2023.

**Cc:**

1. Regional Office, MPCB, Thane
2. Environment Department, Mantralaya, Mumbai



Lodha Developers Thane private Limited &lt;lodhathane01@gmail.com&gt;

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**Submission of Six Monthly Compliance Monitoring Report (from October 2022 to March 2023.)\_Lodha Developers Thane Pvt. Ltd.**

1 message

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**Lodha Developers Thane private Limited** <lodhathane01@gmail.com>

Sun, Jun 18, 2023 at 3:37 PM

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance letter no. **F. No. 21-65/2014-IA.III dt. 15.04.2015 from MoEF & CC Delhi and Amendment in EC: SEIAA-EC-0000000343 Dated 15th June 2018 from Env. Department of Govt. of Maharashtra.**

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **October 2022 to March 2023** along with a duly filled data sheet for proposed Residential and Commercial Project at Balkum, Dhokali & Kolshet, Taluka & District - Thane, State – Maharashtra

Thanks &amp; Regards

FOR LODHA DEVELOPERS THANE PVT. LTD.

(Formerly known as Ishwer Realty and Technologies Pvt. Ltd.)

Virus-free.[www.avg.com](http://www.avg.com)**Six Monthly Compliance Monitoring Report- October 2022-March 2023\_Clarient Balkum.pdf**

1341K

Date: 18/06/2023

To,  
**Member Secretary, SEIAA,**  
Environment Department,  
Mantralaya,  
Mumbai – 400032

Sub: Submission of Compliance Report for Proposed Residential and Commercial Project at Balkum, Dhokali & Kolshet, Taluka & District - Thane, State – Maharashtra by Lodha Developers Thane Pvt. Ltd.

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**Cc:**

1. Regional Office, MPCB, Thane
2. Director, MoEF, Nagpur



Lodha Developers Thane private Limited &lt;lodhathane01@gmail.com&gt;

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**Submission of Six Monthly Compliance Monitoring Report (from October 2022 to March 2023.)\_Lodha Developers Thane Pvt. Ltd.**

1 message

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**Lodha Developers Thane private Limited** <lodhathane01@gmail.com>  
To: psec.env@maharashtra.gov.in

Sun, Jun 18, 2023 at 3:41 PM

Dear Sir,

This is with reference to Environmental Clearance letter no. **F. No. 21-65/2014-IA.III dt. 15.04.2015 from MoEF & CC Delhi and Amendment in EC: SEIAA-EC-0000000343 Dated 15th June 2018 from Env. Department of Govt. of Maharashtra.**

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Thanks & Regards  
FOR LODHA DEVELOPERS THANE PVT. LTD.  
(Formerly known as Ishwer Realty and Technologies Pvt. Ltd.)

Virus-free. [www.avg.com](http://www.avg.com)**Six Monthly Compliance Monitoring Report- October 2022-March 2023\_Clarient Balkum.pdf**  
1341K

Date: 18/06/2023

To,  
**Regional Officer,**  
Maharashtra Pollution Control Board,  
Plot No P-30, 5th floor,  
Office Complex Building  
Mulund Checknaka,  
Thane (W)

**Sub:** Submission of Compliance Report for Proposed Residential and Commercial Project at Balkum, Dhokali & Kolshet, Taluka & District - Thane, State - Maharashtra by Lodha Developers Thane Pvt. Ltd.

**Ref:** 1. Environmental Clearance letter no. F. No. 21-65/2014-IA.III dt.15.04.2015  
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**Cc:**  
1. Environment Department, Mantralaya, Mumbai  
2. Director, MoEF, Nagpur



Lodha Developers Thane private Limited &lt;lodhathane01@gmail.com&gt;

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**Submission of Six Monthly Compliance Monitoring Report (from October 2022 to March 2023.)\_Lodha Developers Thane Pvt. Ltd.**

1 message

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**Lodha Developers Thane private Limited** <lodhathane01@gmail.com>

Sun, Jun 18, 2023 at 3:39 PM

To: rothane@mpcb.gov.in

Cc: srothane1@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance letter no. **F. No. 21-65/2014-IA.III dt. 15.04.2015 from MoEF & CC Delhi and Amendment in EC: SEIAA-EC-0000000343 Dated 15th June 2018 from Env. Department of Govt. of Maharashtra.**

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Thanks &amp; Regards

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1341K

# **COMPLIANCE REPORT**

## **PERIOD**

**(OCTOBER 2022 – MARCH 2023)**

**For**

## **PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT**

**(Environmental Clearance letter F. No. 21-65/2014-IA.III dated. 15 April 2015)  
(Amendment In EC SEIAA-EC-0000000343 dated.15 June2018)**

**AT**

**VILLAGE- BALKUM, DHOKALI, KOLSHET, TALUKA  
& DISTRICT THANE MAHARASHTRA**

Proposed By

**LODHA DEVELOPERS THANE PVT. LTD.**  
**(FORMERLY KNOWN AS ISHWER REALTY & TECHNOLOGIES PVT. LTD.)**

**PROJECT DETAILS**

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/other (specify)	Construction Project
2	Name of the Project	Proposed Modernization/ Expansion of Residential cum Commercial project
3	Clearance letter(s)/OM and Date	<p>Environmental Clearance vide letter No. F. No. 21-65/2014-IA.III Dated 15 April 2015 from MoEF.</p> <p>The EC was obtained in the name of Ishwer Reality &amp; Technologies Pvt. Ltd.</p> <p>Letter for Name change to Lodha Developers Thane Pvt. Ltd vide letter. dt.17/04/2017.(letter is attached)</p> <p>Amendment in EC SEIAA-EC-0000000343 dated.15 June 2018 from govt. of Maharashtra.</p>
4	Location	<p>S. No. 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10A, 63/10B, 64/1, 64/2,64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9,66,67,68/1, 68/2, 68/3, 69/1, 69/2, 69/3,69/4A,69/5,73/6, 65/1, 65/5, 59/1,61,65/4,60,68/4,68/5,69/4B,69/6,70 /1,70/2,70/3,70/4,70/5,70/6,70/7, 70/8, 70/9,70/10,71/1,71/2,71/3,71/4,71/5,71/ 6,71/7,71/9,72/1,72/2,72/3,72/4,72/5,72/ 6, 72/7,72/8,72/9,73/1,73/2,73/3,73/4,73/5, 73/7,65/2,65/4,65/3,68/2 of village Balkum New S. No.:11, 12, 92, 93/2B, 23/2, 23/4, 23/5, 30/1,30/2, 30/3, 30/4, 31/1, 31/2, 31/3,31/4, 32/1A, 32/2A, 32/2B, 32/3, 33/1, 12,23/1,23/3,23/6, 25, 26, 30/5, 10/1B of village Dhokali New S.No.:</p> <p>49/1/C,50/12B/3,50/12B/2,50/13,51/1B, 51/2,51/3,52/1C,52/2,52/3,52/4,52/5,52/ 6,53/1B,53/2,53/3,53/4,53/5,53/6,53/7B, 53/8,54,55/5,55/7,55/10A,55/10B,55/11, 55/12,55/13,55/14,55/15,60/11A,60/12, 60/13,60/14,60/16,60/17,60/18,60/19,60 /20A, 104, 274/1,60/8B,60/9B,60/10A, 60/11B of village Kolshet, Thane.</p>



	a) District(s)	Thane	
	b) State(s)	Maharashtra	
	c) Latitude/Longitude	N 19°14'02.98" E 72°59'21.77"	
5	Address of correspondence		
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Atul Jangam <b>Lodha Developer Thane Pvt. Ltd.</b> (Formerly Known as Ishwer Reality & Technologies Pvt. Ltd.) 412, Floor- 4, 17G , Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400001. Tel: 022- 23024400 Email: atul.jangam@lodhagroup.com	
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above	
6	Salient features		
	a) of the Project	Project will be comprised of 63 Nos of Residential Buildings, 5 Commercial Building and 2 Multi Level car Parking Building and 3 club Houses ( Total 73 wings)	
	b) of the Environmental Management Plan	Total sewage treatment plant capacity: 8000 m <sup>3</sup> Total 29 nos of rainwater harvesting tanks of total capacity 2779 m <sup>3</sup> will be provided.	
7	Breakup of the project area		
	a) submergence area : forest & non-forest	NA	
	b) Others	Total Plot Area (m <sup>2</sup> ): 3,55,704.6 m <sup>2</sup>	
		FSI Area (m <sup>2</sup> )	7,39,599.32 m <sup>2</sup>
		Non- FSI Area (m <sup>2</sup> )	6,70,920.57 m <sup>2</sup>
		<b>Total Construction area (m<sup>2</sup>)</b>	<b>14,10,519.89</b>
8	Breakup of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b) Others (Please indicate whether these	N.A.	

	figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives 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.2131 Crore				
	b) Allocation made for environmental management plans with item wise and year wise break-up	<table border="1"> <tr> <td>Construction Cost</td> <td>Rs.3250 Lakhs</td> </tr> <tr> <td>Operation &amp; Maintenance Cost</td> <td>Rs.630 Lakhs/Y</td> </tr> </table>	Construction Cost	Rs.3250 Lakhs	Operation & Maintenance Cost	Rs.630 Lakhs/Y
Construction Cost	Rs.3250 Lakhs					
Operation & Maintenance Cost	Rs.630 Lakhs/Y					
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.				
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.				
	e) Actual expenditure incurred on the environmental management plans so far	N.A.				
10	Forest land requirement	No Forest Land Required.				
	a) The status of approval for diversion of forest land for non-forestry use	N.A.				
	b) The status of clearing felling	N.A.				
	c) The status of compensatory	N.A.				
	d) afforestation, if any	N.A.				
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.				
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information					
12	Status of construction	Construction started as per the EC received and plan approved by TMC				
	a) Date commencement (Actual and/or planned)	Construction work is started after getting Environmental Clearance				
	b) Date of completion (Actual and/or planned)					
13	Reasons for the delay if the project is yet to start	N.A				

14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site visit by official of MoEF Regional Office, Nagpur on 20.06.2017
	b) Date of site visit for this monitoring report	20.06.2017.
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	<p>Environmental Clearance vide letter F. No. 21-65/2014-IA.III Dated 15 April 2015 from MoEF</p> <p>The EC was obtained in the name of Ishwer Reality &amp; Technologies Pvt. Ltd.</p> <p>Letter for Name change to Lodha Developers Thane Pvt. Ltd vide letter. dt.17/04/2017.(letter is attached)</p> <p>Amendment in EC SEIAA-EC-0000000343 dated.15 June 2018 from govt. of Maharashtra.</p>

**PRESENT STATUS OF PROPOSED RESIDENTIAL STATE-  
MAHARASHTRA**

- EC No.** : Environmental Clearance vide  
F. No. 21-65/2014-IA.III dated 15.04.2015  
Amendment in EC SEIAA-EC-0000000343 dated.15.06.2018
- Project name** : Proposed Modernization/ Expansion of Residential cum  
Commercial project
- Project location** : S. No. 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9,  
63/10A, 63/10B, 64/1, 64/2,64/3, 64/4, 64/5, 64/6, 64/7, 64/8,  
64/9,66,67,68/1, 68/2, 68/3, 69/1, 69/2, 69/3,69/4A,69/5,73/6,  
65/1, 65/5, 59/1, 61, 65/4, 60, 68/4, 68/5, 69/4B, 69/6, 70/1, 70/2,  
70/3, 70/4, 70/5,70/6,70/7, 70/8, 70/9, 70/10, 71/1, 71/2, 71/3,  
71/4, 71/5, 71/6, 71/7,71/9,72/1,72/2,72/3,72/4,72/5,72/6,72/7,  
72/8, 72/9, 73/1,73/2,73/3,73/4,73/5,73/7,65/2,65/4,65/3,68/2 of  
village Balkum New S. No.:11, 12, 92, 93/2B, 23/2, 23/4, 23/5,  
30/1,30/2, 30/3, 30/4, 31/1, 31/2, 31/3,31/4, 32/1A, 32/2A, 32/2B,  
32/3, 33/1, 12, 23/1,23/3,23/6, 25, 26, 30/5, 10/1B of village  
Dhokali New S. No.:  
49/1/C,50/12B/3,50/12B/2,50/13,51/1B,51/2,51/3,52/1C,52/2,52/  
3,52/4,52/5,52/6,53/1B,53/2,53/3,53/4,53/5,53/6,53/7B,53/8,54,5  
5/5,55/7,55/10A,55/10B,55/11,55/12,55/13,55/14,55/15,60/11A,6  
0/12,60/13,60/14,60/16,60/17,60/18,60/19,60/20A, 104, 274/1,  
60/8B, 60/9B, 60/10A, 60/11B of village Kolshet,  
Thane274/1,60/8B,60/9B, 60/10A,60/11B of village Kolshet,  
Thane.
- Developer name** : Lodha Developers Thane Pvt. Ltd.  
Formerly known as ISWER REALTY & TECHNOLOGIES PVT  
LTD.
- Developers address** : 412, Floor- 4, 17G , Vardhaman Chamber, Cawasji Patel Road,  
Horniman Circle, Fort, Mumbai – 400001.  
Tel: 022- 23024400.

**Project Status**

Plot	Wing	Permission obtained	C.C. obtained	Status on site
C	Q1(W1)	Ground + 27 Floors	Ground + 27 Floors	OC Obtained
	P1(W2)			
	Q2(W3)			
	P2(W4)			
	Q3(W5)			
	Q11(W7)			
	P11(W8)			
	Q10(W9)			
	P10(W10)			
	Q9(W11)			
	P13(W13)			
	Q13(W12)			
	Q14(W14)			
	P14(W15)			
	Q15(W16)			
	W17R	Ground + 29 Floors	Ground + 29 Floors	OC Obtained
	W18R			
	W19R			
	W20	Ground + 29 Floors	Ground + 29 Floors	OC Obtained
	W21	Ground + 29 Floors	Ground + 29 Floors	OC Obtained
	W06	Ground + 29 Floors	Ground + 29 Floors	OC Obtained
	W22	Ground + 29 Floors	Ground + 29 Floors	OC Obtained
	W23	Ground + 29 Floors	Ground + 29 Floors	RCC Completed External, internal plastering & finishing work is in progress
	W24	Ground + 39 Floors	Ground + 39 Floors	28 <sup>th</sup> floors Completed
	W25	Ground + 39 Floors	Ground + 39 Floors	13 <sup>th</sup> Floors completed
	W26R	Ground + 29 Floor	Ground + 29 Floor	OC Obtained
	W27R			
	W28			

	W29			
	W30			
	W31			
	W32			
	W33			
	W34			
	W35			
	W36			
	W37			
	W38	Ground + 29 Floors	Ground + 29 Floors	RCC Completed External, internal plastering & finishing work is in progress
	W39	Ground + 29 Floors	Ground + 29 Floors	
	W40	Ground + 29 Floors	Ground + 29 Floors	
	W41	Ground + 39 Floors	Ground + 39 Floors	28 <sup>th</sup> floors Completed
	W42	Ground + 39 Floors	Ground + 39 Floors	28 <sup>th</sup> floors Completed
	W43	Ground + 39 Floors	--	C.C. not obtained. Work not yet started.
	W44	Ground + 39 Floors	--	C.C. not obtained. Work not yet started.
	W45	Ground + 29 Floors	Ground + 29 Floors	OC Obtained
	W46	Ground + 29 Floors	Ground + 29 Floors	OC Obtained
	W47	Ground + 1Floor	-	C.C. not obtained. Work not yet started.
	W48	Ground + 1Floor	-	C.C. not obtained. Work not yet started.
	W49	Ground + 36 Floors	-	C.C. not obtained. Work not yet started.
	W50	Ground + 39 Floors	Ground + 39 Floors	26 <sup>th</sup> floors Completed
	MLCP	LG/Shops + UG + 12 <sup>th</sup> Floor	LG/Shops + UG + 12 <sup>th</sup> Floor	Part OC obtained
<b>Plot C</b>	Main Club House	Ground + 1 <sup>st</sup> Floor	Ground + 1 <sup>st</sup> Floor	OC obtained
	Fitness Center	Basement + Ground Floor	Basement + Ground Floor	Completed

	Recreation Hall	1 & 2 (On Gr. Flr)	1 & 2 (On Gr. Flr)	Completed
	Commercial Building	LG + UG + 1 + 6 floors	LG + UG + 1 + 6 floors	OC Obtained
	Commercial Building 2	LG + Ground + 20 <sup>th</sup> floors	LG + Ground + 20 <sup>th</sup> floors	Footprint Changed and building redesigned. Work not yet started.
<b>Plot B1</b>	Bldg A	B1 + GR + P1 + P2 + P3 + P4 + 9th Floor	B1 + GR + P1 + P2 + P3 + P4 + 9th Floor	OC Obtained
	Bldg B	B1 + GR + P1 + P2 + P3 + P4 + 9th Floor	B1 + GR + P1 + P2 + P3 + P4 + 9th Floor	OC Obtained
<b>Plot B2</b>	Tower 1	Ground/ Stilt + 23 floor	Ground/ Stilt + 23 floor	3 <sup>rd</sup> floor completed
	Tower 2	Ground/Stilt + 11 floor	Ground/Stilt + 11 floor	Work not yet started
	Tower 3	Ground/ Stilt	-	C.C. not obtained Work not yet started
	Tower 4	Stilt / Ground + 1 <sup>st</sup> to 7 <sup>th</sup> (part Parking + Part Res.) + 8 <sup>th</sup> + 23 <sup>rd</sup> floor	Stilt / Ground + 1 <sup>st</sup> to 7 <sup>th</sup> (part Parking + Part Res.) + 8 <sup>th</sup> + 23 <sup>rd</sup> floor	Plinth is in progress
	MLCP	Basement + Ground + 6 <sup>th</sup> floor	Basement + Ground + 6 <sup>th</sup> floor	
<b>Plot A</b>	C	B1 + B2 + Stilt/Gr Floor	B1 + B2 + Stilt/Gr Floor	Work not yet started
	D	B1 + B2 + Stilt/Gr. Floor	B1 + B2 + Stilt/Gr Floor	Work not yet started
	G	B1 + B2 + 4 <sup>th</sup> Floor	B1 + B2 + 4 <sup>th</sup> Floor	1 <sup>st</sup> floor completed
	H	B1 + B2 + Stilt/Gr + 1 <sup>st</sup> to 7 <sup>th</sup> floor	B1 + B2 + Stilt/Gr + 1 <sup>st</sup> to 7 <sup>th</sup> floor	RCC Completed
	J	B2 + Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	B2 + Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	OC Obtained
	K	B2 + Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	B2 + Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	OC Obtained
	Tower 1,3& 4	Stilt + 1st Floor	Stilt + 1st Floor	Work not yet started
	Tower – 2	Stilt + 1st Floor	---	Work not yet started
	Fitness Center/Club House	Ground + 1 <sup>st</sup> Floor	Ground + 1 <sup>st</sup> Floor	OC Obtained

**Compliance to Environmental Clearance vide letter F. No. 21-65/2014-IA.III dated 15 April 2015 from MoEF&CC and Amendment in EC SEIAA-EC-0000000343 dated.15.06.2018.**

Sr. No.	EC Conditions	Compliance Status
<b>SPECIFIC CONDITIONS</b>		
<b>I</b>		
<b>General Conditions</b>		
i)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted The E-waste has been handed over to e-waste management vendor authorized by MPCB.
ii)	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.	We agree
iii)	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.	The project is outside ESZ of SGNP.
iv)	PP has to abide by the conditions stipulated by SEAC& SEIAA.	We agree
v)	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Building plans are approved by TMC as per local norms.



vi)	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.	<p>Consent to establish was obtained from the Maharashtra Pollution Control Board vide letter No. BO/CAC-Cell/EIC-TN-PN-5792-15/E/CAC-5790 dated 16.05.2015.</p> <p>Consent to establish No. Format1.0//UAN No.0000122654/CE/2207001701 dated 31/07/2022</p> <p><b>List of Consent to Operate are as follows:</b></p> <p>Consent for Part – I Format 1.0/BO/CAC-Cell/UAN No. 0000035461/CO(part)/CAC-1903001370 dated 25.03.2019</p> <p>Consent for Part – II Format 1.0/BO/CAC-Cell/UAN No. 0000053724/ CO (part-II)/CAC-1903001373 dated 25.03.2019</p> <p>Format 1.0/BO/CAC-Cell/UAN No. 0000075344/ CO - 1911001091 dated 26.11.2019</p> <p>1<sup>st</sup> Consent to Operate (part –III) Format 1.0/BO/CAC-cell/UAN no.64056/CC (part-III)/CAC-1905000844 dated 16.05.2019.</p> <p>1<sup>st</sup> Consent to Operate (part –IV) Format 1.0/CAC-CELL/UAN No.0000075344/Co-1911001091 dated 26.11.2019.</p>
vii)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Temporary sanitation with separate toilets with septic tanks, soak pits for labours are provided on the site.
viii)	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Noted. We have provided all necessary facilities like drinking water and sanitary facilities to the workers.

ix)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated are properly collected and segregated at site. During construction phase solid waste is handed over to authorized vendor.
x)	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.	The construction waste is disposed as per TMC guidelines. All safety precautions have been taken on the site. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures are taken.
xi)	Arrangement shall be made that waste water and storm water do not get mixed.	The Storm water drains and sewer lines are separately provided on site. This arrangement shall ensure that storm water and sewage will not mix.
xii)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The top soil could not be preserved on site as there was earlier industry. We have signed the MoU with TSDF for the removal of contaminated soils and safe disposal. MPCB had granted NOC vide letter no: MPCB/RO(HQ)/HW-Disposal/K/B-2036 dated 28.04.2015 for the disposal of contaminated soil to Mumbai Waste Management Limited(MWML).
xiii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour.
xiv)	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	The landscape is developed considering CPCB guidelines. The tree species planted are of local variety. Around 500 no of trees planted on site.

xv)	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 and water samples are tested from MoEF recognized laboratory. Copy of report is attached We are not using the ground water for construction as well as operational phase.
xvi)	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Such types of wastes are not anticipated in this activity. However, all possible measures were taken to avoid contamination of water bodies/streams.
xvii)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Project being residential real estate, no hazardous waste is expected during construction and operation phase.
xviii)	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.	The D. G. set is enclosed type and as per CPCB norms.  Plot C- MLCP 600KVA Retail- 650KVA Cluster 1-600KVA Cluster 2-600KVA Cluster 3-600KVA Cluster 4-600KVA Cluster 7-600KVA Cluster 8-600KVA STP-400KVA CLUBHOUSE-400KVA Construction-750KVA  Plot B- Tower A(DG1)- 1500KVA Tower A(DG2) - 1700KVA  Tower B(DG1)-1010KVA Tower B (DG2)-1500KVA Plot A-Club House-600KVA Tower J,H-650KVA Construction-400KVA capacity of DG is installed on site

xix)	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The diesel is procured as and when required. No diesel is stored on site.
xx)	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.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used.  Adequate parking space is made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
xxi)	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	The noise levels as well as air quality was monitored from MoEF recognized laboratory.  Copy of the reports is attached
xxii)	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Ready mix concrete with fly ash is used in the construction.
xxiii)	Ready mixed concrete must be used in building construction.	Ready mix concrete is used for building construction.
xxiv)	Storm water control and its re-use as per CGWB and BIS standards for various applications.	The provision of Roof top rain water harvesting through collection tank is made. The stored water is utilized for flushing purpose. The overflow of the tank is connected to the Municipal Storm Water drains. The Storm water drains are constructed as per approval.

xxv)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Complying the same by use of pre-mixed concrete, curing agents and other best practices in NBC.
xxvi)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	We are not using the ground water for construction and operational phase. We have tested drinking water sample from MoEF recognized laboratory and report of the same is attached.
xxvii)	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	<p>STP is certified by an independent expert and a report in this regard will be submitted to the Ministry before the project is commissioned for operation.</p> <p>Sewage is treated up to tertiary level. The treated sewage is reused for gardening and flushing purpose.</p> <p>Total three STP's are provided on site 4.3 MLD and 600 KLD. These STPs in operational phase Temporary STP of 200 KLD is commissioned.</p>
xxviii)	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	We are not using ground water in the project.
xxix)	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Dual plumbing line is provided for separation of black and grey water. Dual plumbing lines are used for recycled water and fresh water.

xxx)	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.	Water efficient sanitary features include showers, low flush, dual cistern is provided.
xxxii)	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	The use of glass is less than 40% to reduce the electricity consumption and load on air-conditioning.
xxxiii)	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Noted. Roof meets the prescriptive requirement as per Energy Conservation Building Code
xxxiiii)	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Solar street lights and solar hot water system are provided Total of around 1040 Nos of PV panels are installed on site.
xxxv)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the	We will comply to above & make necessary arrangements.  The DG sets is provided as emergency back for lift, common area, pumps etc.  The DG set shall confirm the guidelines prescribed by CPCB

	<p>combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.</p>	<p>and rules made under the Environment (Protection) Act 1986.</p> <p>Mention no of DG and its capacity</p> <p>MLCP 600KVA Retail- 650KVA Cluster 1-600KVA Cluster 2-600KVA Cluster 3-600KVA Cluster 4-600KVA Cluster 7-600KVA Cluster 8-600KVA STP-400KVA CLUB HOUSE-400KVA Construction-750KVA</p> <p>Tower A(DG1)- 1500KVA Tower A(DG2) - 1700KVA</p> <p>Tower B(DG1)-1010KVA Tower B (DG2)-1500KVA</p> <p>Club House-600KVA Tower J,H-650KVA Construction-400KVA</p>
<p>xxxv)</p>	<p>Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.</p>	<p>The noise levels are monitored regularly from MoEF recognized laboratory.</p> <p>The barricading has been provided at site.</p> <p>Copy of the report is attached</p>
<p>xxxvi)</p>	<p>Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.</p>	<p>Entry &amp; exit to the proposed project are located in such way that it won't affect traffic on the adjoining roads. In project layout proper 6m and 9m driveway has been provided. We have provided the parking as per the local authority norms for completed buildings. Also</p>

		sufficient parking is provided.
xxxvii)	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	The buildings are not air-conditioned, these are Residential buildings hence ECBC code is not applicable in the instant case. However, we have used 6" AAC blocks (Autoclaved Aerated Concrete Blocks) and additional 2" of plaster resulting in the U value of 0.56 w/m <sup>2</sup> °k for the effective insulation against the Heat gain.
xxxviii)	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Complied as per the local norms.  The Buildings have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation to the premises
xxxix)	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.	The Regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
xl)	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.	We have obtained Amended Environmental Clearance vide letter No. F. No. 21-65/2014-IA.III Dated 15 April 2015 from MoEF & CC and Amendment in EC vide letter no Amendment In EC SEIAA-EC-0000000343 dated.15 June 2018
xli)	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	We have submitted all six monthly compliance reports to Environment Department Mantralaya, MPCB and Regional office, MoEF, Nagpur.



<p>xlii)</p>	<p>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 in Para 2. Prior certification from appropriate authority shall be obtained.</p>	<p>STP, green belt facilities are already developed on site for OC granted buildings.</p>
<p>xliii)</p>	<p>Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.</p>	<p>Wet garbage is treated by Organic Waste Converter and treated waste (manure) is utilized in the existing premises for gardening. And, no wet garbage is being disposed outside the existing premises.</p> <p>2 x 750 Kg/d capacity of the OWC is provided on site for management of organic waste management.</p>
<p>xliv)</p>	<p>Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.</p>	<p>Noted</p>
<p>xlv)</p>	<p>A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.</p>	<p>We have submitted all the project details and plans to MPCB while applying to Consent to Establish and operate</p>
<p>xlvi)</p>	<p>In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.</p>	<p>Noted</p> <p>We have amended the EC Vide SEIAA-EC-0000000343 dated.15 June 2018.</p>
<p>xlvii)</p>	<p>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</p>	<p>Separate funds allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up is attached.</p>

xlvi)	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Separate funds allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up is attached.
xlix)	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	The advertisement was given in local newspapers
i)	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.	We have submitted the compliance report to the Regional office, MoEF Nagpur, MPCB and Environmental Department Mantralaya.
ii)	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.	Noted
iii)	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	We will upload the status of compliance of the stipulated EC conditions, including results of monitored data.  The monitoring report was submitted along with

	respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Compliance reports to Regional office MoEF, Nagpur, MPCB Environmental Department Mantralaya.
liii)	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	The monitoring report was submitted along with Compliance reports to Regional office MoEF, Nagpur, MPCB and Environment Department Mantralaya.
liv)	The environmental statement for each financial year ending 31 <sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted and complied
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.	There are no litigations pending against this project.
5.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke	We agree

	or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	
6.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	We agree
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	Noted
8.	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted We have obtained Environmental Clearance vide letter No. F. No. 21-65/2014-IA.III Dated 15 April 2015 from MoEF & CC and Amendment in EC vide letter no SEIAA-EC-0000000343 dated.15 June 2018.
9.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	We agree
10.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune),New Administrative Building, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted
14.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to	Noted

	<p>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 &amp; CC by e-mail.</p>	
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**ANNEXURE-I**

**PROJECT DETAILS**

**Name and address of the project proposed:**

Proposed Modernization/Expansion of Residential cum Commercial project at village Balkum, Dhokali, Kolshet Thane (W). by **LODHA DEVELOPERS THANE PVT. LTD.**

**(Formerly Known as Ishwer Realty and Technologies Pvt. Ltd.,)**

**Project Proposal:**

**AREA STATEMENT WITH PARKING DETAILS:-**

<b>Sr. Nos.</b>	<b>LAND AREA</b>	<b>Area (m<sup>2</sup>)</b>
1.	Total plot Area	3,55,704.60
2.	F.S.I.	7,39,599.32
3.	Non F.S.I.	6,70,920.57
4.	Total construction BUA	14,10,519.89

**ANNEXURE-II**

**WATER BALANCE STATMENT:**

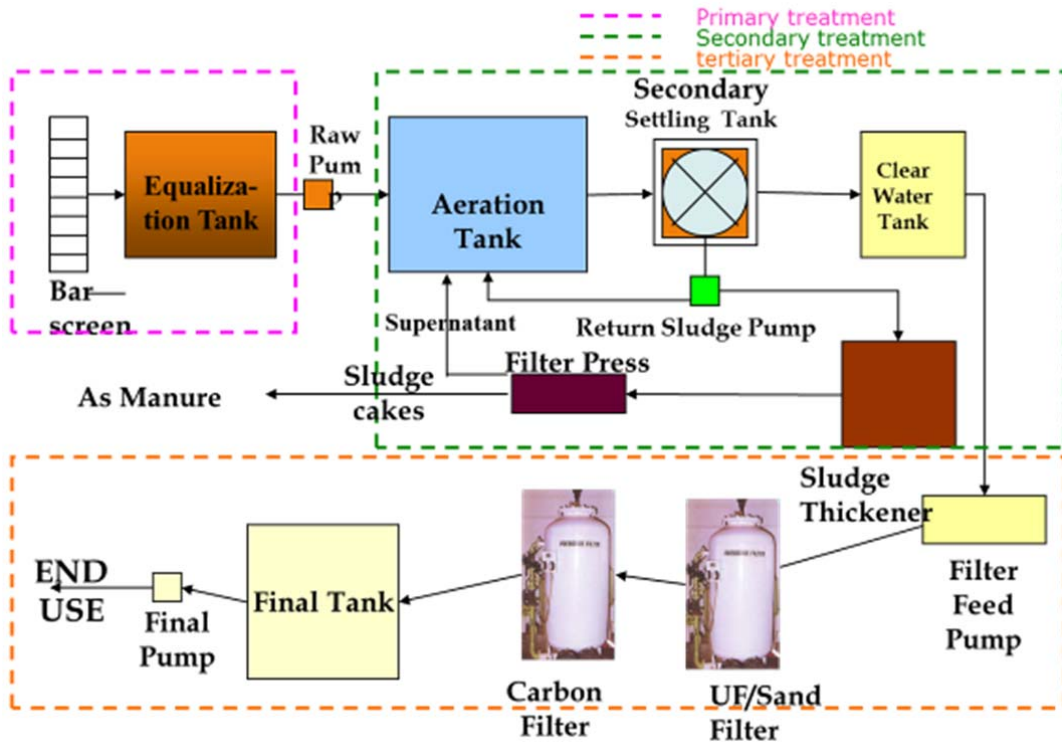
<b>Sr.no.</b>	<b>Particulars</b>	<b>Quantity</b>
1	Total water requirement	8246 KLD
2	Waste water generation	7648 KLD
3	Water used Flushing	2864 KLD
4	Water used for gardening	557 KLD

**ANNEXURE-III**

**SEWAGE TREATMENT PLANT DETAILS:**

Generated sewage will be treated in to the sewage treatment plant of capacity 8000 m<sup>3</sup>/day.

**Treatment Process:**



**Flow Sheet for Moving MBBR**

Plot	Sewage Generation	Capacity KLD
A	1925	2000
B	375	550
C	5348	5450
	<b>7648</b>	<b>8000</b>



## **SOLID WASTE GENERATION**

- Construction debris are recycled and utilized on the same site for filling of low lying area and surplus will be disposed of at proper site as per norms.
- Total solid waste generation of Residential area is 30,599 Kg/day.
- The bio-degradable waste around 18,359 kg/d will be treated in Organic waste convertor and Non- biodegradable waste generated 12,240 kg/d will be handed over to authorized local vendor.
- Segregation of dry and wet garbage will be done at source. Dry garbage as inert/recyclable waste such as plastics, glass, metals, rubber will be segregated and handed over to T.M.C.
- Dried sludge from STP will be used as manure.

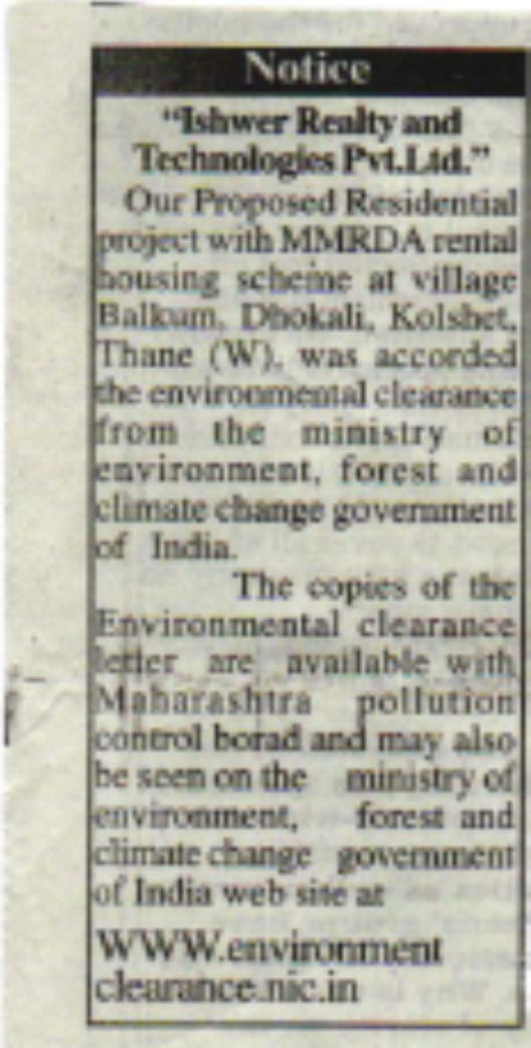
**ANNEXURE-IV**

**ENERGY CONSERVATION MEASURES:**

- Efficient wall systems like solid blocks with fly ash content
- Energy efficient lighting using T5 lamps, CFLs in flats and LEDs in Lift Lobby, Toilets & Core area Passages
- Solar lighting on street and RG area
- Solar hot water system to all buildings
- Controlling to lights through motion sensors and day light sensors
- Use of high energy efficient pumps for fire fighting, UG tanks and STP
- Solar street lights are proposed for common areas such as open spaces, pathways, RG etc.

ANNEXURE-V

ADVERTISEMENT



**ANNEXURE-VI**

**Environnement Management Plan :**

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
1.	Water	Water contamination	<b><u>Construction Phase</u></b>		
			<ul style="list-style-type: none"> <li>Domestic waste water from workers</li> </ul>	<ul style="list-style-type: none"> <li>Septic tank with soak pit is provided</li> <li>STP is provided</li> </ul>	<ul style="list-style-type: none"> <li>No adverse impact</li> </ul>
			<ul style="list-style-type: none"> <li>Surface runoff from site.</li> </ul>	<ul style="list-style-type: none"> <li>Silt traps and diversion ditches are be constructed to control surface run off.</li> </ul>	<ul style="list-style-type: none"> <li>No adverse impact</li> </ul>
			<b><u>Operation Phase</u></b>		
			<ul style="list-style-type: none"> <li>Discharge of domestic wastewater.</li> </ul>	<ul style="list-style-type: none"> <li>Generated sewage will be transferred to STP for its treatment Sewage Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li>No adverse impact</li> </ul>
			<ul style="list-style-type: none"> <li>Surface runoff from site</li> </ul>	<ul style="list-style-type: none"> <li>Rain water harvesting – ground water recharging will be done through Ring wells thereby prevent run off and facilitate water percolation.</li> </ul>	<ul style="list-style-type: none"> <li>Positive impact.</li> </ul>
2.	Air Quality	Dust Emission	<b><u>Construction Phase</u></b>		
			<ul style="list-style-type: none"> <li>Construction activities</li> </ul>	<ul style="list-style-type: none"> <li>Dust mask are provided to prevent worker exposure of dust.</li> <li>Barricading the site periphery by tin sheets.</li> <li>Sprinkling of water is done for dust suppression.</li> </ul>	<ul style="list-style-type: none"> <li>Temporary &amp; insignificant impact.</li> </ul>
		Gaseous emissions of pollutants i.e. SPM, SO <sub>2</sub> , NO <sub>x</sub> and HC	<ul style="list-style-type: none"> <li>Construction equipments and vehicular movement.</li> </ul>	<ul style="list-style-type: none"> <li>Periodic maintenance of construction equipment's is regularly done.</li> <li>Regular checking of heavy vehicle checked for PUC certificate.</li> </ul>	<ul style="list-style-type: none"> <li>Temporary &amp; insignificant impact.</li> </ul>


Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
		Gaseous emissions of SPM, SO <sub>2</sub> , NO <sub>x</sub> and HC.	<u>Operation Phase</u> <ul style="list-style-type: none"> <li>DG Set</li> </ul>	<ul style="list-style-type: none"> <li>Applicable height of stack is given. Also it is operated only during absence of the normal electricity.</li> </ul>	No significant impact
			<ul style="list-style-type: none"> <li>Emissions from vehicular traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Adequate wide approach road is provided for smooth vehicular movement.</li> <li>Road side plantation will further act as sink to gaseous emission.</li> </ul>	No significant impact
3.	Noise	Increase in noise level.	<u>Construction Phase</u> <ul style="list-style-type: none"> <li>Operation of construction equipment's and vehicular movement.</li> </ul>	Use of well-maintained equipment fitted with silencers.	No significant impact.
				Providing noise shields near the heavy construction operations.	
				Noisy operations is carried out during day time only.	
				Ear plug and muffs are provided to workers.	
			<u>Operation Phase</u> <ul style="list-style-type: none"> <li>Vehicles movement</li> <li>D.G. sets operations</li> </ul>	Wide road and ample parking space will be provided to reduce vehicular noise No significant noise pollution.	No significant impact No impact.
4.	Land	Land contamination by construction debris and solid waste.	<u>Construction Phase</u> <ul style="list-style-type: none"> <li>Disposal of construction debris &amp; solid waste.</li> </ul>	<ul style="list-style-type: none"> <li>Construction debris is collected and used for leveling the site.</li> <li>Solid waste from labours use will be collected in collection bins.</li> <li>Biodegradable waste is treated in Mechanical composting units.</li> <li>Non-biodegradable waste is given to vendor for disposal.</li> </ul>	No significant Impact.
			<ul style="list-style-type: none"> <li>Excavated soil</li> </ul>	Top soil is used for landscaping.	No significant

Compliance Report for Residential & Commercial Project at Balkum, Thane

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
					impact.
			<ul style="list-style-type: none"> <li>• Metallic waste</li> </ul>	Metallic waste is sold to vendors for reprocessing.	No significant Impact.
			<b>Operation Phase</b> <ul style="list-style-type: none"> <li>• Municipal solid waste like rubbish, paper, plastic garbage etc.</li> </ul>	Efficient solid waste collection and storage facility is proposed.	No significant impact
				Segregation of waste as biodegradable and non-biodegradable waste will be done.	Compost material will be used as manure in landscaping.
				Biodegradable waste will be treated by Mechanical Composting while non-biodegradable waste will be given to approve vendors for disposal.	
5.	Ecology	No significant Impact	<b>Construction Phase</b> <ul style="list-style-type: none"> <li>• Site Development during construction</li> </ul>	<ul style="list-style-type: none"> <li>• 85 trees on site</li> </ul>	<ul style="list-style-type: none"> <li>• -</li> </ul>
			<b>Operational Phase</b> <ul style="list-style-type: none"> <li>• Increase of green cover</li> </ul>	<ul style="list-style-type: none"> <li>• Suitable green belt will be developed as per landscaping plan at site.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
6.	Traffic Pattern	Increase of vehicular movements	<b>Construction Phase</b> <ul style="list-style-type: none"> <li>• Heavy Vehicular movement at site</li> </ul>	<ul style="list-style-type: none"> <li>• Heavy Vehicular movement is to daytime only and adequate parking facility is provided.</li> </ul>	--
			<b>Operational Phase</b> <ul style="list-style-type: none"> <li>• Traffic due to commercial once the site is operational</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular movement will be regulated inside the site with adequate roads and parking.</li> </ul>	
7.	Socio-Economic	Increase in Job opportunities	<b>Construction Phase</b> <ul style="list-style-type: none"> <li>• Job opportunities for the local residents</li> </ul>	Project will provide direct and indirect employment	<ul style="list-style-type: none"> <li>• Opportunities to local people in terms of labour</li> </ul>

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls through EMP and Design	Impact Evaluation
			<p><b><u>Operational Phase</u></b></p> <ul style="list-style-type: none"> <li>• Business opportunity for local residents like vegetable vendors, milk suppliers, shopkeepers, etc</li> </ul>		<p>during construction and service personnel during operational</p>

**ANNEXURE-VII : LETTER OF NAME CHANGE**

  
GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Office of the Registrar of Companies  
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

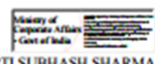
**Certificate of Incorporation pursuant to change of name**  
*[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]*

Corporate Identification Number (CIN): U45200MH2012PTC235599

I hereby certify that the name of the company has been changed from ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED to LODHA DEVELOPERS THANE PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.


Company was originally incorporated with the name ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED.

Given under my hand at Mumbai this Seventeenth day of April two thousand seventeen.

  
TRUPTI SUBHASH SHARMA  
Registrar of Companies  
RoC - Mumbai

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Mailing Address as per record available in Registrar of Companies office:  
LODHA DEVELOPERS THANE PRIVATE LIMITED  
412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai,  
Mumbai City, Maharashtra, India, 400001







## ANALYSIS REPORT FOR AMBIENT AIR QUALITY

<b>Name of the Client:</b>  LODHA DEVELOPERS PRIVATE LIMITED (FORMERLY KNOWN AS ISHWER REALTY & TECHNOLOGIES PVT. LTD.) AT VILLAGE- BALKUM, DHOKALI, KOLSHET TALUKA & DISTRICT THANE - MAHARASHTRA	<b>Report Date</b>	: 28.03.2023			
	<b>Report No</b>	: NIL/OT/03/23/222			
	<b>Reference</b>	: Verbal Discussion			
	<b>Date of Sampling</b>	: 22.03.2023			
	<b>Date of Analysis</b>	: 23.03.2023			
	<b>Duration of Monitoring</b>	: 8 Hours			
	<b>Sampling Location</b>	: Project Site			
	<b>Sampling done by</b>	: Pristine Consultants			
	<b>Sampling Procedure</b>	: N(I) L/AIR/SOP-12/13/14			
<b>RESULT</b>					
Sr. No	Parameters	Result	NAAQS Limits	Unit	Method
1	Particulate Matter (PM10)	75.5	100	$\mu\text{g}/\text{m}^3$	IS 5182(part 23): reaffirmed : 2017
2	Particulate Matter (PM2.5)	30.8	60	$\mu\text{g}/\text{m}^3$	Lab SOP No.NIL/AIR SOP/03,based on CPCB Guideline Volume-1: 2011
3	Sulphur Dioxide (SO2)	28.7	80	$\mu\text{g}/\text{m}^3$	IS 5182 Part 2, reaffirmed: 2017
4	Nitrogen Dioxide (NOX)	45.6	80	$\mu\text{g}/\text{m}^3$	IS 5182 Part 6, reaffirmed: 2017

For NETEL (INDIA) LIMITED

  
Lab Incharge





### ANALYSIS REPORT FOR AMBIENT NOISE

<b>Name of the Client:</b>	<b>Report Date</b> : 28.03.2023
<b>LODHA DEVELOPERS PRIVATE LIMITED</b> <b>(FORMERLY KNOWN AS ISHWER REALTY &amp; TECHNOLOGIES PVT. LTD.)</b> AT VILLAGE- BALKUM,DHOKALI, KOLSHET TALUKA & DISTRICT THANE - MAHARASHTRA	<b>Report No</b> : NIL/OT/03/23/223
	<b>Reference</b> : Verbal Discussion
	<b>Date of Monitoring</b> : 22.03.2023
	<b>Sample Details</b> : Noise Monitoring level
	<b>Sampling done by</b> : Pristine Consultants
<b>Sampling Procedure</b> : As per the Reference method	

#### RESULT

Sr. No	Location	Result dB(A)Day	Result dB(A)Day	Ambient Noise Standard s in dB(A)	Method
1	Project Site	55.2	45.3	55*/45*	IS 9876:1981 & Manufacturer Manual, WI/S/5/35&36, Issue no. 3, Issue date 10.04.2014

**Remark:**

Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)

Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)

As per Code of practice for Controlling Noise prescribed by Noise Pollution Committee from Sources other than Industries and Automobiles, the maximum noise levels near the construction site should be limited to 75 dB(A) Leq (5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.<http://envfor.nic.in/citizen/specinfo/noise.html>

For NETEL (INDIA) LIMITED

*Asce*  
Lab Incharge



MoEF Recognized Laboratory





### ANALYSIS REPORT FOR WATER

<b>Name of the Client:</b>	<b>Report Date</b> : 28.03.2023
<b>LODHA DEVELOPERS PRIVATE LIMITED</b> (FORMERLY KNOWN AS ISHWER REALTY & TECHNOLOGIES PVT. LTD.) AT VILLAGE- BALKUM,DHOKALI, KOLSHEET TALUKA & DISTRICT THANE - MAHARASHTRA	<b>Report No</b> : NIL/OT/03/23/224
	<b>Reference</b> : Verbal Discussion
	<b>Date of Sampling</b> : 22.03.2023
	<b>Date of Analysis</b> : 23.03.2023
	<b>Test Location</b> : Project Site
	<b>Sampling done by</b> : Pristine Consultants
	<b>Sampling Procedure</b> : IS 3025 (P-1)

#### RESULT

Sr. No	Parameter	Result	Unit	IS desirable Limit (As per IS 10500:2012)	Method
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#### PHYSICO-CHEMICAL PARAMETERS

1	Colour	Colourless	Hazon	--	IS 3025(part4)
2	Odour	Agreeable	--	--	IS 3025(part5)
3	Taste	Agreeable	--	--	IS 3025(part 8)
4	pH	7.08	--	6.5-8.5	IS 3025 Part11:1983: RA 2017
5	Turbidity	<1	NTU	1	IS 3025 Part 10:1984RA: 2017
6	Alkalinity	104	mg/lit	200	IS 3025 part 23: 1986RA-2019
7	Total Hardness	142	mg/lit	200	IS 3025 (Part 21): 2009 EDTA method, RA: 2019
8	Total Dissolved Solids	158	mg/lit	500	IS : 3025 (Part 16):1984, RA 2017
9	Chloride	18.2	mg/lit	250	IS 3025 (part 32):1988, RA: 2019
10	Calcium	6.4	mg/lit	75	IS 3025( part 40):1991, EDTA method, RA:2019
11	Magnesium	2.2	mg/lit	30	IS 3025(part 46):1999, RA: 2019
12	Sulphate	BDL	mg/lit	200	IS 3025 (Part 24): 1988,RA: 2019
13	Copper	BDL	mg/lit	0.05	APHA 3111 B, 23rd Edition Additional Air-Acetylene flame AAS method:2017
14	Nitrate	BDL	mg/lit	45	IS : 3025 ( Part 34) :1988, RA 2019

#### BACTERIOLOGICAL TEST

15	Total Coliform	Absent	MPN/100ml	ABSENT	IS 1622
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**BDL** : Below Detectable Limit

**Remark** : Test results related only to the sample tested.

: The Complaint register is available with the laboratory as per Environment protection act 1986.

For NETEL (INDIA) LIMITED

*Asree*  
Lab Incharge





# ANALYSIS REPORT FOR SOIL Netel (India) Limited

<b>Name of the Client:</b>	Report Date : 28.03.2023
<b>LODHA DEVELOPERS PRIVATE LIMITED</b> (FORMERLY KNOWN AS ISHWER REALTY & TECHNOLOGIES PVT. LTD.) AT VILLAGE- BALKUM, DHOKALI, KOLSHET TALUKA & DISTRICT THANE - MAHARASHTRA.	Report No : NIL/OT/03/23/225
	Reference : Verbal Discussion
	Date of Sampling : 22.03.2023
	Date of Analysis : 23.03.2023
	Test Location : Project Site
	Sampling done by : Pristine Consultants
	Sampling Procedure : NIL/SOIL/SOP-11

## RESULT

Sr. No	Parameter	Result	Unit	Method
1	pH (1:5 Suspension)	7.36	--	IS 2720 Part 26 :1987
2	Moisture	3.2	%	Lab SOP No. NIL/SOP/06 Based on Manual of Soil testing in india, Ministry of Agriculture, GOI: 2011
3	Electrical Conductivity (at 250oC)	4.1	Mmhos/cm	IS 14767:2000
4	Organic Carbon	6.2	%	Lab SOP No. NIL/SOP/05 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI: 2011
5	Cation Exchange Capacity	34.6	Meq/100g m	Lab SOP No. NIL/SOP/08 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI : 2011
6	Available Nitrogen	78.2	mg/kg	APHA 4500-Norg-B, 23rd Ed 2017
7	Available Phosphorus	65.5	mg/kg	APHA 4500-P, 23rd Ed 2017
8	Available Potassium	60.4	mg/kg	Lab SOP No. NIL/SOP/10 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI : 2011
9	Sodium	2.7	mg/kg	Lab SOP No. NIL/SOP/10 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI : 2011
10	Copper	<2	mg/kg	EPA 3050 B Air- Acetylene flame AAS Method : 1996
11	Zinc	<2.5	mg/kg	EPA 3050 B Air- Acetylene flame AAS Method : 1996
12	Total Chromium	<5	mg/kg	EPA 3050 B Air- Acetylene flame AAS Method : 1996
13	Cadmium	<5	mg/kg	EPA 3050 B Air- Acetylene flame AAS Method : 1996
14	Lead	<1	mg/kg	EPA 3050 B Air- Acetylene flame AAS Method : 1996

BDL : Below Detectable Limit

Remark : Test results related only to the sample tested.

For NETEL (INDIA) LIMITED

*(Signature)*  
Lab Incharge



A Neterwala Group Company

CIN : U74999MH2003PLC142228

Office & Laboratory : W-408, Rabale MIDC, TTC Industrial Area, Navi Mumbai - 400 701.

Phone : 72080976 92 / 93 / 94 / 95 • Website : www.netel-india.com • E-mail : ems@netel-india.com

Registered office : Liberty Building, 3rd Floor, Sir Vithaldas Thackersey Marg, (New Marine Lines), Mumbai - 400 020.

