

Date: 20 June 2023

To
The CCF, Regional Office, Western Region,
Ministry of Environment, Forests & Climate Change
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

Sub: Submission of current status for construction activities at our proposed Residential Township Project.

Ref: Environmental Clearance received by SEIAA vide EC No. SEAC – 2013/ CR 62/ TC-1, Dated: 13th March 2014, F. No. SEIAA-EC-0000000169 dated 10th Feb 2018 and EC is granted for Expansion vide EC No. SEIAA-EC-0000002285 dated 25th June 2020.

Dear Sir,

With reference to above, we wish to inform you that we are establishing a Special Residential Township at Village Talegaon, Khalapur Taluka and Village Khanewale, Panvel Taluka, Dist- Raigad, State- Maharashtra. The project has been approved and granted Environmental Clearance by SEIAA, Maharashtra.

As per the condition stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for period of **October 2022 - March 2023** along with the desired information and copies of documents are as under:

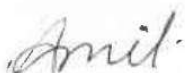
1. Data sheet
2. EC Compliance report
3. Post Environmental Monitoring Report (**October 2022 - March 2023**)

We hope the above is to your satisfaction. Please acknowledge the receipt & oblige.

Thanking you,

Yours faithfully,

For Caroa Properties LLP



Authorised Signature

Encl: a/a

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai- 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara.

DATA SHEET

1.	Project type: River-valley/Mining/Industry/Thermal/Nuclear/Other (Specify)	Residential township project																				
2.	Name of the Project	Proposed Special Residential Township at Village Talegaon, Khalapur Taluka and Village Khanewale, Panvel Taluka, Dist- Raigad, State- Maharashtra by M/s. Caroa Properties Pvt. Ltd.																				
3.	Clearance letter (s)/OM No. And Date	<ul style="list-style-type: none"> SEAC-2013/CR 62/TC-1 dated: 13th March, 2014, SEIAA-EC-0000000169 dated 10th February, 2018 & SEIAA-EC-0000002285 dated 25th June 2020. 																				
4.	Location: a) District (s) b) State (s) c) Location d) Latitude/Longitude	Raigad Maharashtra Village Talegaon, Khalapur Taluka and Village Khanewale, Panvel Taluka																				
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/telex/fax numbers)	Mr. Ankit Sidhpura M/s. Caroa Properties Pvt. Ltd. K-301, Tarapore Towers, New Link Road, Oshiwara, Andheri (W.), Mumbai-400053 Tel No. +91 - 9930231102 Email: ankit.sidhpura@godrejproperties.com																				
6.	Salient features a) Of the project	<div> <div>No. of Buildings & its configuration:</div> <table border="1"> <thead> <tr> <th>Building Name & number</th><th>Number of floors</th></tr> </thead> <tbody> <tr> <td>Residential phase 1 (3 towers)</td><td>G + 13 floors</td></tr> <tr> <td>Residential phase 2 (1 tower)</td><td>G + 10 floors</td></tr> <tr> <td>Residential phase 3 (1 tower)</td><td>G + 10 floors</td></tr> <tr> <td>Residential phase 4 (2 towers)</td><td>S + 27 floors</td></tr> <tr> <td>Residential phase 5 (7 towers)</td><td>T1: 39 floors, T2-T6: 6Pod+S+35 floors; T7: P+42 floors</td></tr> <tr> <td>Residential phase 6 (3 towers)</td><td>2B, T1 - G+ 18 floors and T2, T3 - G+ 17 floors</td></tr> <tr> <td>Residential phase 7 (1 tower)</td><td>G + 10 floors</td></tr> <tr> <td>EWS 1 (2 Towers)</td><td>S+11 Floors</td></tr> <tr> <td>EWS 2 (1 Towers)</td><td>G+13 Floors</td></tr> </tbody> </table> </div>	Building Name & number	Number of floors	Residential phase 1 (3 towers)	G + 13 floors	Residential phase 2 (1 tower)	G + 10 floors	Residential phase 3 (1 tower)	G + 10 floors	Residential phase 4 (2 towers)	S + 27 floors	Residential phase 5 (7 towers)	T1: 39 floors, T2-T6: 6Pod+S+35 floors; T7: P+42 floors	Residential phase 6 (3 towers)	2B, T1 - G+ 18 floors and T2, T3 - G+ 17 floors	Residential phase 7 (1 tower)	G + 10 floors	EWS 1 (2 Towers)	S+11 Floors	EWS 2 (1 Towers)	G+13 Floors
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	b) Of the Environmental management plans	<ul style="list-style-type: none">• Implementation of Sewage Treatment Plant and reuse of treated sewage for flushing, cooling tower and Gardening• Implementation of Solid Waste Management & Inert Waste Management• Implementation of Rainwater Harvesting• Green belt development• Use of solar energy for generation of hot water																																								
7.	Break up of the project area a) Submergence area forest and non-forest b) Others	Not Applicable as no forest land Not Applicable																																								
8.	Break up of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless	Not Applicable																																								

	laborers/artisans: SC, ST/Adivasi																														
9.	<p>Financial details:</p> <p>a) Project cost as originally planned and subsequent revised estimates and the year of price reference:</p> <p>b) Allocation made for environmental management plans with item wise and year wise break-up.:</p> <p>c) Benefit cost ratio/Internal rate of return and the year of assessment:</p> <p>d) Whether (c) includes the cost of environmental management as shown in the above</p> <p>e) Actual expenditure incurred on the project so far</p> <p>f) Actual expenditure incurred on the environmental management plans so far</p>	<p>Cost originally planned- Rs. 2918 Cr.</p> <p>Construction Phase (with Break - Up) -</p> <table><tr><th>Environmental Protection Measures</th><th>Recurring Cost per annum (Rs. In Lakhs)</th></tr><tr><td>Topsoil Management</td><td>90</td></tr><tr><td>Toilets for labour + drinking water + first aid arrangement</td><td>10</td></tr><tr><td>TOTAL</td><td>100</td></tr></table> <p>II. Operational Phase (with Break - up) -</p> <table><tr><th>Environmental Protection Measures</th><th>Capital Cost (Rs. In Lakhs)</th><th>Recurring Cost per annum (Rs. In Lakhs)</th></tr><tr><td>Sewage Treatment Plant</td><td>396</td><td>3</td></tr><tr><td>Solid Waste Management</td><td>84</td><td>2</td></tr><tr><td>Inert Waste Management</td><td>5</td><td>1</td></tr><tr><td>Rain Water Harvesting</td><td>400</td><td>25</td></tr><tr><td>Green Belt</td><td>36</td><td>4</td></tr><tr><td>Energy Saving Features + Solar Power</td><td>500</td><td>30</td></tr></table> <p>Not Applicable</p> <p>Not Applicable</p> <p>Approx Rs. 350 Cr.</p> <p>Approx Rs. 40 Cr.</p>	Environmental Protection Measures	Recurring Cost per annum (Rs. In Lakhs)	Topsoil Management	90	Toilets for labour + drinking water + first aid arrangement	10	TOTAL	100	Environmental Protection Measures	Capital Cost (Rs. In Lakhs)	Recurring Cost per annum (Rs. In Lakhs)	Sewage Treatment Plant	396	3	Solid Waste Management	84	2	Inert Waste Management	5	1	Rain Water Harvesting	400	25	Green Belt	36	4	Energy Saving Features + Solar Power	500	30
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10.	Forest land requirement: a) The status of approval for diversion of forest land for non-forestry use b) The status of cleaning felling c) The status of compensatory afforestation, if any d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience	Not Applicable Not Applicable as no forest land Not Applicable Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable
12.	Status of construction a) Date of commencement (Actual and/or planned) b) Date of completion (Actual and/or planned)	Dec 2017 Dec 2027
13.	Reason for the delay of the project is yet to start	--
14.	Dates of site visits	
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	--
	(b) Date of site visit for this monitoring report	October 2022 - March 2023
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.)	Environmental Clearance granted vide letter No. SEAC-2013/CR 62/TC-1 Dated: 13 th March, 2014 & SEIAA-EC-0000000169 dated 10 th February, 2018 & EC is granted for Expansion vide EC No. SEIAA-EC-0000002285 dated 25 th June 2020.

Thanking you,

Yours faithfully,

For Caroa Propertie

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Ref	1. EC No. SEAC-2013/CR 62/TC-1 Dated: 13 th March 2014 (Annexure - II A). 2. Amended EC granted vide letter No. SEIAA-EC-0000000169 dated 10 th February 2018 (Annexure - II B). 3. EC is granted for Expansion vide EC No. SEIAA-EC-0000002285 dated 25 th June 2020 (Annexure - II C).		
To	M/s. Caroa Properties Pvt. Ltd.		
For	Proposed Special Residential Township at Village Talegaon, Khalapur Taluka and Village Khanewale, Panvel Taluka, Dist- Raigad, State- Maharashtra by M/s. Caroa Properties Pvt. Ltd.		
Status:	The Tower-wise details up to March 2023,		
	Building Details	Work Status	Construction Area
	Residential Phase 1	3 residential towers, TOWER 1 : P + S + 13 TOWER 2: G+13 TOWER 3 : G+14 floors Completed – OC received, customer possession will start shortly.	74246.521
	RZ 4 (Existing Phase 2	2 residential towers, Tower 1 & 2 : Gr +27 each. Parking tower (MLCP) B+G+5 floors Completed .	71915.83
	MLCP	B +G +5 Floor Completed – Finishing works in progress	
	EWS 1	S+11 & S+11 Floor Completed - Finishing works in progress	14878.672
	EWS 2	G+13, Floor completed - Finishing works in progress	6495.178
	Residential Phase 5	Towers 1, 2, 3 & 4	Core & shell work is in progress

SPECIFIC CONDITIONS:		
Sr. No.	Condition	Compliance
I	PP to make provision that convenient shopping should be developed in phase-I.	We confirm that we will develop convenient shopping in Residential Zone 1.
II	PP to approach planning authority for developing sewer line, sewerage disposal	We hereby assure that we will approach the local planning authority, (MSRDC) with a

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	system. He may take up the same for planning authority under CER, if he so wishes.	request for development of external sewer line and sewerage disposal system.
III	PP stated that the project will be completed in six phases. Till the completion of last phase the project will be net zero discharge in dry season, as the treated sewage will be used for Construction of on-going phases. Local body to ensure that the project of any phase is zero net discharge from STP Or till the treated sewage is connected to commissioned sewer line & disposal system established by the planning authority.	<p>We will be developing 7 Residential Zones, 4 Commercial Zones, EWS, Public Utility, Hospital, School and other facilities in 6 phases.</p> <p>We are providing state of art sewage treatment facility to treat all sewage generated in the township and will be utilising the treated sewage for secondary uses like flushing, gardening, cooling and road washing.</p> <p>Surplus if any will be utilised for construction purpose for upcoming phases. Hence, during execution of the township project, there will be complete utilisation of treated sewage within the township.</p> <p>At the end of the last phase of our project the surplus treated sewage if any, will be connected to commissioned sewer line.</p>
IV	PP to ensure that BOD of treated water should be less than 10 mg/lit or as per standards of MPCB.	We hereby commit to ensure that BOD of treated waste water will be less than 10 mg/lit.
V	PP to use norms of RTE act / ITP regulations, which ever are more stringent in development of school building.	We undertake that development of school building will be as per norms of RTE Act / ITP regulations, whichever is approved by governing approving authority, such as MSRDC.
VI	PP to upload the design & cross section of STPs and to ensure that minimum 40% area of every STPs is open to sky for adequate ventilation.	We are submitting herewith design and cross section of STP indicating minimum 40% area open to sky for adequate ventilation.
VII	PP to provide minimum 25% electric charging points/ stations in parking areas.	We will endeavour to provide requisite electrical charging stations of townships visitor parking with adequate electric charging points / stations. Alternatively, we

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		will explore to provide charging station in the township.
VIII	PP to lay sewer network, storm water drainage network, water supply lines, ducts for telecom, optic fibre, cooking gas pipelines and other utilities along the length of roads and ducts across road at regular interval also for water supply, telecom optic fibre, cooking gas & other utility services.	We hereby commit to lay, wherever possible, sewer network, storm water drainage network, water supply lines, ducts for telecom, optic fibre, cooking gas pipelines and other utilities along the length of roads and ducts across road at regular interval also for water supply, telecom optic fibre, cooking gas & other utility services within our premises.
IX	Eco Friendly Transportation such as Electric bus facility or any other should be provided for the residents to go to nearest railway stations bus stand, market, school and hospitals.	<p>We will endeavour to provide Eco Friendly Transportation such as BS VI compliant/ vehicles for residents in operational phase.</p> <p>We will also explore techno economic feasibility of deploying hybrid/ Electric vehicle for the residents.</p>
X	PP to prepare DMP for non-working of STP or STPS in any of the case.	As per the current sewer scheme for proposed township in case of STP non-working scenario the provisions are made in STP area / structure for suction of non-treated sewer via hose to the Sewer Suction Trucks (Vacuum Truck) and will be distributed to STP in other phases of the township.
XI	PP to ensure that environment monitoring plan is prepared and implemented in EMP.	Noted.
XII	At present 18 meter approach road is provided to the project. Local body to ensure that OC is not granted to buildings developed from 5th Phase onwards, till the alternate road network is developed by Planning Authority.	<p>As per ITP Clause no. 2. Sub Clause 4 the township project is required to have one access road with a minimum width of 18 mtrs.</p> <p>We have already provided the required access road of 18m.</p> <p>In light of this, we request you not to impose a condition of provision of alternate road network for our 5th phase onwards.</p>

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		Also, as per the traffic analysis done, this 18 meter road suffices the entire township with normal traffic movement.
XIII	In view of experience from current Covid-19 Pandemic in order to try to reduce the incidences of infection on workers / migrant labourers who otherwise are required to ferry from long distances to work site, the PP may provide for them adequate residential accommodation (doesn't matter even dormitory type) along with necessary health care facilities for commercial establishments at project site during operation phase also.	<p>Accommodation for construction workers during construction phase has been made on site.</p> <p>We have also provided safe drinking water and sanitation facility. Provision of housing for Economically Weaker Section (EWS) is also made as part of the proposal which will be handed over as per the ITP Policy.</p> <p>The healthcare facility within the township will be available for occupants of commercial establishments within the township.</p>
XIV	PP to provide central garden & RG shown on plan & PP to ensure that no conversion should be done regarding RG/Garden in further development.	We have made provision of central garden and RG as shown on the Master Plan and we will ensure that further the development will be as per Master Plan and any changes in the Master Plan will be approved by the planning authority such as MSRDC.
XV	The PP to follow all conditions given in location Clearances and NoCs given by different public authorities like Collector, Forest department, Fire services department etc.	We hereby commit to abide by all the conditions laid in Clearances and NoCs given by different public authorities.
XVI	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.	NOC from competent authority with reference to Thane creek flamingo sanctuary is not applicable since the proposed site falls outside 10 km radius with reference to the Sanctuary.
XVII	PP to submit CER fund prescribed by MoEF&CC circular dated 1.5.2018 for green field project and take up activities under CER relevant to the area and people around the project. The specific activities to be	CER was earlier included as per MoEF & Circular Dated 01/05/2018. However, we have now been informed that the said ' MoEF & Circular Dated 01/05/2018 ' has been expressly superseded (i.e. replaced and rendered void) by OM No.F.No.22-

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	undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.	65/2017/IA.III dt. 30/09/2020, and it is inter alia further mandated that the activity proposed by the Project Proponent of prescribed by EAC/SEAC (as the case may be), shall be part of the Environment Management Plan. As stated in the said OM dt. 30/09/20, this OM was issued pursuant to receipt of several representations regarding imposing a percentage of the project cost as CER, and the said OM was also challenged in the High Court. Consequently, CER as per the (superseded) MoEF & Circular Dated 01/05/2018 is not applicable or required to be proposed or undertaken.
XVIII	PP to ensure that CER plan gets approved from Municipal Commissioner.	Noted.
XIX	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019.	Noted.

GENERAL CONDITIONS:		
Sr. No.	Condition	Compliance
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	There is no generation of E-Waste till date on site. If any, it will be disposed through authorized vendor.
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.	<p>Yes, 13 Nos. of STP's with total capacity 3985 CMD will be provided to treat the sewage from entire project. The treated sewage will be used for toilet flushing & gardening.</p> <p>STP's are provided for Phase I: 335 CMD, for Phase II: 325 CMD and for EWS 1 & EWS 2: 350 CMD.</p> <p>Photographs of STP installed at site are enclosed as Annexure - III.</p> <p>We will take care for proper disposal of Solid waste generated within the site. Construction way debris generated during pre-construction and construction phase</p>

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		<p>will be disposed of by using it for filling the plot and maintaining natural slopes.</p> <p>Waste generation during operational phase:</p> <ul style="list-style-type: none"> • Dry Waste: Segregation and sale of recyclables, inert to approved landfill site. • Wet Waste: Biodegradable waste to compost. • STP Sludge: (Dry Sludge): mix with wet waste and convert that into compost. <p>We will also take care for proper development of Green belt within the site as per CPCB norms.</p>
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.	Not applicable, as it is no forest land.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Yes. We will follow all the conditions stipulated by SEAC & SEIAA.
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.	<p>Yes, height, construction built up area of construction is accordance with Permissible FSI norms.</p> <p>Project layout is enclosed as Annexure - IV.</p>
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and	Yes, Consent to Establish have been received from Maharashtra Pollution Control Board vide Consent No. Format 1.0/CAC-cell/UAN

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	<p>Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.</p>	<p>No. 0000090179/CE-2011000712, Dated: 11/11/2020. Copy of same is enclosed as Annexure – V (A).</p> <p>We have also received First Consent to Operate (Part-I) for Phase I from MPCB. Vide Consent No. Format 1.0/CAC-CELL/UAN No. 0000132956/CO/ 2211000769, Dated: 10/11/2022. Copy of same is enclosed as Annexure – V (B).</p> <p>We have applied for renewal of first Consent to Operate (Part) for Phase I. Application Copy is enclosed as Annexure – V (C).</p> <p>We have also applied for First Consent to Operate (Part) for EWS 1 & EWS 2. Application Copy is enclosed as Annexure – V (D).</p> <p>We have also applied for First Consent to Operate (Part) for Phase II. Application Copy is enclosed as Annexure – V (E).</p>
VII	<p>All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.</p>	<p>Yes, all the sanitary & hygienic measures have been taken during construction phase and they are as under:</p> <ol style="list-style-type: none"> 1. Safe & clean water for workers. 2. Temporary toilets connected to soak pit followed by septic tank. 3. Regular medical checkups. 4. Regular disposal of Solid waste to MSW facility. 5. Accumulation of stagnant water is / will be avoided to prevent breeding of mosquitoes. <p>The above measures will be maintained throughout the construction phase.</p> <p>Photographs of showing facility provided to construction workers as enclosed as Annexure - VI.</p>
VIII	<p>Adequate drinking water and sanitary facilities should be provided for construction workers at the site.</p>	<p>• Yes, safe & clean drinking water is provided through municipal water supply & Tanker to workers.</p>

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	<p>Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.</p>	<ul style="list-style-type: none"> • The sewage disposal will be carried out through the temporary toilets attached to the soak pit followed by septic tank. • The solid waste generated from labor camp will be regularly handed over to MSW facility. Other construction waste generated during construction which includes debris, concrete, steel and other metals, bricks, pallets, packaging and paper products, railings, door and window casings, fixtures, tiles, furnishings etc. will be disposed of by using it for filling the plot and maintaining natural slopes. • Accumulation of stagnant water will be avoided to prevent breeding of mosquitoes. • Drinking Water Analysis is Carried Out regularly. Please refer Post monitoring report. <p>Construction Waste Management: Material wastes like bricks, cement etc. will be used as fill material and concrete would be recycled and reused at the site. An adequate facility for storage of waste materials will be made on site.</p>
IX	<p>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>	<p><u>Waste generation in Pre-Construction and Construction phase:</u></p> <ul style="list-style-type: none"> • Waste Generation: Debris – 8580 kg/Day • Quantity of Topsoil to be preserved: 46,500 m³. • Disposal of construction way debris: used for filling the plot and maintained natural slopes. <p><u>Waste Generation in Operational Phase:</u></p> <ul style="list-style-type: none"> • Dry Waste: 7131 kg/Day • Wet waste: 12225 kg/day • Hazardous Waste: 817 kg/day • Biomedical Waste: 100 kg/month • STP Sludge (Dry Sludge): 916 kg/day <p><u>Mode of disposal of waste:</u></p>

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		<ul style="list-style-type: none"> • Dry Waste: Segregation and sale of recyclables, inerts to approved landfill site. • Wet Waste: Biodegradable waste to compost. • Hazardous Waste: Hazardous waste will be safely stored and handed over to an authorized treatment and disposal facility. • Biomedical Waste: Biomedical waste will be treated in an incinerator by authorized parties. • STP Sludge: (Dry Sludge): Mix with wet waste and convert that into compost.
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.	<ul style="list-style-type: none"> • Total solid waste generated at the site will be around 1-3 TPD which includes Construction debris & Packaging materials. Disposal of Solid Waste: <ul style="list-style-type: none"> • The construction debris will be utilized for filling and leveling of ground. • Metal waste will be disposed for recycling through scrap dealers. • The solid waste generated due to packaging material will be preferably recycled and / or reused. • Dry waste: segregation and sale of recyclables, inert to approved landfill site. • Wet waste: biodegradable waste to compost. • STP Sludge: The dried sludge will be used as manure for gardening.
XI	Arrangement shall be made that wastewater and storm water do not get mixed.	Yes, Separate drainage line will be provided to prevent mixing of wastewater and storm water.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Yes, all the topsoil and construction debris will be used for filling the plot and maintaining green belt development.

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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.	Additional soil for leveling of the proposed site will be generated within the site to protect natural drainage system of the area.
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.	Green belt development will be carried out as per CPCB guidelines. Photographs of Green belt development is enclosed as Annexure - VII.
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.	Yes, the monitoring will be carried out regularly and the report will be submitted to the ministry regularly. Post Monitoring Report is enclosed herewith as Annexure - I.
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.	There is no generation of any bituminous material or any hazardous material at the site till date & if generated will be disposed as per the MPCB norms.
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.	There is no generation of Hazardous waste at the Complex till date, if generated will be disposed as per MPCB norms.
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.	Yes, the DG sets will be operated only during power failure & will be provided with enclosure. Diesel generating sets will be of low sulphur diesel type as per Environments (Protection) Rules prescribed for air and noise emission standards. Photograph of DG set is enclosed as Annexure - VIII.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Necessary permissions will be taken from concerned authority whenever required.

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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.	The vehicles hired for bringing construction material at site will have valid PUC. All vehicles are less than 8 years old only. The vehicles used for bringing construction material will be operated only during non-peak hours. PUC certificates are enclosed as Annexure - IX.
XXI	<p>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.</p> <p>Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.</p>	<p>Yes, the Ambient Noise & Ambient Air monitoring will be regularly carried out at the boundary wall of the premises as per environmental protection act 1986. Please refer Post monitoring report.</p> <p>Following are the measures will be taken to reduce load on Ambient Noise & Air:</p> <ul style="list-style-type: none"> ▪ Temporary barricades will erect around the premises. ▪ The noise generating activities will be carried out only during day time. ▪ High noise generating machineries will provide with noise reducing measure. ▪ Transportation of the construction material will be carried out during day time. ▪ Separate Entry & exist for the construction vehicles are provided.
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).	Not applicable as no thermal power station is available within 100 km.
XXIII	Ready mixed concrete must be used in building construction.	Yes. Ready mixed concrete will be used in building construction. Details of Batching Plant are enclosed as Annexure - X.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Till now site is vacant and hence no reuse of storm or harvested water.

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XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction will be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Yes, Ground water level and quality will be monitored regularly.
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.	Yes, 13 Nos. of STP's with total capacity 3985 CMD will be provided to treat the sewage from entire project. The treated sewage will be used for toilet flushing & gardening. STP's are provided for Phase I: 335 CMD, for Phase II: 325 CMD and for EWS 1 & EWS 2: 350 CMD. Photographs of STP installed at site are enclosed as Annexure - III .
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.	Currently, there is no use of ground water for construction phase. Water requirement will be fulfilled by MCGM / Tanker Water. No basement is proposed 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 will be proposed for separation of grey and black 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.	Low flow fixtures will be used for shower, toilet flushing & drinking water.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and	We will be using high performance glass with low E value and high SHGC coefficient.

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	load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Energy modeling exercise will be conducted to determine the insulation level acceptable as per the code.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	The roof insulation will be maintained as per ECBC guidelines. Energy modeling exercise will be conducted to determine the insulation level acceptable as per the code.
XXXIII	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 streetlights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Energy conservation measures like provision of Electronic ballast, Use of CFL / T5 lamps, Solar street lighting, Savings due to use of VFD driven hydropneumatic plumbing systems and lifts are integral part of the project design and are in place before project commissioning.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Yes, the DG sets will be operated only during power failure & will be provided with enclosure. Diesel generating sets will be of low sulphur diesel type as per environments (Protection) Rules prescribed for air and noise emission standards. Photographs of D.G. Sets are submitted earlier.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise	Ambient noise levels are maintained well within residential standards. Please refer

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	levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	monitoring report for Noise. Monitoring report is enclosed as Annexure - I . Adequate measures are taken to reduce ambient air and noise level to confirm to stipulated standards by CPCB/MPCB.
XXXVI	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.	Shall be complied with. Nos. of junction to the main road & design of confluence: 1 central road and 3 arterial roads.
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.	All the walls will be as per ECBC guidelines for its insulation and respective U value. Energy modeling exercise will be conducted to determine the insulation level acceptable as per the code.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Yes, buildings will be constructed in such a way that adequate distance between them allow movement of fresh air and passage of light to the residential 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 project will erect environmental management cell within the construction supervision team to supervise all aspects of the Environmental Management Plan.
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.	<ul style="list-style-type: none"> • EC No. SEAC-2013/CR 62/TC-1 Dated: 13th March 2014. (Annexure - II A) • Amended EC granted vide letter No. SEIAA-EC-0000000169 dated 10th February 2018. (Annexure - II B) • EC for Expansion vide EC No. SEIAA-EC-0000002285 dated 25th June 2020. (Annexure - II C)

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XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF&CC, Bhopal with copy to this department and MPCB.	Yes, we are regularly submitting six monthly compliance reports to the department & MPCB.
XLII	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>Yes, 13 Nos. of STP's with total capacity 3985 CMD will be provided to treat the sewage from entire project. The treated sewage will be used for toilet flushing & gardening.</p> <p>STP's are provided for Phase I: 335 CMD, for Phase II: 325 CMD and for EWS 1 & EWS 2: 350 CMD. Photographs of STP installed at site are enclosed as Annexure - III.</p> <p>We will take care for proper disposal of Solid waste generated within the site. Construction way debris generated during pre-construction and construction phase will be disposed of by using it for filling the plot and maintaining natural slopes.</p> <p>waste generation during operational phase:</p> <ul style="list-style-type: none"> • Dry Waste: Segregation and sale of recyclables, inert to approved landfill site. • Wet Waste: Biodegradable waste to compost. • STP Sludge: (Dry Sludge): mix with wet waste and convert that into compost. <p>Photograph of OWC installed at site is enclosed as Annexure - XI.</p> <p>We will also take care for proper development of Green belt within the site as per CPCB norms.</p>
XLIII	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.	Yes, during operation phase the wet garbage will be treated in Organic Waste Converter & the manure will be used for landscaping. Photograph of OWC installed at site is enclosed as Annexure - XI .

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XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	We will obtain occupation certificate only after operation of STP, MSW & other required infrastructure as per MPCB.																		
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	The complete set of documents submitted to MoEF has been already forwarded to MPCB.																		
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	The project is being carried out as if was given clearance by MoEF.																		
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	A separate environment management cell will be set up for implementation of the stipulated environmental safeguards.																		
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These 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 & this department.	<p>Yes, break up of Environmental Management Plan is as given below:</p> <p>I. Construction Phase – (with Break-up):</p> <table border="1"> <thead> <tr> <th>Environmental Protection Measures</th><th>Capital Cost (Rs. In Lakhs)</th><th>Recurring Cost per annum (Rs. In Lakhs)</th></tr> </thead> <tbody> <tr> <td>Topsoil Management</td><td>NA</td><td>90</td></tr> <tr> <td>Toilets for labour + drinking water + first aid arrangement</td><td>NA</td><td>10</td></tr> <tr> <td>TOTAL</td><td>NA</td><td>100</td></tr> </tbody> </table> <p>II. Operational Phase (with Break-up)</p> <table border="1"> <thead> <tr> <th>Environmental Protection Measures</th><th>Capital Cost (Rs. In Lakhs)</th><th>Recurring Cost per annum (Rs. In Lakhs)</th></tr> </thead> <tbody> <tr> <td>Sewage Treatment Plant</td><td>396</td><td>3</td></tr> </tbody> </table>	Environmental Protection Measures	Capital Cost (Rs. In Lakhs)	Recurring Cost per annum (Rs. In Lakhs)	Topsoil Management	NA	90	Toilets for labour + drinking water + first aid arrangement	NA	10	TOTAL	NA	100	Environmental Protection Measures	Capital Cost (Rs. In Lakhs)	Recurring Cost per annum (Rs. In Lakhs)	Sewage Treatment Plant	396	3
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		<table> <tr> <td>Solid Waste Management</td><td>84</td><td>2</td></tr> <tr> <td>Inert Waste Management</td><td>5</td><td>1</td></tr> <tr> <td>Rain Water Harvesting</td><td>205</td><td>1</td></tr> <tr> <td>Green Belt</td><td>36</td><td>4</td></tr> <tr> <td>Energy Saving Features + Solar Power</td><td>220</td><td>4</td></tr> </table>	Solid Waste Management	84	2	Inert Waste Management	5	1	Rain Water Harvesting	205	1	Green Belt	36	4	Energy Saving Features + Solar Power	220	4
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Energy Saving Features + Solar Power	220	4															
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in.	Yes, we have published advertisement in two local newspapers and copies of same are enclosed as Annexure - XII .															
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	Yes, above condition is noted. Six monthly compliance report as per condition stipulated in Environmental Clearance will be submitted to MPCB & department regularly.															
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	A copy of the clearance letter will be sent to the concerned Municipal Corporation and the local NGO, if any.															
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and	Yes, monitoring at the site is being carried out regularly. Monitoring report is enclosed.															

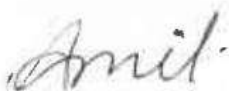
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	shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
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&CC the respective Zonal Office of CPCB and the SPCB.	Yes, six monthly Compliance reports are enclosed.
LIV	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&CC by e-mail.	Yes, above condition is noted.

Thanking you,

Yours faithfully,

For Caroa Properties LLP



Authorised Signature

List of Annexures

Annexure No.	Details
Annexure I	Post Monitoring reports
Annexure II	Copies of Environmental Clearance
Annexure III	Photographs of STP
Annexure IV	Layout Plan
Annexure V	Consent Copies
Annexure VI	Photographs of Labor facilities
Annexure VII	Photographs of Green belt development
Annexure VIII	Photograph of DG set
Annexure IX	PUC certificates
Annexure X	Details of Batching plant
Annexure XI	Photograph of OWC
Annexure XII	Advertisement copy