

# TROIKA ESTATES PRIVATE LIMITED

Reg off.: CITI MALL, NEW LINK ROAD, ANDHERI (WEST), MUMBAI - 400053

CIN: U70100MH1996PTC098547

Tel: + 91-22-6698 4000 FAX: + 91-22-2632 5902



To  
SRO Mumbai  
Kalpataru Point 1<sup>st</sup> floor.  
Opp. PVR Theatre, Sion  
Mumbai -400022, Maharashtra

Subject – Submission of June 2023 Six Monthly Compliance report for  
Proposed Residential and commercial. Development at C.T.S No 1606 to 1617,  
1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District  
Thane, Maharashtra- 421001 by M/s Troika Estate Pvt. Ltd.

Reference – EC Letter No. SIA/MH/MIS/66551/2021  
Dated - 25/07/2022.

Respected Sir,  
With Respect to above mentioned subject and as per the Condition stated in  
Environmental Clearance letter, we would like to Submit the June 2023 Six  
Monthly Compliance Report after receipt of Environmental Clearance for above  
mentioned site.

Hereby we are enclosing Datasheet along with annexure in format along with  
above mentioned Enclosures.

For Troika Estates Private Limited

Thanking You,  
Yours Sincerely  
M/s Troika Estate Pvt. Ltd

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To,  
Ministry of Environment, Forest and Climate Change,  
Regional Office (WCZ), round floor, East Wing  
New secretariate bldg. Civil Lines,  
Nagpur 440001

Subject – Submission of June 2023 Six Monthly Compliance report for  
Proposed Residential and commercial. Development at C.T.S No 1606 to 1617,  
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To,  
State Level Environment Impact Assessment Authority Maharashtra,  
Environmental Department  
New Administration Building,  
15<sup>th</sup> floor, Mantralaya, Mumbai  
Maharashtra

Subject – Submission of June 2023 Six Monthly Compliance report for  
Proposed Residential and commercial. Development at C.T.S No 1606 to 1617,  
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For Troika Estates Private Limited

8815

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Yours Sincerely

M/s Troika Estate Pvt. Ltd



# **SIX MONTHLY COMPLIANCE REPORT**

**(October 2022 to March 2023 )**

**ENVIRONMENTAL CLEARANCE: - SIA/MH/MIS/66551/2021**

**Dated – 25<sup>th</sup> July 2022**

**PROJECT:** 8(b) Townships and Area Development projects.

**LOCATION:** - C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001

**PROPONENT:** M/S TROIKA ESTATE PVT. LTD  
Site Photograph-Google Image





Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (W), Nagpur

**Data Sheet- June 2023**

**Project Details**

Sr. No.	Particulars	Details
1.	Project type : River valley/ mining/ Industry/Thermal /Nuclear/other (specify)	8(b) Townships and Area Development projects.
2.	Name of the Project	Proposed Residential and commercial. Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001 by M/s Troika Estate Pvt. Ltd
3.	Clearance letter(s)/OM and Date	EC Letter No. SIA/MH/MIS/66551/2021 Dated - 25/07/2022
4.	Location	C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001
a.	District	Mumbai
b.	State	Maharashtra
c.	Latitude / Longitude	Latitude: 1914'35.60" N Longitude: 739'44.07" E
5.	<b>Address of correspondence</b>	
	a) Address of concerned Project Chief Executive (with pin code & telephone / telex / fax numbers)	Mumbai Maharashtra Mr. Sunil Shah No. - 9987632208
	b) Address of Executive Project Engineer /Manager (with pin code /fax numbers)	Same as above
6.	<b>Salient features</b>	
	a) of the Project	Building Configuration -  Building No. 1: (Wing A, B,C,D) & Club House. GR/Stilt + 4 Level. Podium +22in Phase I  Building No. 2: (Wing A, B,C,D,E,F). GR/Stilt + 4 Level. Podium +25 in Phase II
	b) of the Environmental Management Plan	Details of Environmental Management Plan is attached as Annexure I

7.	Break-up of the project area	
	a) submergence area: forest & non forest	Not applicable
	b) Others	Total Plot area: 38358.99 sqm Total Construction Area: 253734.58 sqm FSI area: 172971.79 sqm Non-FSI area: 80762.79 sqm
8.	Break-up 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	Not applicable
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	Not applicable
9.	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.350 Cr was the overall project cost used and approx. 35,64,53,622.19 /- cost was utilised till date.
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital: -521 Lakhs OM – 67 Lakhs
	c)Benefit cost ratio/Internal rated of Return and the year of assessment	-
	d) Whether (c) includes the cost of environmental management as shown in the above	-
	e) Actual expenditure incurred on the environmental management plans so far	86 lakhs. of EMP cost has been used till date
10.	Forest land requirement	No Forest Land Required NA
	a) The status of approval for diversion of forest land for non-forestry use	-
	b) The status of clearing felling	--
	c) The status of compensatory	-

	d) afforestation, if any	-
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	-
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	
	a) Date commencement (Actual and/or planned)	April 2023
	b) Date of completion (Actual and/or planned)	March 2029
13.	Reasons for the delay if the project is yet to start	Not applicable
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	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)	--



## Photographs showing the construction status



**A WING- 2<sup>ND</sup> TOP SLAB ALU. FORMWORK IN PROGRESS**



**B WING – ALU. FORMWORK IN PROGRESS FOR 2<sup>ND</sup> TOP SLAB**



**A & B WING – ALU. FORM WIP FOR 3<sup>RD</sup> RESI. SLAB**



**Wing C : ALU. FORMWORK IS IN PROGRESS FOR 5<sup>TH</sup> RESI. SLAB**





**D WING – 4<sup>TH</sup> RESI. SLAB CASTING IN PROGRESS**



**Six Monthly Compliance Report For – June 2023**

Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001 by M/s Troika Estate Pvt. Ltd (October 2022 to March 2023)

	Condition Compliances	Reply.
a)	Specific Conditions SEAC Condition	
1	PP to submit 10D/10A/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra	Noted-Attached as Annexure.
2	PP to obtain following NOCs/remarks: a) Water connection; b) Sewer remarks; c) CFO NOC for phase-II buildings; d) Tree NOC	NOC's Received and Attached as Annexure.
3	Planning authority to ensure that assured water supply, sewer and storm water network is made available in the vicinity of the project before issuing occupation certificate to the project.	Noted
4	PP to submit OWC layout along with details of Machine area, storage area, curing rack area.	Noted- Attached as Annexure.
5	PP to submit revised RG area calculation by excluding services proposed i.e. OWC-2, DG set & Substation from RG area with dimensions; PP to increase species diversity in plantation	Noted- Attached as Annexure.
6	PP to relocate parking proposed on UGTS in phase-II.	Noted. Attached as annexure.
7	PP to undertake 2-tier plantation along 24 Mtr. wide DP road; PP to provide noise barriers as well as appropriate window glasses to avoid noise pollution to the project site & include the cost of same in EMP.	Will be Compiled.
8	PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	Noted will be Compiled.
9.	PP to revise energy calculations including area provided for Solar PV panels & Hot water panel with terrace floor plan in accordance with shadow analysis; PP to ensure that the energy savings from renewable sources shall be minimum 5% & total energy saving from the project site is 20%.	Noted
B.	SEIAA Conditions-	
1	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement	Noted

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2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted and will be compiled
A	General Conditions: Construction Phase: -	
I	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Noted
II	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	The waste during Construction Phase will not create any adverse effect on neighbourhood.
III	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	If any hazardous waste generated during construction phase will be properly disposed as per MPCB norms.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water & sanitary Facilities are provided on Site for Construction workers.
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	Noted.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority with Ground Water Authority.	Noted.
VIII.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted.

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IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Noted.
X.	The Energy Conservation Building code shall be strictly adhered to.	Noted
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	The top soil excavated will be used for Landscape.
XII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and Improved.	Noted.
XIII	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Monitoring reports for Soil & Water are attached as Annexure.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
XV.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed and noise emission standards for air	Noted.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
XVI I.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Noted PUC of vehicles on site are checked.
XVI II.	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.	Noise Monitoring Reports Attached as Annexure.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed	Noted.



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	for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Noted.
	B) Operation phase: -	
I a)	The solid waste generated should be properly collected and segregated.	Noted.
b)	Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises	Noted. OWC will be installed on site.
c)	Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Noted.
II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted.
III a)	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Noted.
b)	PP to give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this	Noted
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted
V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted.

**Six Monthly Compliance Report For – June 2023**

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VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Noted and will be Compilled.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.
VIII.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	Green belt will be developed. Landscape Plan attached as Annexure.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted. Will be Compilled.
X	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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.	Separate EMP cost is Implemented. Attached as Annexure.
XI	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://parivesh.nic.in">parivesh.nic.in</a>	Noted. Attached as annexure.
XII	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year. 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. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM. SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a	Submitted. Acknowledgement attached as annexure.

**Six Monthly Compliance Report For – June 2023**

Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001 by M/s Troika Estate Pvt. Ltd (October 2022 to March 2023)

	convenient location near the main gate of the company in the public domain.	
C)	General EC Conditions: -	
I	Pp has to strictly abide by the Condition Stipulated by SEAC & SEIAA	Noted.
II.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site."	Received.
III	Under the provisions of Environment (Protection) Ais 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance	Noted.
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Noted. Uploaded on website.
V.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted. Will be compiled.
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SELAA for clearance, a fresh reference shall be made to the SELAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted
VII	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that Forestry & Wildlife clearance granted to the project which will be considered separately on merit. The environmental clearance is being issued without prejudice to	Noted.



**Six Monthly Compliance Report For – June 2023**

Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001 by M/s Troika Estate Pvt. Ltd **(October 2022 to March 2023)**

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

To,

The DGM project  
 M/S TROIKA ESTATE PVT. LTD. MUMBAI  
 2nd floor citi mall new link road andheri west mumbai -400058

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/66551/2021 dated 01 Mar 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | <b>EC22B039MH128915</b>  |
| 2. File No.                                | SIA/MH/MIS/66551/2021  |
| 3. Project Type                            | New  |
| 4. Category                                | B1   |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.  |
| 6. Name of Project                         | Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001 by M/s Troika Estate Pvt. Ltd. |
| 7. Name of Company/Organization            | M/S TROIKA ESTATE PVT. LTD. MUMBAI   |
| 8. Location of Project                     | Maharashtra  |
| 9. TOR Date                                | 14 Dec 2021  |

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

Date: 25/07/2022

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

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

*This is a computer generated cover page.*



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/66551/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s Troika Estate Pvt Ltd.,  
C.T.S No 1606 to 1617, 1619B, 1620 to 1624 & 1626B,  
Village Ulhasnagar, Tal. Ulhasnagar, District Thane

**Subject :** Environmental Clearance for Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane by M/s Troika Estate Pvt Ltd.

**Reference :** Application no. SIA/MH/MIS/66551/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 174<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 245<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/66551/2021	
2	Name of Project	Proposed Residential Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001	
3	Project category	8 (b)	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Troika Estate Pvt. Ltd.
		Regd. Office address	Citi Mall 2 <sup>nd</sup> Floor Andheri Link Road, Andheri (West) Mumbai
		Contact number	9987632208
		e-mail	<a href="mailto:sunilshah@ajmera.com">sunilshah@ajmera.com</a>
6	Consultant	EQMS India Pvt. Ltd. Certificate No.: NABET/EIA/1922/RA 0197 Valid Till: 23 <sup>rd</sup> Nov, 2022	
7	Applied for	New Greenfield	
8	Location of the project	C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and	

		1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane					
9	Latitude and Longitude		Latitude: 19°14'35.60"N Longitude: 73° 9'44.07"E.				
10	Plot Area (sq.m.)		38358.99 Sq.m				
11	Deductions (sq.m.)		6336 Sq.m				
12	Net Plot area (sq.m.)		32022.99 Sq.m				
13	Ground coverage (m <sup>2</sup> ) & %		17258 sqmt i.e. 57%				
14	FSI Area (sq.m.)		172971.79 Sq.m				
15	Non-FSI (sq.m.)		80762.79 Sq.m				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		253734.58 Sq.m				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		63536.34 Sq.m Layout approval from Town Planner Ulhasnagar Municipal Corporation dated 18/11/2021				
18	Earlier EC details with Total Construction area, if any.		Not Applicable				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		Not Applicable				
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	NA	NA	NA	Building 1 (Wing A,B,C&D) & Club house	GR/Stilt+ 4 Level Podium+22 in Phase I	90.15	NA
				Building 2 (Wing A, B, C, D, E & F)	GR/Stilt+ 4 Level Podium+25 configuration in Phase II	95.6	NA
21	No. of Tenements & Shops		1608 No's Residential Tenement + 10 Shops				
22	Total Population		10629 No's				
23	Total Water Requirements CMD		1193 CMD				
24	Under Ground Tank (UGT) location		Below Ground Level				
25	Source of water		Ulhasnagar Municipal Corporation				
26	STP Capacity & Technology		Capacity: 1150 CMD (775 CMD and 375 CMD) Technology: MBBR				
27	STP Location		Below ground with 40 % natural ventilation (cut-out)				
28	Sewage Generation CMD & % of		Sewage Generation: 1065 CMD				

	sewage discharge in sewer line	Percentage of sewage discharge in sewer line: 46.9 %		
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	30	Given to recyclers
		Wet waste	45	Pit Composting
		Construction waste	Quantity	Disposal
		Empty Cement Bags	8000 No's	Will be sold to vendor/recycle
		Empty Paint Containers (20 lit)	1700 No's	Will be sold to vendor/recycle
		Broken Tiles	1800 Sq.m	Will be reused for china mosaic/ terrace water proofing
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	1894	Given to recyclers
		Wet waste	3096	In house OWC
		E-Waste	-	Given to authorized vendors
		STP Sludge (dry)	22	Used as Manure
31	R.G. Area in sq.m.	RG required – 2630.99 Sq.m		
		RG provided on Mother earth- 1605.4 Sq.m		
		RG provided on podium -1683.3 Sq.m		
		Total – 3288.7 Sq.m		
		Existing trees on plot: 31 No's		
		Number of trees to be planted: 340 No's a) In RG area: 1217.4 Sqmt b) In Miyawaki Plantation (with area); 268 Sqmt		
		Number of trees to be cut: 0		
		Number of trees to be transplanted:0		
32	Power requirement	During Operation Phase:		
		<b>Details</b>		
		Connected load (kW)	10600	
		Demand load (kW)	6300	



33	Energy Efficiency	a) Total Energy saving (%):25 % b) Solar energy (%): 5%
34	D.G. set capacity	1x750 kVA and 1x1010 kVA
35	No. of 4-W & 2-W Parking with 25% EV	Car- 1490 Scooter- 6499
36	No. & capacity of Rain water harvesting tanks /Pits	Rainwater Harvesting Tanks - 6 Nos. (2 of 60 m <sup>3</sup> and 4 of 80 m <sup>3</sup> ) Rainwater Recharge Pits: 16 No's {3.0 m x 3.0 m x 4.0 (d)}
37	Project Cost in (Cr.)	INR 350 Crores
38	EMP Cost	Capital: 521 Lakhs OM: 67 Lakhs
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	CER Cost- 5.25 Crores
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	None

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 245<sup>th</sup> (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs/remarks:
  - a) Water connection; b) Sewer remarks; c) CFO NOC for phase-II buildings; d) Tree NOC.
3. Planning authority to ensure that assured water supply, sewer and storm water network is made available in the vicinity of the project before issuing occupation certificate to the project.
4. PP to submit OWC layout along with details of Machine area, storage area, curing rack area.
5. PP to submit revised RG area calculation by excluding services proposed i.e. OWC-2, DG set & Substation from RG area with dimensions; PP to increase species diversity in plantation.
6. PP to relocate parking proposed on UGTs in phase -II.

7. PP to undertake 2-tier plantation along 24 Mtr. wide DP road; PP to provide noise barriers as well as appropriate window glasses to avoid noise pollution to the project site & include the cost of same in EMP.
8. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
9. PP to revise energy calculations including area provided for Solar PV panels & Hot water panel with terrace floor plan in accordance with shadow analysis; PP to ensure that the energy savings from renewable sources shall be minimum 5 % & total energy saving from the project site is 20%.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI -41,516.26 m2, Non FSI- 22,020.08 m2, Total BUA-63,536.34 m2. (Plan approval No. 48/19/506 dated 18/11/2021).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation

with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed

- outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
  - III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
  - IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
  - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
  - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
  - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
  - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
  - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
  - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
  - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
  - XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
  - XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any,

were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.


- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar-Mhaikar  
(Member Secretary, SEIAA)  
21/2/2022

Copy to:

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



Signature Not Verified

Digitally signed by Manisha  
Patankar Mhaiskar  
Member Secretary

Date: 7/25/2022 2:06:12 PM

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
Email: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2nd and  
4th floor, Opp. Cine Planet  
Cinema, Near Sion Circle,  
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000153594/CE/2303001631

Date: 23/03/2023

To,  
M/s. Troika Estates Private Limited,  
C.T.S No 1606 to 1617, 1619B, 1620 to  
1624 and 1626B at Village Ulhasnagar,  
Tal. Ulhasnagar, District Thane



Your Service is Our Duty

**Sub: Consent to establish for Construction of Proposed Residential & commercial Construction project granted under red category.**

- Ref:**
1. Environment Clearance granted vide No. SIA/MH/MIS/66551/2021 dtd. 25.07.2022
  2. Minutes of 33rd Consent Committee Meeting held on 01.03.2023.

Your application NO. MPCB-CONSENT-0000153594

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.249.95 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Proposed Residential & commercial Construction project named as M/s. Troika Estate Pvt. Ltd, C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, on Total Plot Area of 38358.99 SqMtrs for Total construction BUA of 63536.34 SqMtrs as per EC granted dated 25.07.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance granted dtd. 25.07.2022	38358.99	63536.34

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	1065	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
1	DG set (750 kVA)	1	As per Schedule -II
2	DG set (1010 kVA)	1	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Biodegradable Waste	3096 Kg/Day	Organic Waste Convertor	Used as Manure
2	Non-Biodegradable	1894 Kg/Day	segregation	segregate & handed over local body

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	10	Ltr/M	Sale to Authorized reprocessor	Sale to Authorized reprocessor

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

15. project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E conditions .
16. Project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide No. SIA/MH/MIS/66551/2021 dtd. 25.07.2022
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Signed by: **Dr. Y.B.Sontakke**  
Joint Director (WPC)  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2023-03-23 13:29:35 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	499900.00	MPCB-DR-15600	28/11/2022	RTGS

**Copy to:**

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan II  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



### **SCHEDULE-I**

#### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **1150 CMD for treatment of domestic effluent of 1065 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1141.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG sets 750 kVA	Acoustic Enclosure	101.60	HSD 240 Ltr/Hr	-	SO <sub>2</sub>	115.2 Kg/Day
2	DG sets 1010 kVA	Acoustic Enclosure	101.60	HSD 300 Ltr/Hr	-	SO <sub>2</sub>	144 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

### **SCHEDULE-III**

#### **Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakh	15 days	Towards Compliance of Consent conditions & of Pollution Control Systems	Up to Commissioning of the project	Up to Commissioning of the project

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.  
**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

#### **BG Forfeiture History**

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

#### **BG Return details**

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

### **SCHEDULE-IV**

#### **Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

#### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.



- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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PLOT AREA CALCULATION						
1	1/2 X 101.66	X 54.69	X 1 NO	=	2779.89	SQ.MT.
2	1/2 X 101.66	X 44.72	X 1 NO	=	2273.12	SQ.MT.
3	1/2 X 114.00	X 44.62	X 1 NO	=	2543.34	SQ.MT.
4	1/2 X 124.56	X 26.17	X 1 NO	=	1629.87	SQ.MT.
5	1/2 X 29.50	X 14.17	X 1 NO	=	209.01	SQ.MT.
6	1/2 X 149.31	X 62.26	X 1 NO	=	4684.02	SQ.MT.
7	1/2 X 74.78	X 24.29	X 1 NO	=	908.20	SQ.MT.
8	1/2 X 149.31	X 80.10	X 1 NO	=	5979.87	SQ.MT.
9	1/2 X 90.73	X 55.70	X 1 NO	=	2526.83	SQ.MT.
10	1/2 X 91.31	X 12.25	X 1 NO	=	559.27	SQ.MT.
11	1/2 X 15.21	X 6.15	X 1 NO	=	46.77	SQ.MT.
12	1/2 X 86.70	X 23.19	X 1 NO	=	1005.29	SQ.MT.
13	1/2 X 133.42	X 50.05	X 1 NO	=	3338.84	SQ.MT.
14	1/2 X 125.67	X 23.02	X 1 NO	=	1446.46	SQ.MT.
15	1/2 X 125.67	X 34.36	X 1 NO	=	2159.01	SQ.MT.
16	1/2 X 116.11	X 28.64	X 1 NO	=	1662.70	SQ.MT.
17	1/2 X 110.49	X 3.85	X 1 NO	=	212.69	SQ.MT.
18	1/2 X 108.07	X 27.45	X 1 NO	=	1483.26	SQ.MT.
19	1/2 X 108.07	X 41.09	X 1 NO	=	2220.30	SQ.MT.
20	1/2 X 15.81	X 6.91	X 1 NO	=	54.62	SQ.MT.
21	1/2 X 56.99	X 7.94	X 1 NO	=	226.25	SQ.MT.
22	1/2 X 56.99	X 32.48	X 1 NO	=	925.52	SQ.MT.
TOTAL ADDITION					38839.13	SQ.MT.

SHEET NO: 2/08

**मंजूरी**

सुधराम बाबकाजी नवरो मंजूरी

..... इंगळे दुर्गती हाकडिन्नाप्रमाण  
च बाबकाजी प्राथम प्रमाजपत्र क उभवा : नवि/बा  
१८/१९/२०६ १८/१९/२३  
नवे कायदा विस्तः

कनिष्ठ अभियंता  
नगररचना विभाग  
उल्हासनगर महानगरपालिका

मा आयुर्वेदः ४.५.५५ वाचस्पतिः

नगररचनाकार

SIGNATURE OF OWNERS

PROPOSED COMMERCIAL BUILDING ON PLOT BERING ON C.T.S.NO.1606  
TO 1617,1619B,1620 TO 1624 &1626B AT VILLAGE:ULHASNAGAR,  
TAL: ULHASNAGAR, DIST. THANE. FOR  
M/S. TROIKA ESTATE PVT LTD MUMBAI,  
DIRECTOR: SHRI RAMESH A MEHTA



VITAN CONSULTANTS

**ARCHITECTS & ENGINEERS**  
B-101, Bindu Tower, 1st Floor, Opp Lourdes English School,  
Santoshi Mata Road, Kalyan - 421301



LAYOUT PLAN

SHEET NO: 3/08

STAMP OF APPROVAL OF PLAN

मंजूरी

अधिकारी

बांधकाम मंत्रालय मंजूरी

रंगाने दुल्ही दाखलनाप्रमाणे

बांधकाम प्रारंभ प्रमाणपत्र क्र. ३५५४ / नवी / बांध

४८१९/४०६

१९८११९

पुणे जिल्हा अटीप्रमाणे

कनिष्ठ अभियंता

नगररचना विभाग

उत्तारनगर महानगरपालिका

नगररचनाधिकारी

उत्तारनगर महानगरपालिका

प्राप्त झालेला दिनांक

GROUND FLOOR  
SCALE-1:200

SECTION-AA'  
(SCALE-1:200)

AREA DIAGRAM  
(GROUND FLOOR)  
SCALE - 1:100  
WING - C & D

BUILT UP AREA CALCULATION WING-C & D				
GROUND FLOOR				
B	7.34	X	16.48	X 1NO = 120.96 SQ.MT.
TOTAL ADDITION				= 120.96 SQ.MT. X

AREA DIAGRAM  
(GROUND FLOOR)  
SCALE - 1:100  
WING - A & B

BUILT UP AREA CALCULATION WING-A & B				
GROUND FLOOR				
A	28.86	X	23.72	X 1NO = 684.56 SQ.MT.
TOTAL ADDITION				= 684.56 SQ.MT. X

DEDUCTIONS				
1	4.12	X	2.84	X 1NO = 11.70 SQ.MT.
2	2.00	X	1.83	X 1NO = 3.66 SQ.MT.
3	0.88	X	1.35	X 1NO = 0.92 SQ.MT.
4	2.03	X	2.97	X 1NO = 6.03 SQ.MT.
5	2.23	X	0.93	X 1NO = 2.07 SQ.MT.
6	4.59	X	0.63	X 1NO = 2.89 SQ.MT.
7	1.83	X	2.75	X 3 NOS = 15.10 SQ.MT.
8	2.49	X	2.08	X 1NO = 5.18 SQ.MT.
9	10.10	X	11.21	X 1NO = 113.22 SQ.MT.
10	2.30	X	13.01	X 1NO = 29.92 SQ.MT.
11	5.05	X	11.27	X 1NO = 56.91 SQ.MT.
TOTAL DEDUCTION				= 247.60 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 436.96 SQ.MT. X1

ARCHITECT: ANIL R. NIRGUDE.

SIGNATURE OF OWNERS.

525 03  
DRG. NO.

PROPOSED COMMERCIAL BUILDING ON PLOT BERING ON C.T.S.NO.1606 TO 1617,1619B,1620 TO 1624 &1626B AT VILLAGE:ULHASNAGAR, TAL: ULHASNAGAR, DIST. THANE. FOR M/S. TROIKA ESTATE PVT LTD MUMBAI, DIRECTOR: SHRI RAMESH A MEHTA

10/02/2021  
DATE

ANIL  
CHD. BY.

CHITRA  
CAD/DRN

VITAN CONSULTANTS

ARCHITECTS & ENGINEERS

B-101,Bindu Tower,1st Floor,Opp Lourdes English School, Santoshi Mata Road , Kalyan - 421301



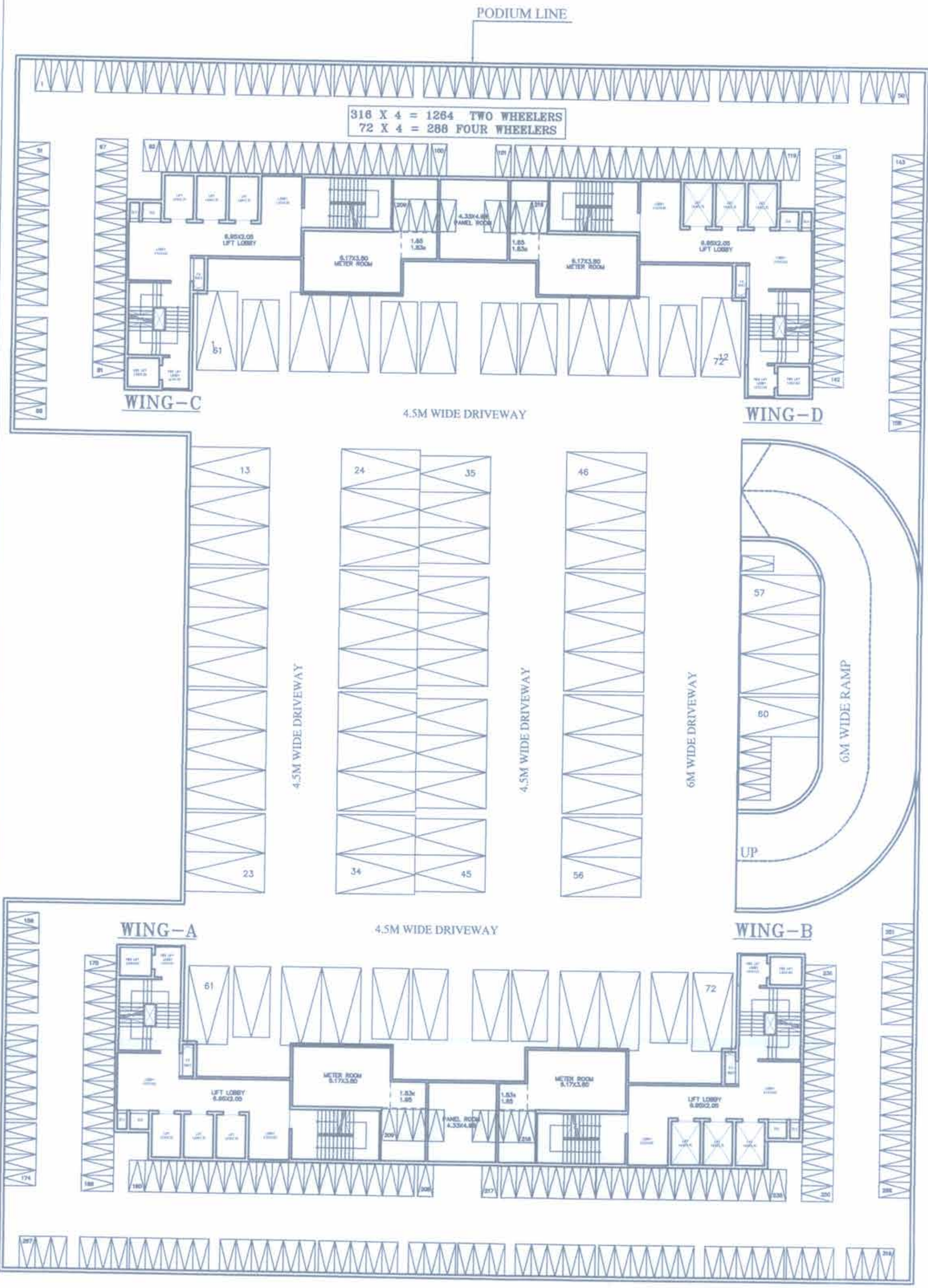
STAMP OF APPROVAL OF PLAN



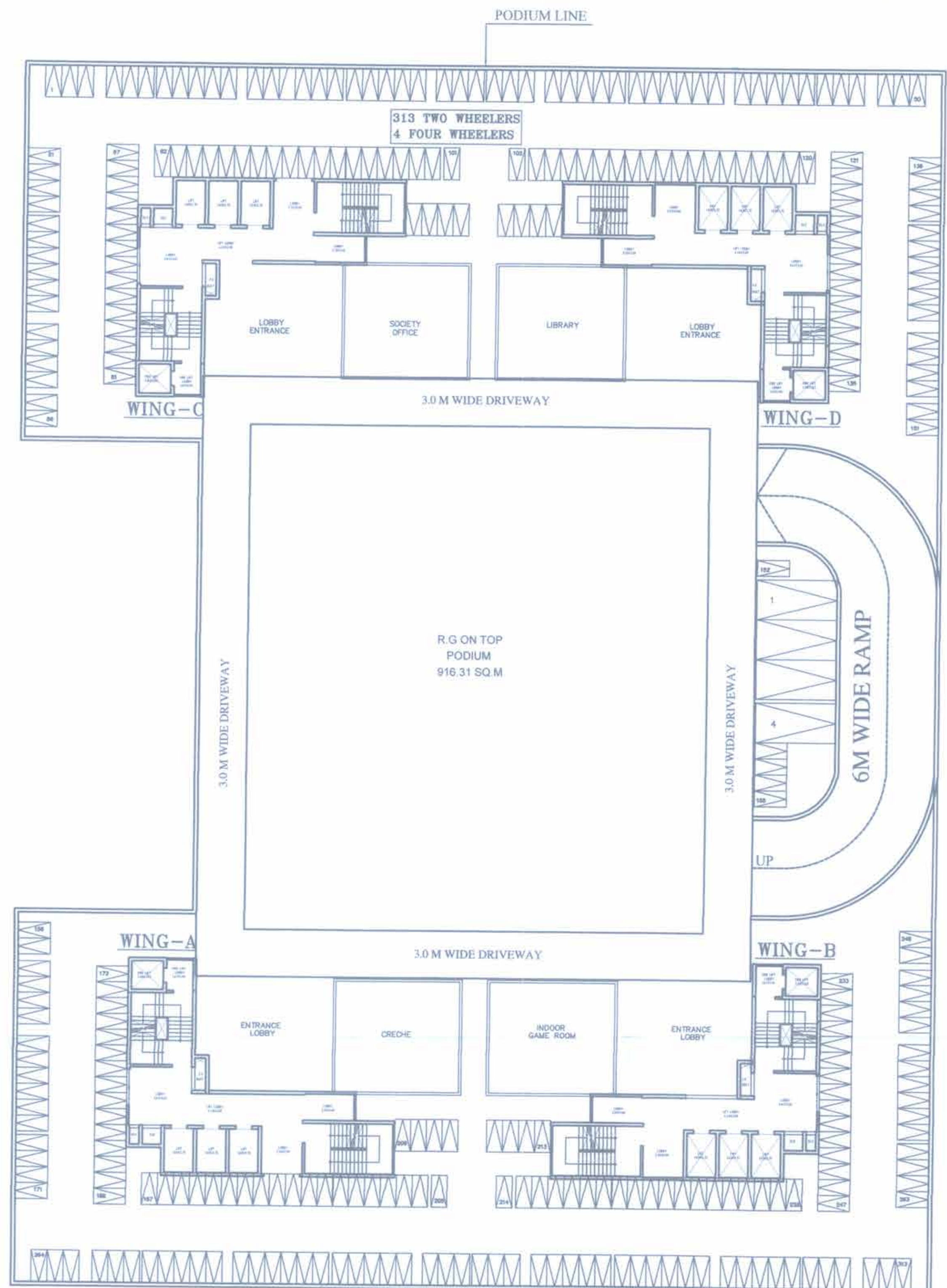
**मंजूरी**  
मुद्रांकन बांधकाम नकाशे मंजूरी  
संगाने दुरुवती बांधकामासाठी  
व बांधकाम धारक प्रमाणपत्र देण्यासाठी  
२८/०६/२०१८ ३१/०६/२०१८  
यावे घातून दिवल्या अटीप्रमाणे.

कनिष्ठ अभियंता  
नगररचना विभाग  
उल्हासनगर महानगरपालिका

नगररचनाकार  
उल्हासनगर महानगरपालिका  
वा आयुक्त डी.पी.ए. शाखा, उल्हासनगर



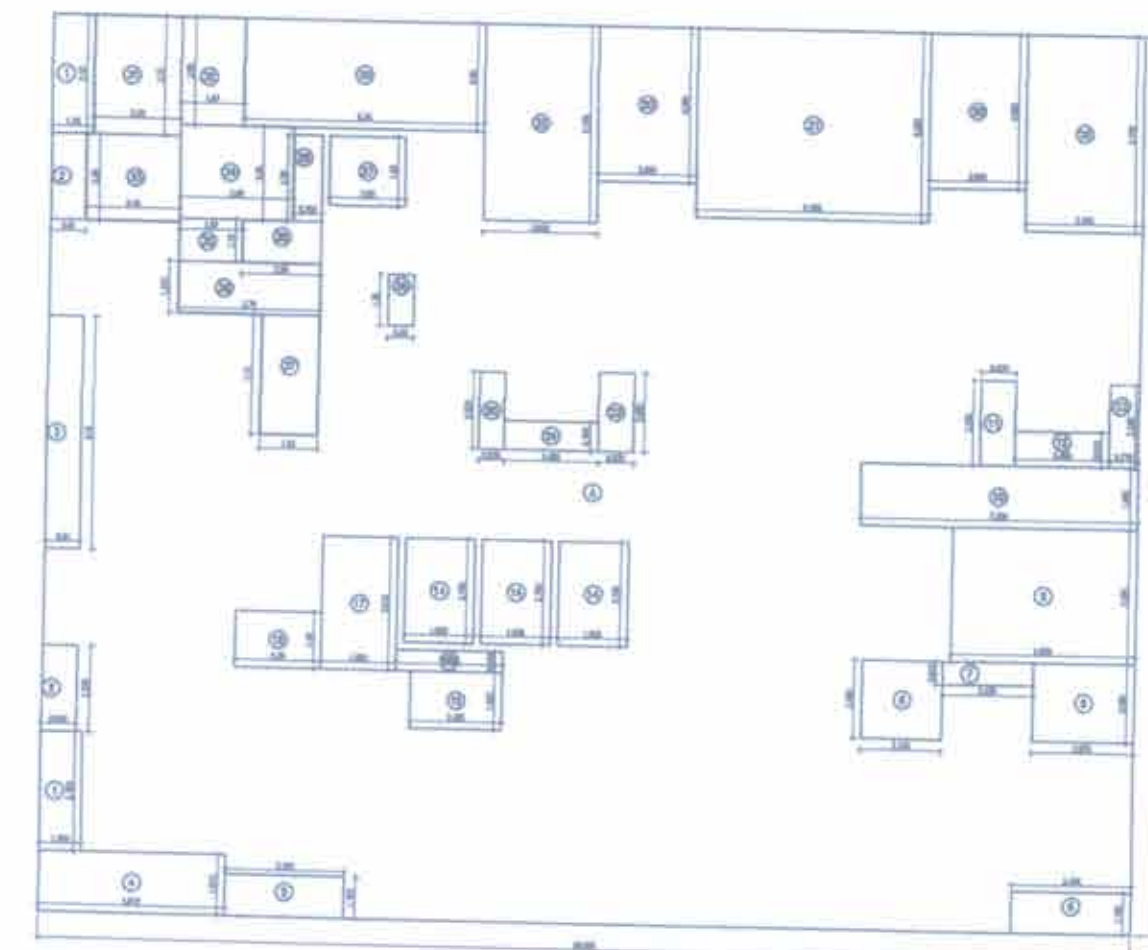
PODIUM 1ST, 2ND, 3RD & 4TH FLOOR  
SCALE-1:100



5TH TOP PODIUM  
SCALE-1:100

ARCHITECT: <b>ANIL R. NIRGUDE.</b>		SIGNATURE OF TOWNPERS. OWNERS.	
525 04 DRG. NO.	PROPOSED COMMERCIAL BUILDING ON PLOT BERING ON C.T.S.NO.1606 TO 1617, 1619B, 1620 TO 1624 & 1626B AT VILLAGE: ULHASNAGAR, TAL: ULHASNAGAR, DIST. THANE. FOR M/S. TROIKA ESTATE PVT LTD MUMBAI, DIRECTOR: SHRI RAMESH A MEHTA		
AS SHOWN SCALE			
10/02/2021 DATE			
ANIL CHD. BY.			
CHITRA CAD/DRN			
		<b>VITAN CONSULTANTS</b> ARCHITECTS & ENGINEERS B-101, Bindu Tower, 1st Floor, Opp Lourdes English School, Santoshi Mata Road, Kalyan - 421301	





AREA DIAGRAM

(6TH & 8TH TO 10TH & 12 TO 15TH &  
17TH TO 20TH & 22ND TO 25TH & 27TH FLOOR)

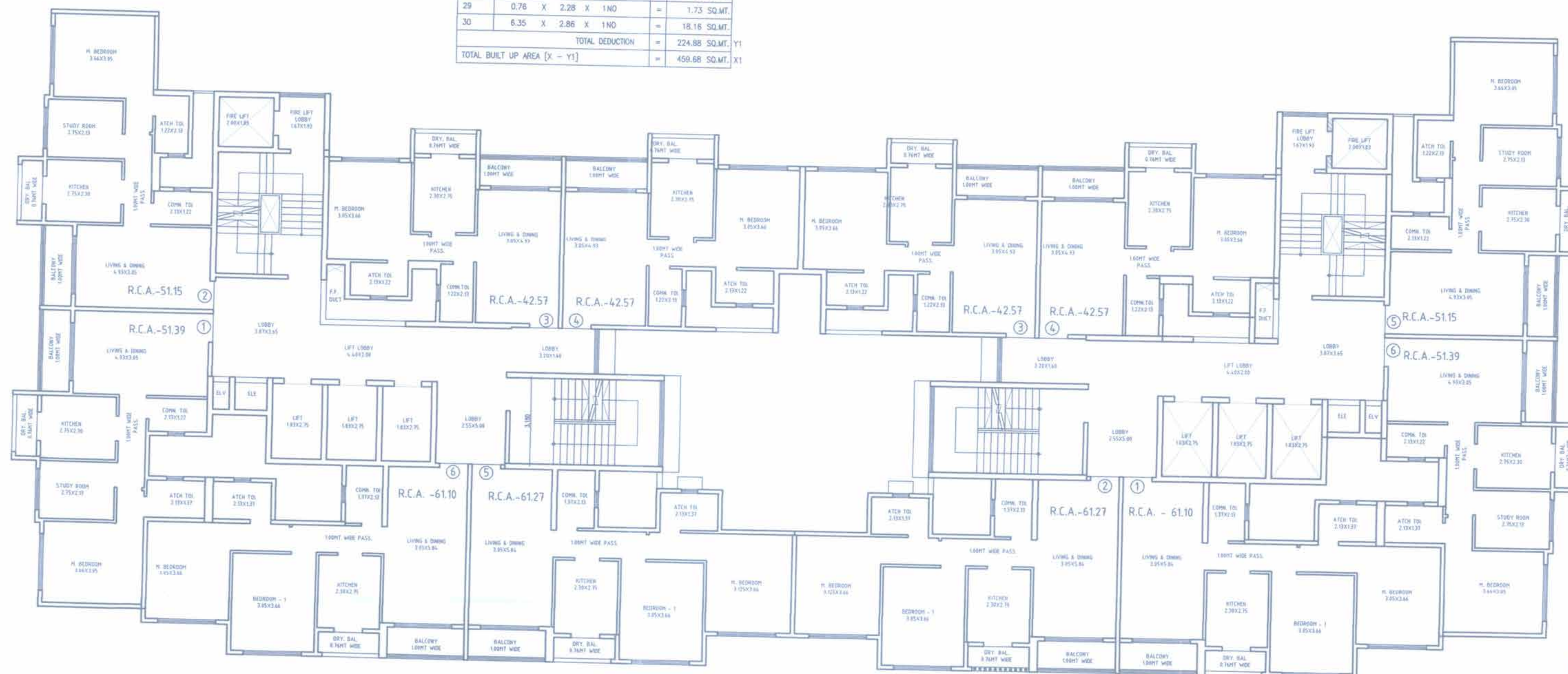
WING - A,B,C & D

SCALE - 1:200

BUILT UP AREA CALCULATION				
TYPICAL FLOOR				
A	28.86	X	23.72	X 1NO
				= 684.56 SQ.MT.
				TOTAL ADDITION = 684.56 SQ.MT.

DEDUCTIONS				
1	1.10	X	3.15	X 2 NOS
2	0.91	X	2.28	X 2 NOS
3	0.91	X	6.15	X 1NO
4	4.91	X	1.61	X 1NO
5	3.15	X	1.10	X 2 NOS
6	2.67	X	2.08	X 1NO
7	2.43	X	0.61	X 1NO
8	2.13	X	2.08	X 1NO
9	4.90	X	3.55	X 1NO
10	7.35	X	1.65	X 1NO
11	0.93	X	2.23	X 1NO
12	2.48	X	0.91	X 1NO
13	0.77	X	2.18	X 1NO
14	1.83	X	2.75	X 3 NOS
15	2.42	X	1.52	X 1NO
16	2.82	X	0.56	X 1NO
17	1.98	X	3.51	X 1NO
18	2.28	X	1.49	X 1NO
19	3.10	X	5.19	X 1NO
20	2.60	X	4.09	X 2 NOS
21	6.15	X	5.00	X 1NO
22	3.00	X	5.19	X 1NO
23	0.93	X	2.08	X 1NO
24	2.48	X	0.76	X 1NO
25	0.67	X	2.03	X 1NO
26	0.68	X	1.35	X 1NO
27	2.00	X	1.83	X 1NO
28	2.08	X	1.12	X 1NO
29	0.76	X	2.28	X 1NO
30	6.35	X	2.86	X 1NO
				TOTAL DEDUCTION = 224.88 SQ.MT.
				TOTAL BUILT UP AREA [X - Y1] = 459.68 SQ.MT.

BUILT UP AREA CALCULATION				
7th,11th,16th,21st & 26th FLOOR				
				NET BUILT UP AREA OF TYPICAL FLOOR = 459.68 SQ.MT.
DEDUCTIONS				
31	2.29	X	3.15	X 1NO
32	1.67	X	2.86	X 1NO
33	2.48	X	2.28	X 1NO
34	2.99	X	2.48	X 1NO
35	1.67	X	1.12	X 1NO
36	3.75	X	1.37	X 1NO
37	3.15	X	1.52	X 1NO
				TOTAL DEDUCTION = 36.86 SQ.MT.
				TOTAL BUILT UP AREA [X - Y1] = 422.82 SQ.MT.



(WING - A)

## TYPICAL FLOOR PLAN


(6TH,8TH TO 10TH,12 TO 15TH  
17TH TO 20TH 22ND TO 25TH & 27TH FLOOR)

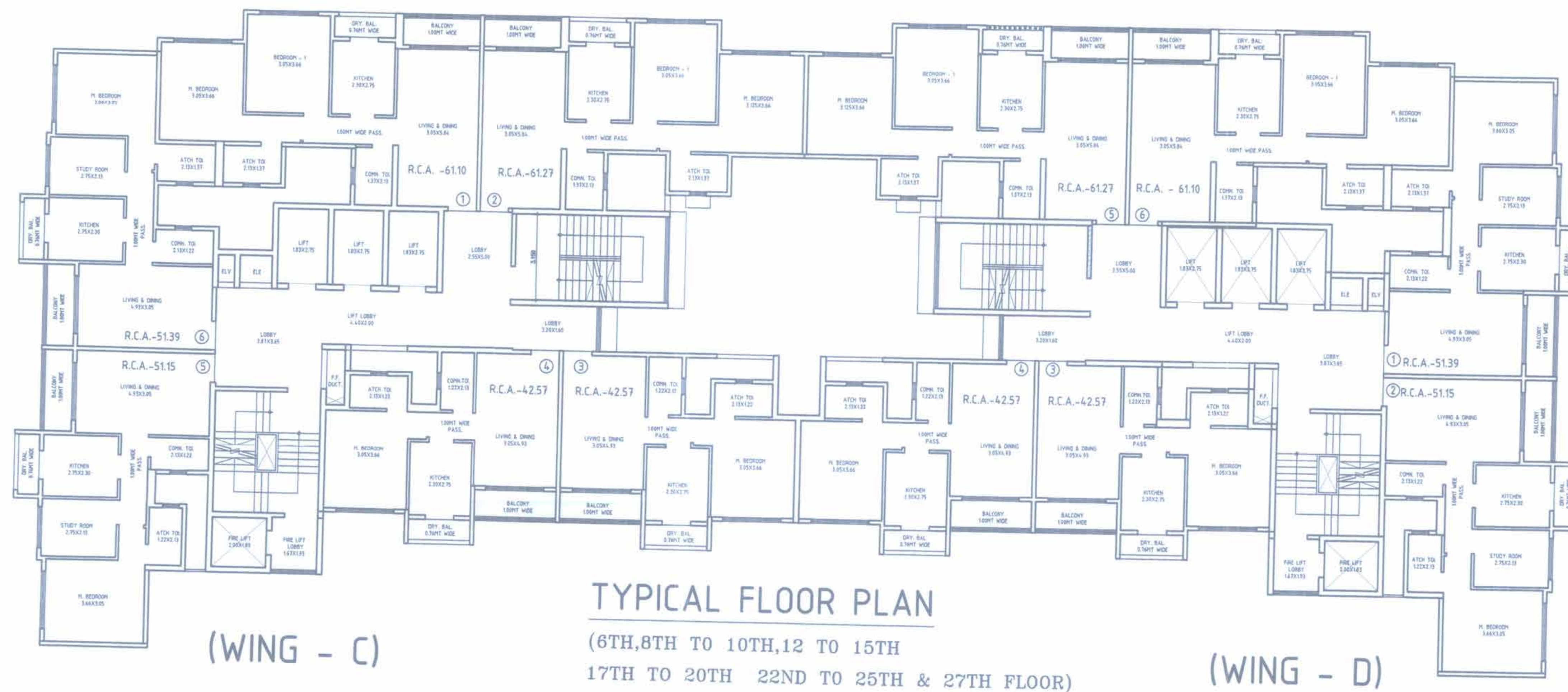
(WING - B)

BLDG. PLAN	SHEET NO: 5/08
STAMP OF APPROVAL OF PLAN	
<p>मंजुरी</p> <p>व बोपकाम धरेश्वर उभासनागर ३ विलासनागर/ठाणे</p> <p>रसी/१९/४०६ १९/११/२१</p> <p>मध्वे धरेश्वर उभासनागर</p>	
<p>कनिष्ठ अभियंता</p> <p>नगररचना विभाग</p> <p>उत्तासनगर महानगरपालिका</p>	
<p>नगररचनाकार</p> <p>उत्तासनगर महानगरपालिका</p>	

ARCHITECT: ANIL R. NIRGUDE.	SIGNATURE OF OWNERS.
525 05 DRG. NO.	PROPOSED COMMERCIAL BUILDING ON PLOT BERING ON C.T.S.NO.1606 TO 1617,1619B,1620 TO 1624 & 1626B AT VILLAGE:ULHASNAGAR, TAL: ULHASNAGAR, DIST. THANE. FOR
AS SHOWN SCALE	M/S. TROIKA ESTATE PVT LTD MUMBAI,
10/02/2021 DATE	DIRECTOR: SHRI RAMESH A MEHTA
ANIL CHD. BY.	VITAN CONSULTANTS
CHITRA CAD/DRN	ARCHITECTS & ENGINEERS
	B-101,Bindu Tower,1st Floor,Opp Lourdes English School, Santoshi Mata Road , Kalyan - 421301



BLDG. PLAN		SHEET NO: 6/08
STAMP OF APPROVAL OF PLAN		
<div style="display: flex; justify-content: space-between;"> <div>  <p>मंजूरी प्राप्त दिनांक: 02/08/2022 प्रमाणित</p> </div> <div> <p>कनिष्ठ अभियंता नगररचना विभाग उल्हासनगर महानगरपालिका</p> </div> </div>		
<p>नगररचनाकार चक्रवर्तनगर महानगरपालिका</p>		
<p>या आधुनिक ड म पा बांधा पावले</p>		



ARCHITECT: ANIL R. NIRGUDE.	SIGNATURE OF OWNERS.
525 06 DRG. NO.	PROPOSED COMMERCIAL BUILDING ON PLOT BERING ON C.T.S.NO.1608 TO 1617, 1619B, 1620 TO 1624 & 1626B AT VILLAGE: ULHASNAGAR, TAL: ULHASNAGAR, DIST. THANE. FOR M/S. TROIKA ESTATE PVT LTD MUMBAI, DIRECTOR: SHRI RAMESH A MEHTA
10/02/2021 DATE	
ANIL CHD. BY.	VITAN CONSULTANTS ARCHITECTS & ENGINEERS B-101, Bindu Tower, 1st Floor, Opp Lourdes English School, Santoshi Mata Road, Kalyan - 421301
CHITRA CAD/DRN	



STAMP OF APPROVAL OF PLAN

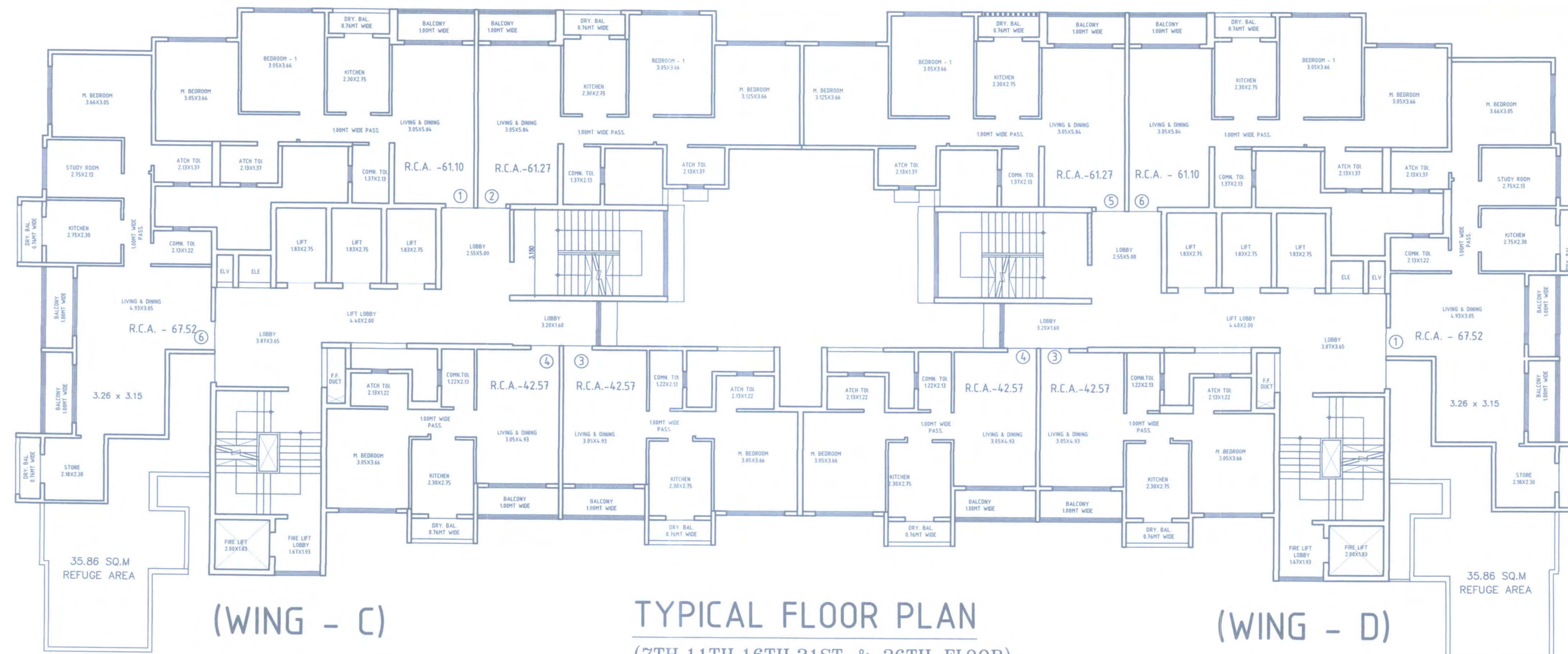


मंजुरी  
रंगाने दुरुस्ती दाखविण्याप्रमाणे  
व बांधकाम प्रारंभ प्रमाणपत्र रु. तयार / नसवि / बांध  
रचे/५०६ अ १६/१२/२०  
मध्ये बांधून दिलेच

कनिष्ठ अभियंता  
नगररचना विभाग  
उल्हासनगर महानगरपालिका

नगररचनाकार  
उल्हासनगर महानगरपालिका

या बांधकाम उ म पा शब्दात घेतले

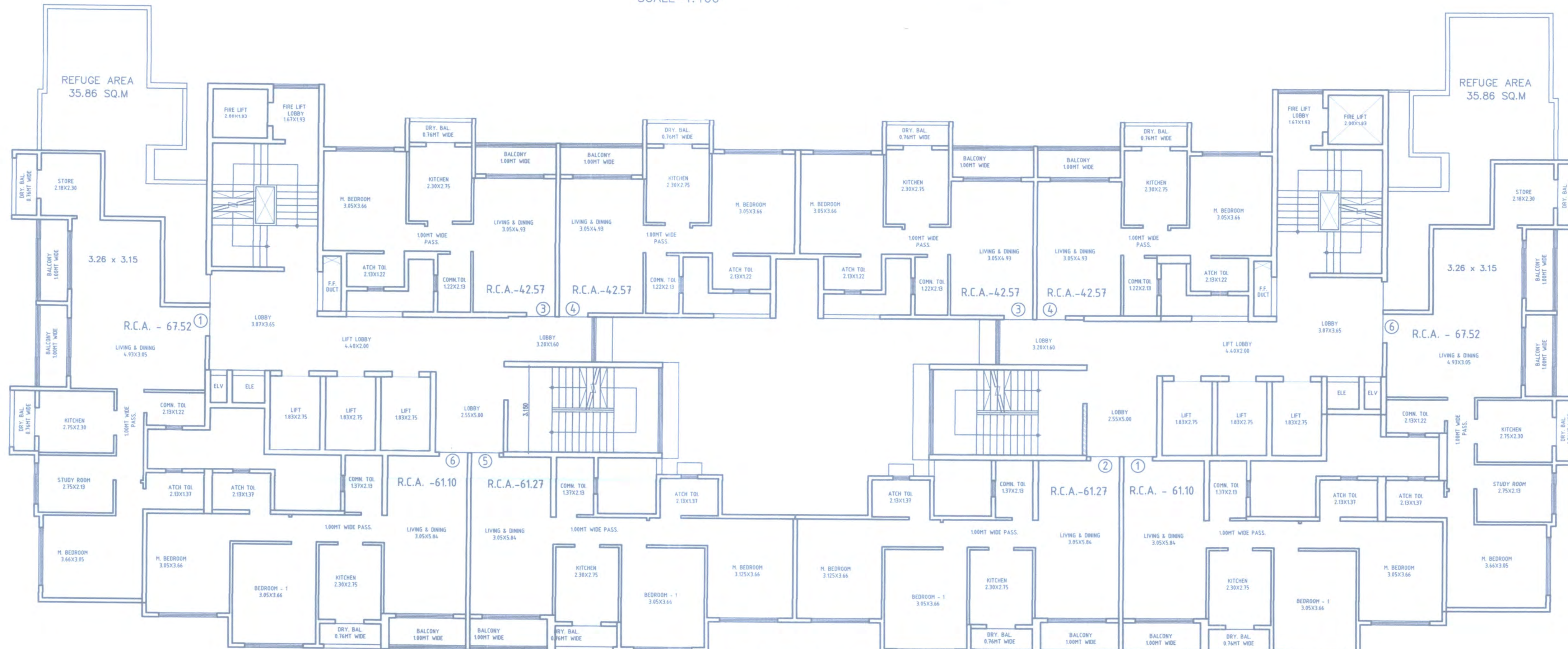


(WING - C)

TYPICAL FLOOR PLAN

(WING - D)

(7TH, 11TH, 16TH, 21ST & 26TH FLOOR)  
SCALE-1:100



(WING - A)

TYPICAL FLOOR PLAN

(WING - B)

(7TH, 11TH, 16TH, 21ST & 26TH FLOOR)  
SCALE-1:100

ARCHITECT: <b>ANIL R. NIRGUDE.</b>	SIGNATURE OF OWNERS.
525 07 DRG. NO.	PROPOSED COMMERCIAL BUILDING ON PLOT BERING ON C.T.S.NO.1606 TO 1617, 1619B, 1620 TO 1624 & 1626B AT VILLAGE: ULHASNAGAR, TAL: ULHASNAGAR, DIST. THANE. FOR M/S. TROIKA ESTATE PVT LTD MUMBAI, DIRECTOR: SHRI RAMESH A MEHTA
AS SHOWN SCALE	
10/02/2021 DATE	
ANIL CHD. BY.	<b>VITAN CONSULTANTS</b> ARCHITECTS & ENGINEERS
CHITRA CAD/DRN	B-101, Bindu Tower, 1st Floor, Opp Lourdes English School, Santoshi Mata Road, Kalyan - 421301



**मंजूरी**

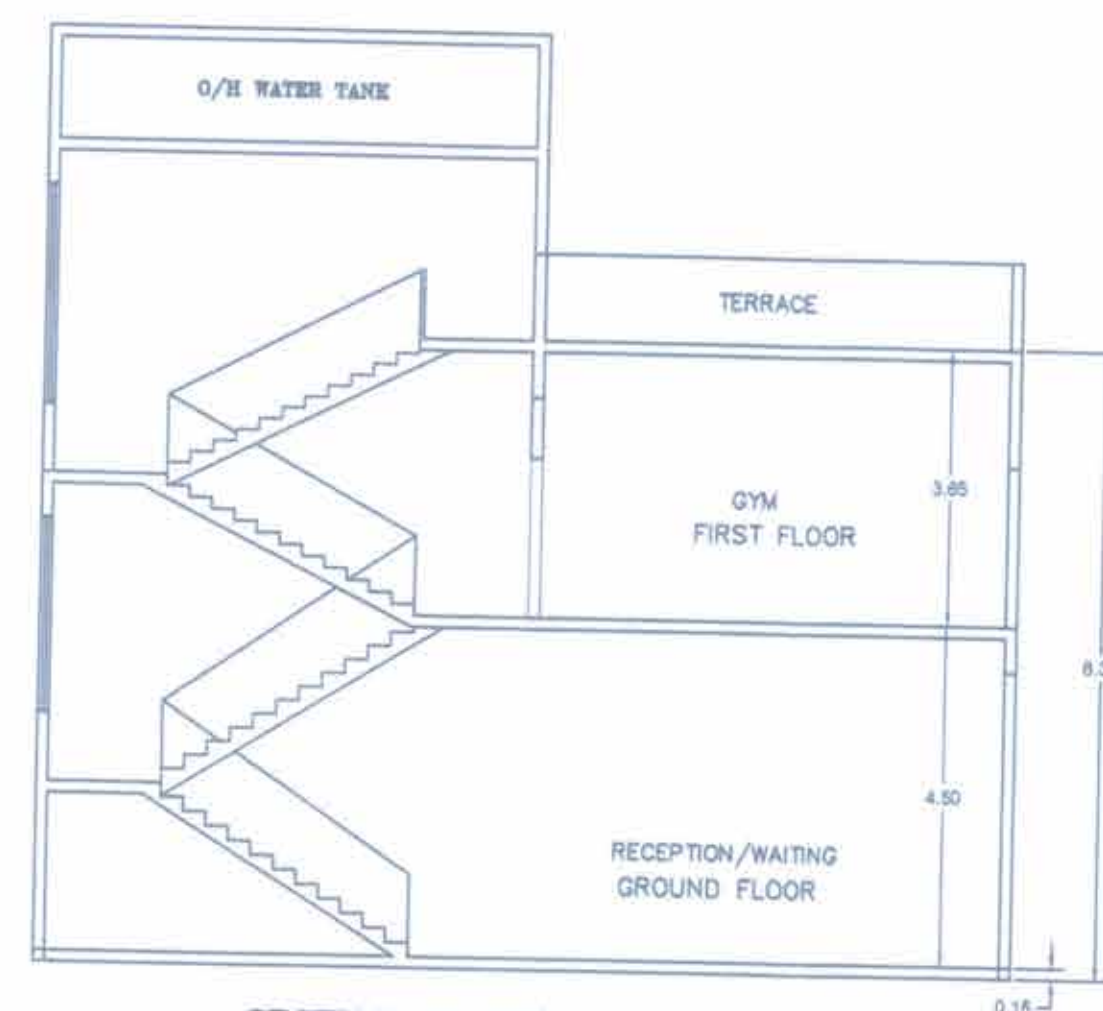


प्रमाणपत्र  
वांछिकम नकल मजरी  
गंगे दुकती रूपवित्त्वाप्रमाणे  
व वांछिकम प्रारिष प्रमाणपत्र अ. अ. अ. नरवि/वांछ  
१८/९८/५०६ १८/९९/२९  
मारे वातुन वित्त्वा अटीप्रमाणे

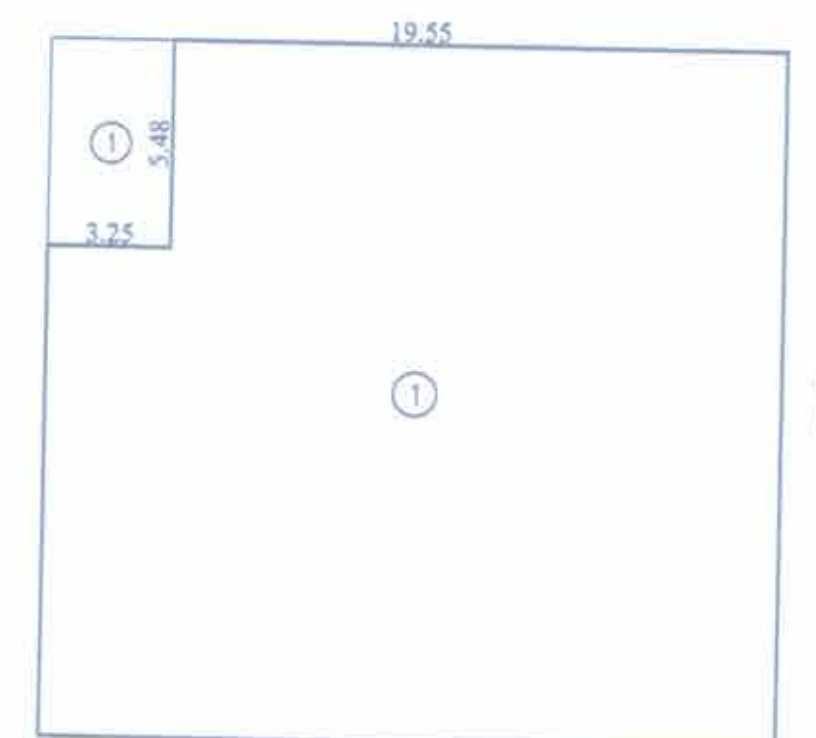
कनिष्ठ अभियंता  
नगररचना विभाग  
उल्हासनगर महानगरपालिका

**नगररचनाकार**  
उल्हासनगर महानगरपालिका

पा. अष्टाशुक्ल ४ प्र पा गच्छा म



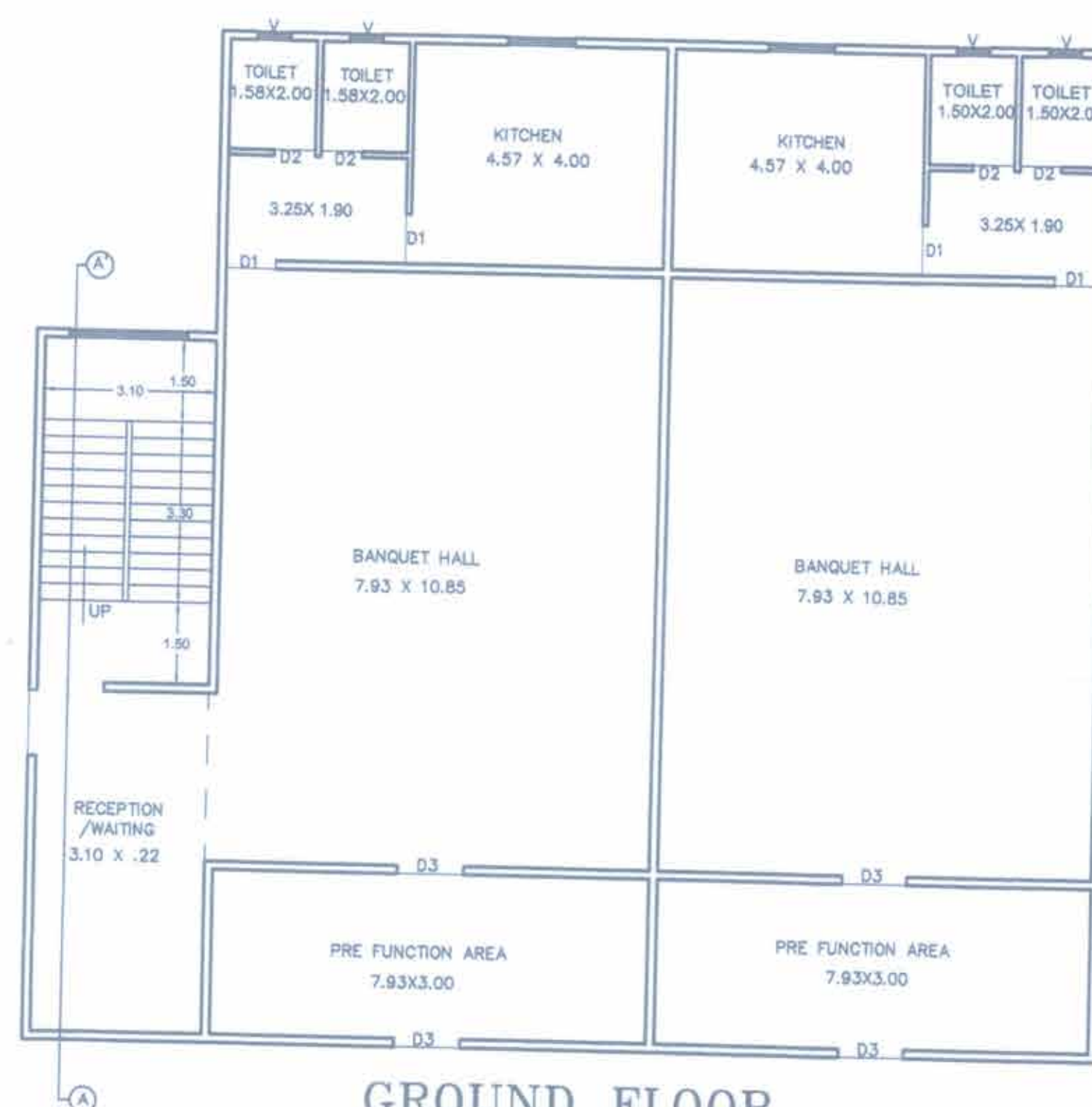
SECTION AT BB'  
(SCALE -1:200)



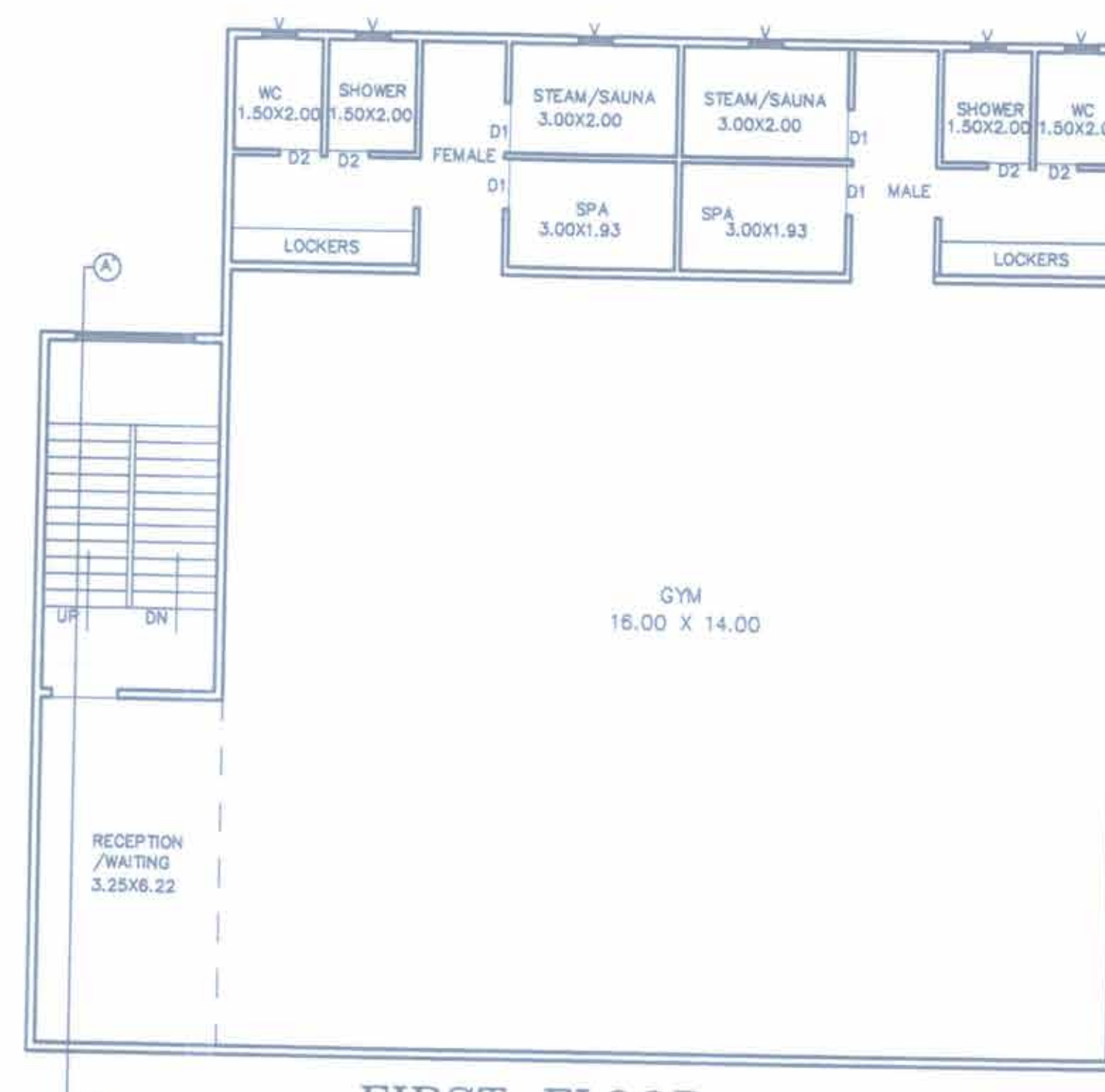
CLUB HOUSE

GR &amp; 1ST FLOOR

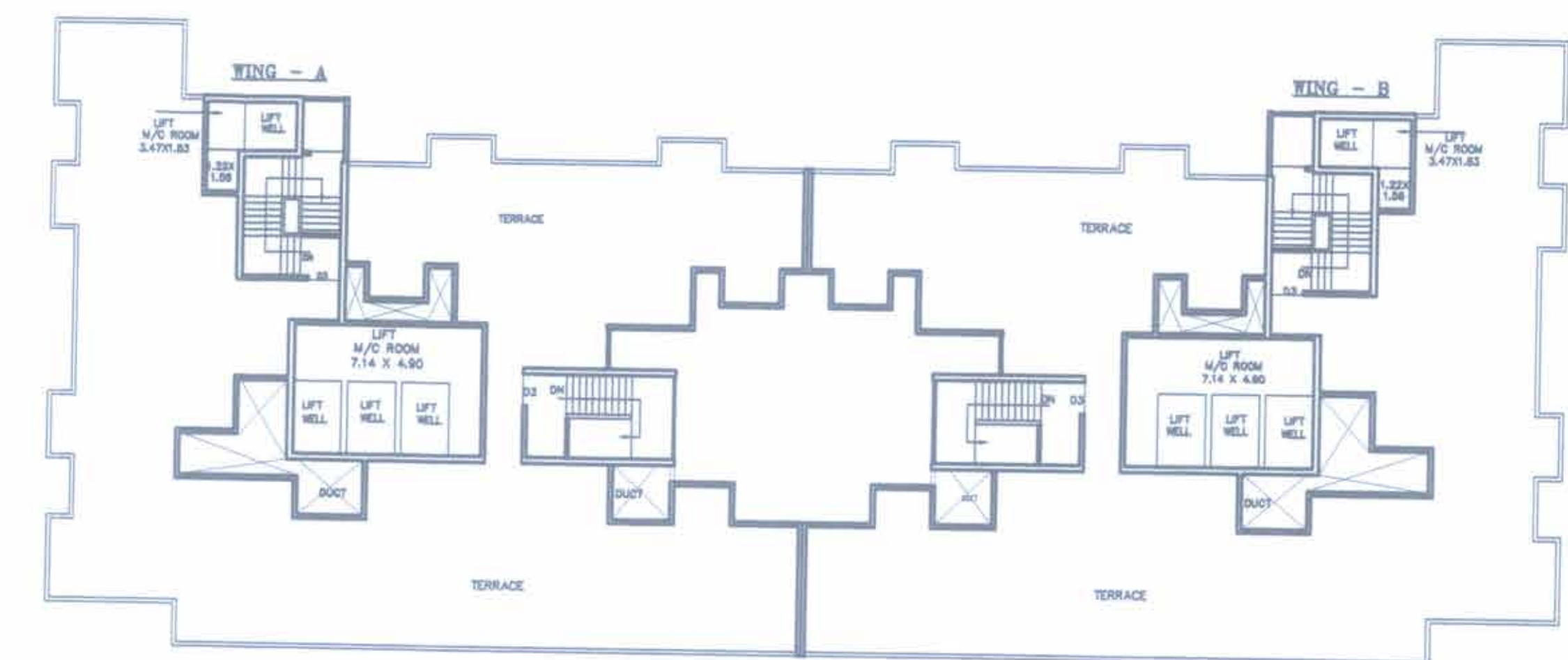
GR & 1ST FLOOR				
1	19.55	X	18.45	X 1 NO = 360.70 SQ.MT
TOTAL ADDITION				= 360.70 SQ.MT X
DEDUCTIONS				
1	3.25	X	5.48	X 1 NO = 17.81 SQ.MT
TOTAL DEDUCTION				= 17.81 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]				= 342.89 SQ.MT X1



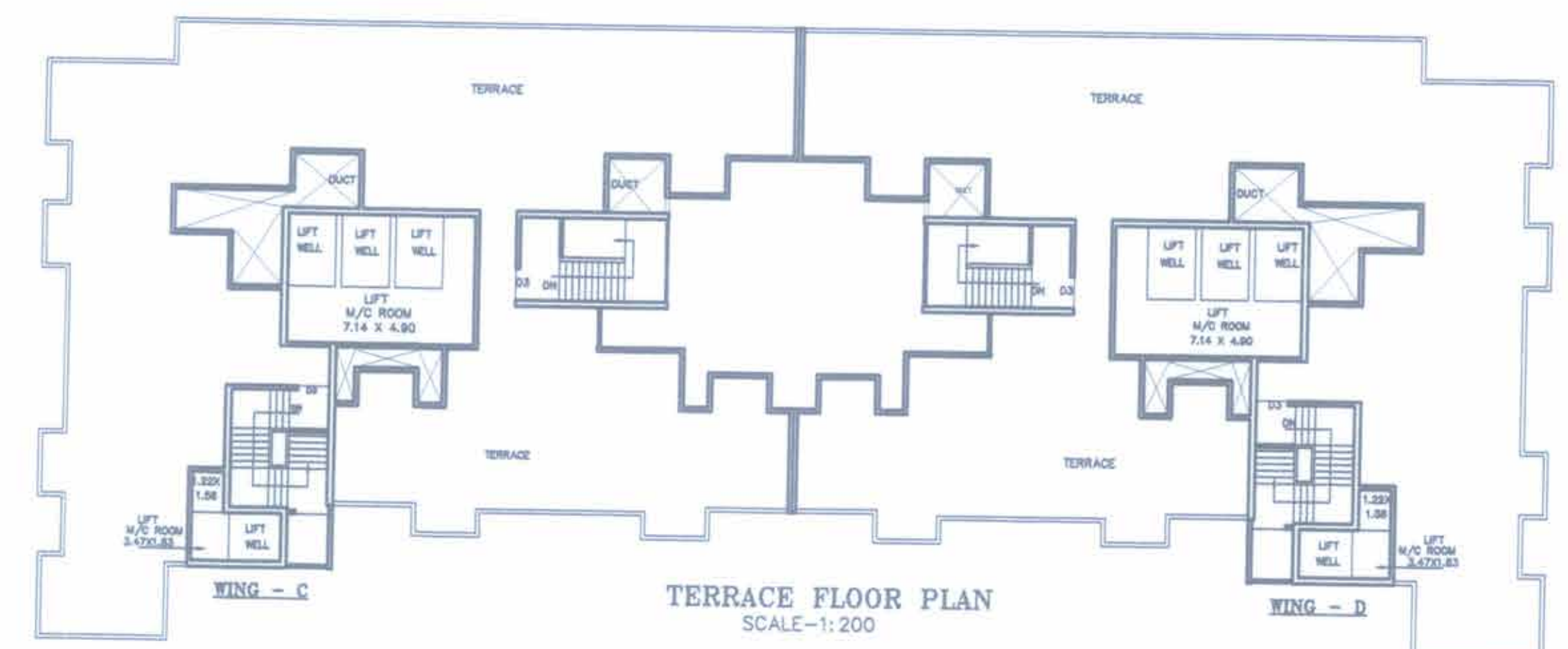
GROUND FLOOR  
SCALE-1:100



FIRST FLOOR  
SCALE-1:100



TERRACE FLOOR PLAN  
SCALE-1:200



TERRACE FLOOR PLAN  
SCALE-1:200

SIGNATURE OF OWNERS.

CHITRA  
CAP/DBM

PROPOSED COMMERCIAL BUILDING ON PLOT BERING ON C.T.S.NO.1606  
TO 1617,1619B,1620 TO 1624 &1626B AT VILLAGE:ULHASNAGAR,  
TAL: ULHASNAGAR, DIST. THANE. FOR  
M/S. TROIKA ESTATE PVT LTD MUMBAI,

ANIL
CHD. BY.
CHITRA
CAD/DRN

**VITAN CONSULTANTS**  
ARCHITECTS & ENGINEERS  
B-101, Bindu Tower, 1st Floor, Opp Lourdes English S  
Santoshi Mata Road, Kalyan - 421301





# उल्हासनगर महानगरपालिका, उल्हासनगर

दुरध्वनी क्र. (०२५१) २७१०१०५, २७२०११६-१२५, फॅक्स नं. (०२५१)- २७२०१०४

उल्हासनगर महानगरपालिका, उल्हासनगर- ४२१००३, जिल्हा ठाणे.

जा. क्र. उमपा/पा. पु./काअ/७५५/२०२१.

दिनांक :- २६.१०.२०२१.

## ना हरकत दाखला/अभिप्राय

प्रति,

मे. ट्रायको इस्टेट प्रा. लि.

सिटीएस नं. १६०६ ते १६१७, १६१९ बी,  
१६२० ते १६२१ व १६२६ बी, प्लॉट नं. ६ (भा), ७, ८,  
सेक्शन ७ अ, शिट नं. ९२, ९३, ९४, उल्हासनगर-१.

विषय:- सिटीएस नं. १६०६ ते १६१७, १६१९ बी, १६२० ते १६२१ व १६२६ बी,  
प्लॉट नं. ६ (भा), ७, ८, सेक्शन ७ अ, शिट नं. ९२, ९३, ९४,  
उल्हासनगर-१, येथील प्रकल्पाचे बांधकामकरिता अस्तित्वातील  
मलनिःस्सारण व्यवस्थेबद्दल अभिप्राय "ना हरकत दाखला"  
मिळणेबाबत.

- संदर्भ:- १. मे. ट्रायको इस्टेट प्रा. लि. तर्फे श्री. रमेश अमृतलाल मेहता यांचा  
अर्ज दिनांक २६.०७.२०२१ टोकन क्र. ४१२०२१०००१०९३५.  
२. बांधकाम प्रारंभ क्र. उमपा/नरवि/बांण/४८/१९/१०५,  
दि. २५.०५.२०२१.  
३. अर्जासोबत सादर केलेली कागदपत्रे.

उपरोक्त विषयाकित प्रकरणी मे. ट्रायको इस्टेट प्रा. लि. तर्फे श्री. रमेश अमृतलाल मेहता  
यांचे उल्हासनगर-१ यांनी विषयाकित नमुद मिळकतीत रहिवासी व वाणिज्य प्रयोजनासाठी  
बांधकाम नकाशे प्रस्तावित केल्याचे संदर्भ १ अन्वये दाखल केलेला अज या कार्यालयात प्राप्त  
झाला आहे. प्रत्यक्ष मिळकतीची पाहणी अंती ३८३५८.९९ चो. मी. जागेसाठी एकत्रितपणे  
मलनिःस्सारण व्यवस्थेबाबत केलेले निरीक्षण अभिप्राय खालीप्रमाणे नोंदविण्यात येत आहे.

१. सदर मिळकत ही वरील नमुद सिटीएस नं. नुसार कल्याण मुरबाड रोड लगत,  
उल्हासनगर-१, लगत आहे.
२. सदर मिळकत परिसरात महापालिकेची भुयारी गटार योजना कार्यान्वियत आहे.
३. भविष्यात वाढणा-या लोकवस्तीनुसार, नव्याने होणारे शहरीकरण, उभी राहणारी

योजना, नविन मलउदंचन केंद्र व मलप्रक्रिया केंद्र असे प्रकल्प उभारणे याबाबत नियोजन करीत असून सादाराप्रमाणे पुढील दोन ते तीन वर्षात पुर्ण होण्याची शक्यता आहे

४. वरीलप्रमाणे विचार करता सदर भुखंडावरील इमारतीचे बांधकाम प्रस्ताव मंजुरी पुर्वी प्रकल्पातील संपुर्ण इमारतीचे सविस्तर नकाशे विकासकाने सादर करुन नामांकनाप्रमाणे तज्ञ कन्सल्टंट मार्फत भुयारी गटार योजनेचा सविस्तर तपशिल, मलउदंचन केंद्र व आवश्यक क्षमतेचे मलप्रक्रिया केंद्र उभारणीसाठीचा सविस्तर डीझाईन, आराखडा महापालिकेस सादर करणे बंधनकारक राहील.
५. भविष्यात मिळकत परिसरात महापालिकेची भुयारी गटार योना कार्यान्वीत झाल्या महापालिकेच्या नियमानुसार व अटी शर्तीस अधिन राहून रितसर फी चा भरणा करुन विकासक बांधकाम परवानगी मिळणेकरिता मलनिःसारण विभागाचा ना हरकत दाखला देणे शक्य होईल.



*(Signature)*  
कार्यकारी अभियंता  
पा. पु. वि. व मलनिःस्सारण विभाग  
उल्हासनगर महानगरपालिका

प्रत:- नगररचनाकार, उल्हासनगर महानगरपालिका.



# उल्हासनगर महानगरपालिका, उल्हासनगर

संख्या क्र. (०२५१) २७१०१०५, २७२०११६-१२५, फॅक्स नं. (०२५१)- २७२०१०४  
उल्हासनगर महानगरपालिका, उल्हासनगर- ४२१००३, जिल्हा ठाणे.

भा. क्र. उमपा/पा. पु./काअ/८५७/२०२१.

दिनांक : २२.१०.२०२१.

ना हरकत दाखला/अभिप्राय

प्रति,

मे. ट्रायको इस्टेट प्रा. लि.

सिटीएस नं. १६०६ ते १६१७, १६१९ बी,

१६२० ते १६२१ व १६२६ बी, प्लॉट नं. ६ (भा), ७, ८,

सेक्शन ७ अ, शिट नं. ९२, ९३, ९४, उल्हासनगर-१.

विषय:-सिटीएस नं. १६०६ ते १६१७, १६१९ बी, १६२० ते १६२१ व १६२६ बी, प्लॉट नं. ६ (भा), ७, ८, सेक्शन ७ अ, शिट नं. ९२, ९३, ९४, उल्हासनगर-१, येथील प्रकल्पाचे बांधकाम मंजूरीपुर्वी अस्तित्वातील "पावसाळी पाण्याचा निचरा" होणे व्यवस्थेबद्दल अभिप्राय "ना हरकत दाखला" मिळणेबाबत.

संदर्भ:- १. मे. ट्रायको इस्टेट प्रा. लि. तर्फे श्री. रमेश अमृतलाल मेहता यांचा

अर्ज दिनांक २६.०७.२०२१ टोकन क्र. ४१२०२१०००१०९३५.

२. बांधकाम प्रारंभ क्र. उमपा/नरवि/बांप/४८/१९/१०५,

दि. २५.०५.२०२१.

३. अर्जासोबत सादर केलेली कागदपत्रे.

उपरोक्त विषयाकित प्रकरणी मे. ट्रायको इस्टेट प्रा. लि. तर्फे श्री. रमेश अमृतलाल मेहता. यांचे उल्हासनगर-१ यांनी विषयाकित नमुद मिळकतीत रहिवासी व वाणिज्य प्रयोजनासाठी बांधकाम नकाशे प्रस्तावित केल्याचे संदर्भ १ अन्वये दाखल केलेला अज या कार्यालयात प्राप्त झाला आहे. प्रत्यक्ष मिळकतीची पाहणी अंती ३८३५८.९९ चो. मी. जागेसाठी एकत्रितपणे पावसाळी पाण्याचा निचरा व्यवस्थेबाबत केलेले निरीक्षण अभिप्राय खालीप्रमाणे नोंदविण्यात येत आहे.

१. सदर मिळकत ही वरील नमुद सिटीएस नं. नुसार कल्याण मुरबाड रोड लगत, उल्हासनगर-

१, लगत आहे.

२. सदर मिळकत समोरील रस्त्यालगत अस्तित्वातील गटार पावसाळी पाण्याचा निचरा होणेसाठी पुरेशी आहे.

३. सदर मुखंडावरील इमारतीचे बांधकाम प्रस्ताव मंजूर करणेपूर्वी कंसल्टंट मार्फत मुखंडावरील पडणा-या सरासरी पावसाच्या नामांकनाप्रमाणे डिझाईन तयार करून व्यवस्थेचा आराखडा तपशिलासह सादर करणे विकासकास बंधनकारक राहिल.
४. व्यवस्थेचे संपूर्ण डिझाईन व आराखडे तज्ञ कंसल्टंटमार्फत नाकाकांनाप्रमाणे तयार केल्यानंतर त्याचा अंतिम विसर्ग होणेसाठी मुखंडालगत असणा-या वा रस्त्यालगत अस्तित्वातील पाण्याचा निचरा होणा-या व्यवस्थेला जोडून घेण्यासाठी महापालिकेचा ना हरकत दाखला घेणे बंधनकारक राहिल.
५. उपरोक्त नमुदप्रमाणे मिळकतीमधील अंतर्गत पावसाळी पाण्याचा विसर्ग होणेसाठी तज्ञामार्फत सादर केलेल्या डिझाईन आराखड्यानुसार आवश्यक घनतेच्या/क्षमतेच्या गटार बांधणे प्रस्तावित केल्यास त्याची देखभाल दुरुस्ती करणेसाठी महापालिकेच्या विकास नियंत्रण नियमावलीप्रमाणे आवश्यक मोकळी जागा सोडणे बंधनकारक असून त्या जागेत कुठल्याही स्वरूपाचे तात्पुरते वा कायमस्वरूपी बांधकाम विकासकास करता येणार नाही.



*(Signature)*  
कार्यकारी अभियंता  
पा. पु. वि. व मलनिसःस्सारण विभाग  
उल्हासनगर महानगरपालिका

प्रत:- नगररचनाकार, उल्हासनगर महानगरपालिका.





# उल्हासनगर महानगरपालिका, उल्हासनगर

दुरध्वनी क्र. (०२५१) २७१०१०५, २७२०११६-१२५, फॅक्स नं. (०२५१)- २७२०१०४  
उल्हासनगर महानगरपालिका, उल्हासनगर- ४२१००३, जिल्हा ठाणे.

जा. क्र. उमपा/पा. पु./काअ/७५६/२०२१.

दिनांक :- २८.१०.२०२१.

ना हरकत दाखला/अभिप्राय

प्रति,

मे. ट्रायको इस्टेट प्रा. लि.

सिटीएस नं. १६०६ ते १६१७, १६१९ बी,

१६२० ते १६२१ व १६२६ बी, प्लॉट नं. ६ (भा), ७, ८,

सेक्शन ७ अ, शिट नं. ९२, ९३, ९४, उल्हासनगर-१.

विषय:- सिटीएस नं. १६०६ ते १६१७, १६१९ बी, १६२० ते १६२१ व १६२६ बी,

प्लॉट नं. ६ (भा), ७, ८, सेक्शन ७ अ, शिट नं. ९२, ९३, ९४,

उल्हासनगर-१, येथील प्रकल्पाचे बांधकामकरिता अस्तित्वातील पाणी

पुरवठा व्यवस्थेबद्दल अभिप्राय "ना हरकत दाखला" मिळणेबाबत.

संदर्भ:- १. मे. ट्रायको इस्टेट प्रा. लि. तर्फे श्री. रमेश अमृतलाल मेहता यांचा

अर्ज दिनांक २६.०७.२०२१ टोकन क्र. ४१२०२१०००१०९३३.

२. बांधकाम प्रारंभ क्र. उमपा/नरवि/बांण/४८/१९/१०५,

दि. २५.०५.२०२१.

३. अर्जासोबत सादर केलेली कागदपत्रे.

उपरोक्त विषयाकित प्रकरणी मे. ट्रायको इस्टेट प्रा. लि. तर्फे श्री. रमेश अमृतलाल मेहता यांचे उल्हासनगर-१ येथील नमुद मिळकतीत प्रस्तावित प्रकल्प उभारण्याचा प्रस्ताव वास्तुविशारद श्री. अनिल निरगुडे, यांनी वरील संदर्भ क्र. १ अन्वये दाखल केलेला अर्ज या कार्यालयात प्राप्त झाला आहे. प्रत्यक्ष मिळकतीची पाहणी अंती ३८३५८.९९ चो. मी. जागेसाठी एकत्रितपणे पिण्याच्या पाण्याच्या व्यवस्थेबाबत केलेले निरीक्षण अभिप्राय खालीप्रमाणे नोंदविण्यात येत आहे.

१. सदर मिळकत ही वरील नमुद सिटीएस नं. नुसार कल्याण मुरबाड रोड लगत, उल्हासनगर-१, लगत आहे.
२. सदर मिळकतीवर बांधकाम पुर्ण झाल्यानंतर पाणी पुरवठा महापालिकेच्या नियमानुसार व उपलब्धतेनुसार केले जाईल.
३. प्रस्तावित भूखंडातून महापालिकेच्या पाणी पुरवठा करणा-या जलवाहिण्या जात असल्याने त्या जलवाहिन्या रस्त्याच्या कडेने अथवा भूखंडाच्या एका बाजूला ज्या ठिकाणी आपले कोणतेही बांधकाम येणार नाही अशा ठिकाणी आपल्या स्वखर्चाने बदलून सदर ठिकाणाचा पाणी पुरवठा सुरळीत करावा.



*Amulya*

कार्यकारी अभियंता

पा. पु. वि. व मलनिसःस्सारण विभाग

उल्हासनगर महानगरपालिका

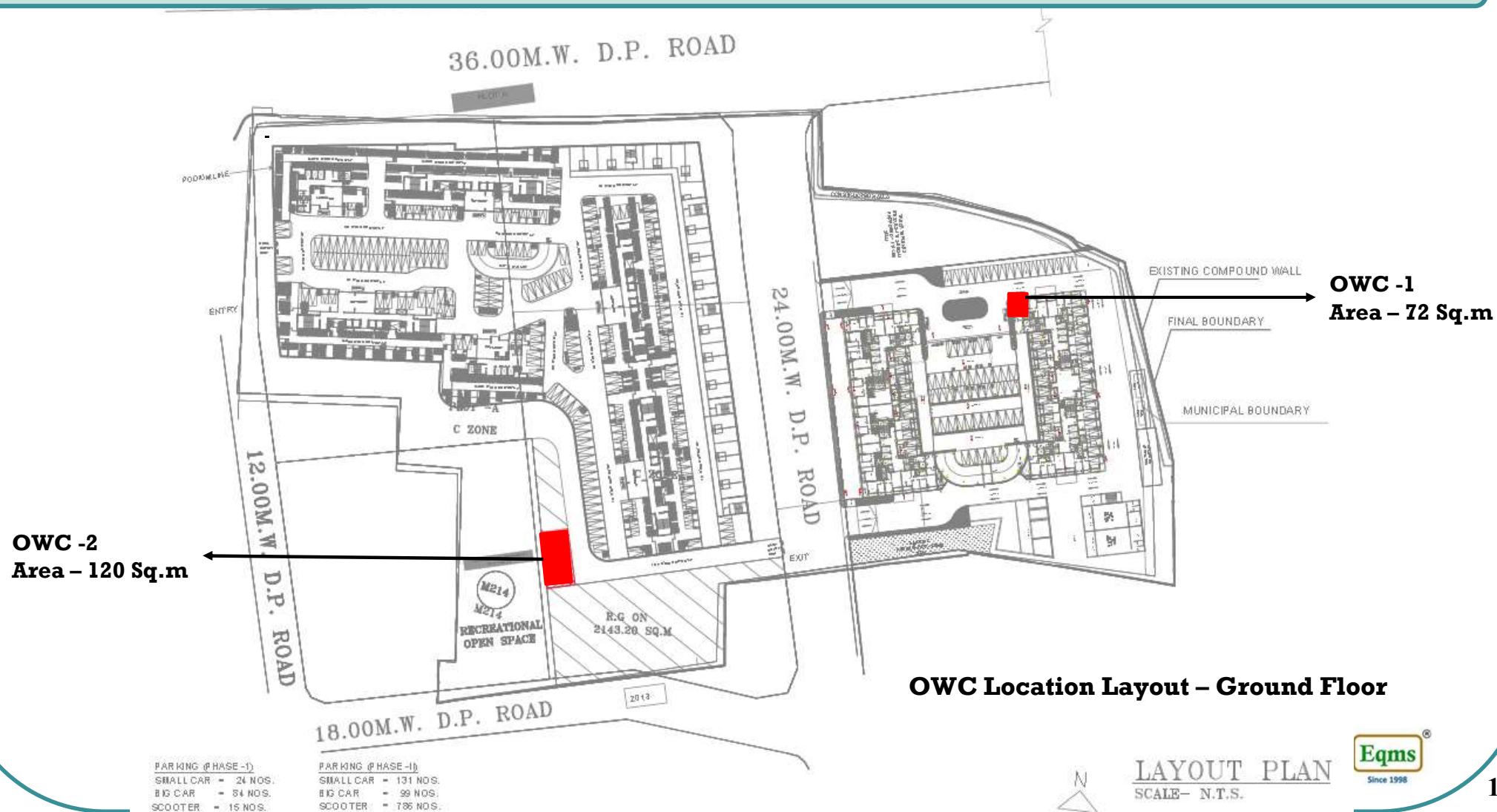
प्रत:- नगररचनाकार, उल्हासनगर महानगरपालिका.

## Annexure IV– Solid Waste Management, OWC Locations, Design Details

### OWC Design Details

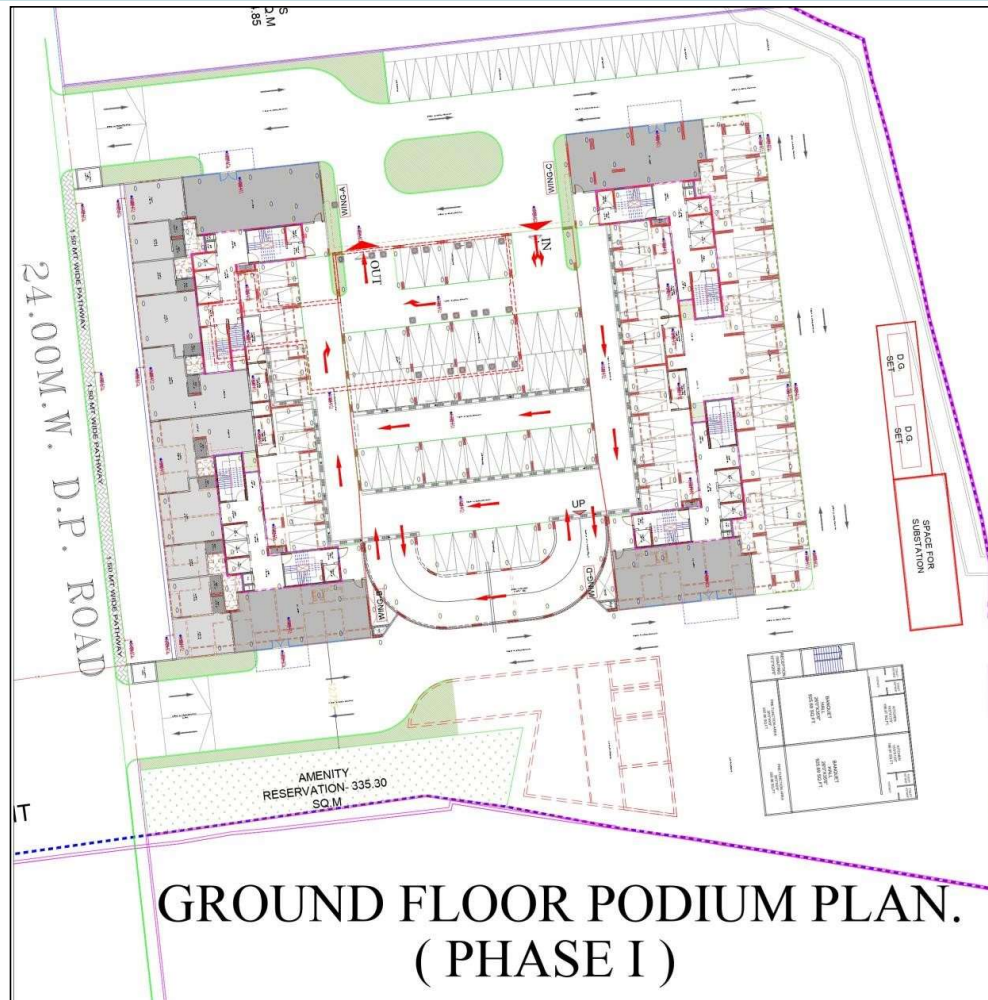
Description	
Non Bio-degradable in Kgs	1894
Total Solid Waste in Kgs	4990.0
Quantity of Bio degradable waste in KG	3096
Capacity of Each Bin proposed to be used(lit)	500
Nos. of bin required	25
<b>Area Required for bin storage in Sq. Mtrs</b>	<b>16</b>
<b>Area required for segregation in Sq. Mtrs</b>	<b>29</b>
Machine recommended	OWC500
No.of machines proposed	2.0
Capacity per batch in kg per batch	170
No. Of batches for each machine	9
<b>Area of each machine in Sq. Mtrs.</b>	<b>3.0</b>
<b>Area of total machines in Sq. Mtrs.</b>	<b>6.0</b>
Operator+ Maneuvering space in Sq. Mtrs.	3.5
<b>Total (Machine + Maneuvering)</b>	<b>9.5</b>
No of tiers in shelves	3.0
<b>Area required for 21 days storage in Sq. Mtrs.</b>	<b>104</b>
compost quantity per day in Kg	650
<b>Storage space for compost for 6 days day stock</b>	<b>39</b>
<b>process + storage area</b>	<b>143</b>
Total process+ storage area including maneuvering	182
SWM management area ( excluding machine)	182
<b>SWM management area ( including machine)</b>	<b>192</b>

## Annexure IV– Solid Waste Management, OWC Locations, Design Details



<b>PARKING PHASE I</b>				
<b>S.No.</b>		<b>Unit in No.</b>	<b>Car</b>	<b>Scooter</b>
1	0.5 Car Parking and 2.5 Scooter Parking required for 40 to 80 sqmt	508	254	1270
2	Visitor		13	64
3	Total		267	1334
4	2 car and 6 scooter for 100 sqmt for Commercial	629.48	13.0	38.0
5	visitor @ 20%		3.0	8.0
6	Total commercial		16.0	46.0
7	<b>Total parking required</b>		<b>283.0</b>	<b>1380.0</b>
8	80% as per table 8C		226.4	1104.0
9	Additional by paying premium		174	488
10	<b>Total parking provided</b>		<b>400</b>	<b>1592</b>
<b>PARKING PHASE II</b>				
11	0.5 Car Parking and 2.5 Scooter Parking required for 40 to 80 sqmt	700	350	1750
12	1 Parking required for 80 to 150 sqmt	400	400	1200
13	Total parking for flat		750	2950
14	Visitor		20	60
15	Total parking for residential		770	3010
16	2 car and 6 scooter for 100 sqmt for commercial	5254	105.1	315.2
17	visitor @ 20%		21.0	63.0
18	Total commercial		126.1	378
19	<b>Total parking required</b>		<b>896.1</b>	<b>3388</b>
20	80% as per table 8C		717	2711
21	Additional by paying premium		373	0
22	<b>Total parking provided</b>		<b>1090</b>	<b>4907</b>

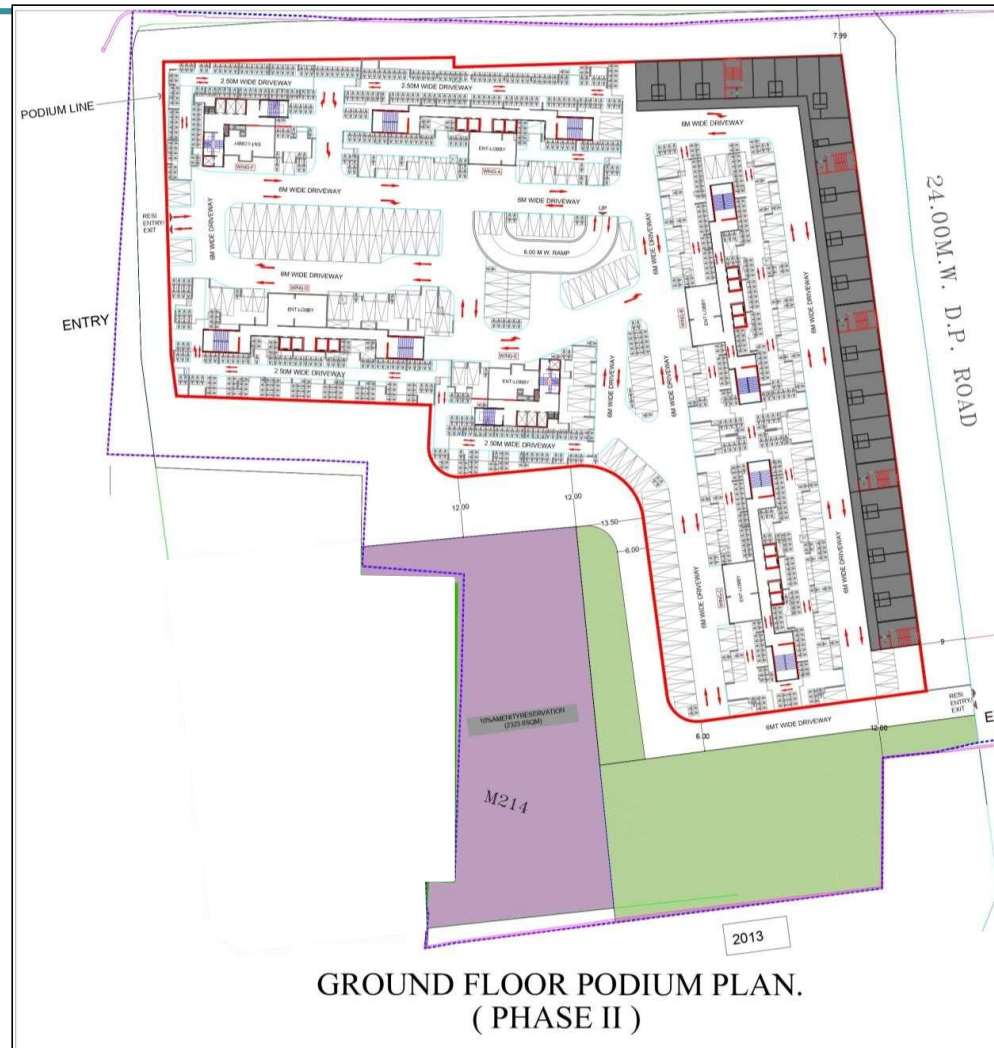




**Internal Vehicular Movement and Parking Plan**







**Internal Vehicular Movement and Parking Plan**

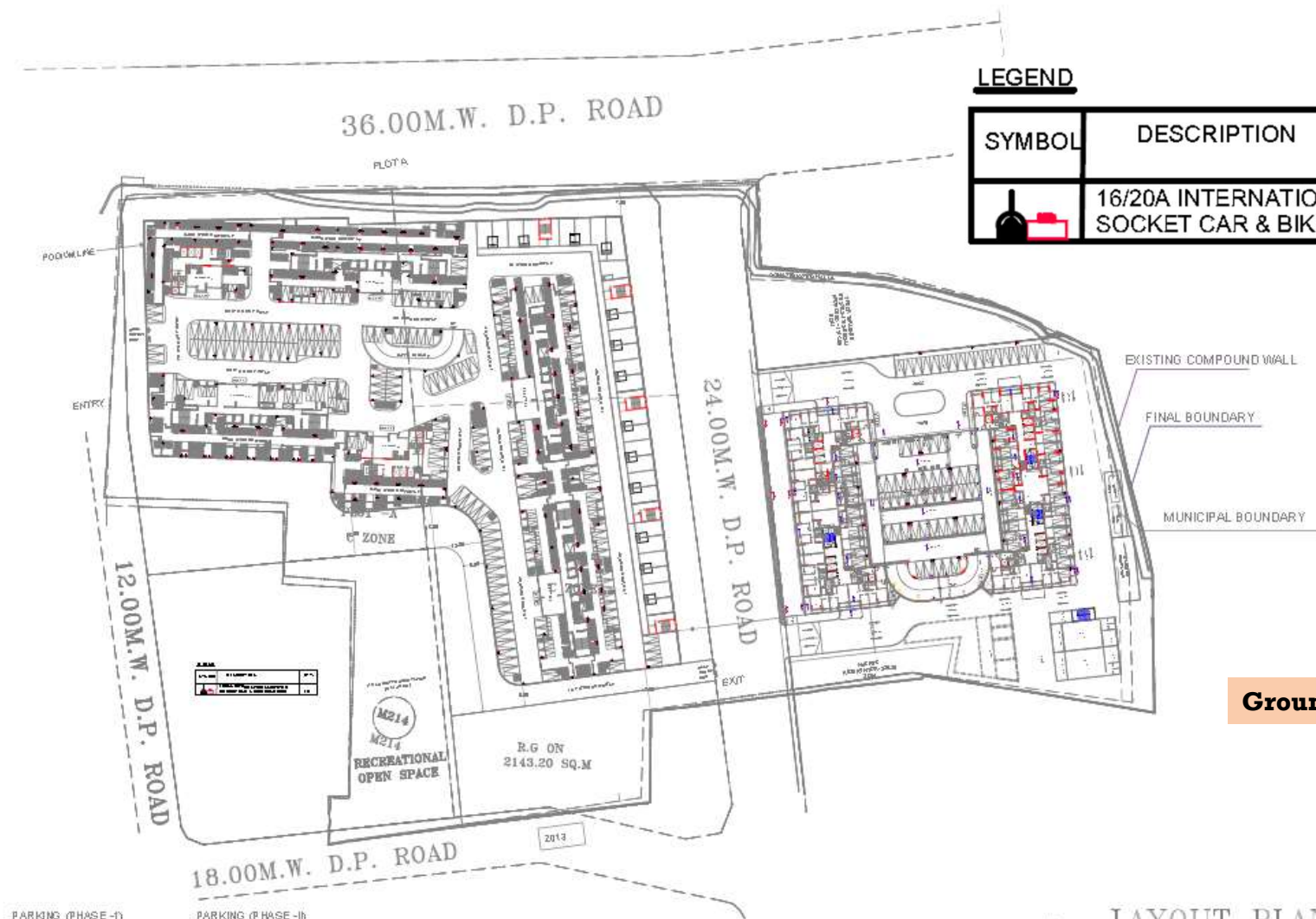




**Internal Vehicular Movement and Parking Plan**







#### LEGEND

SYMBOL	DESCRIPTION	QTY.
	16/20A INTERNATIONAL SWITCH SOCKET CAR & BIKE CHARGING	270

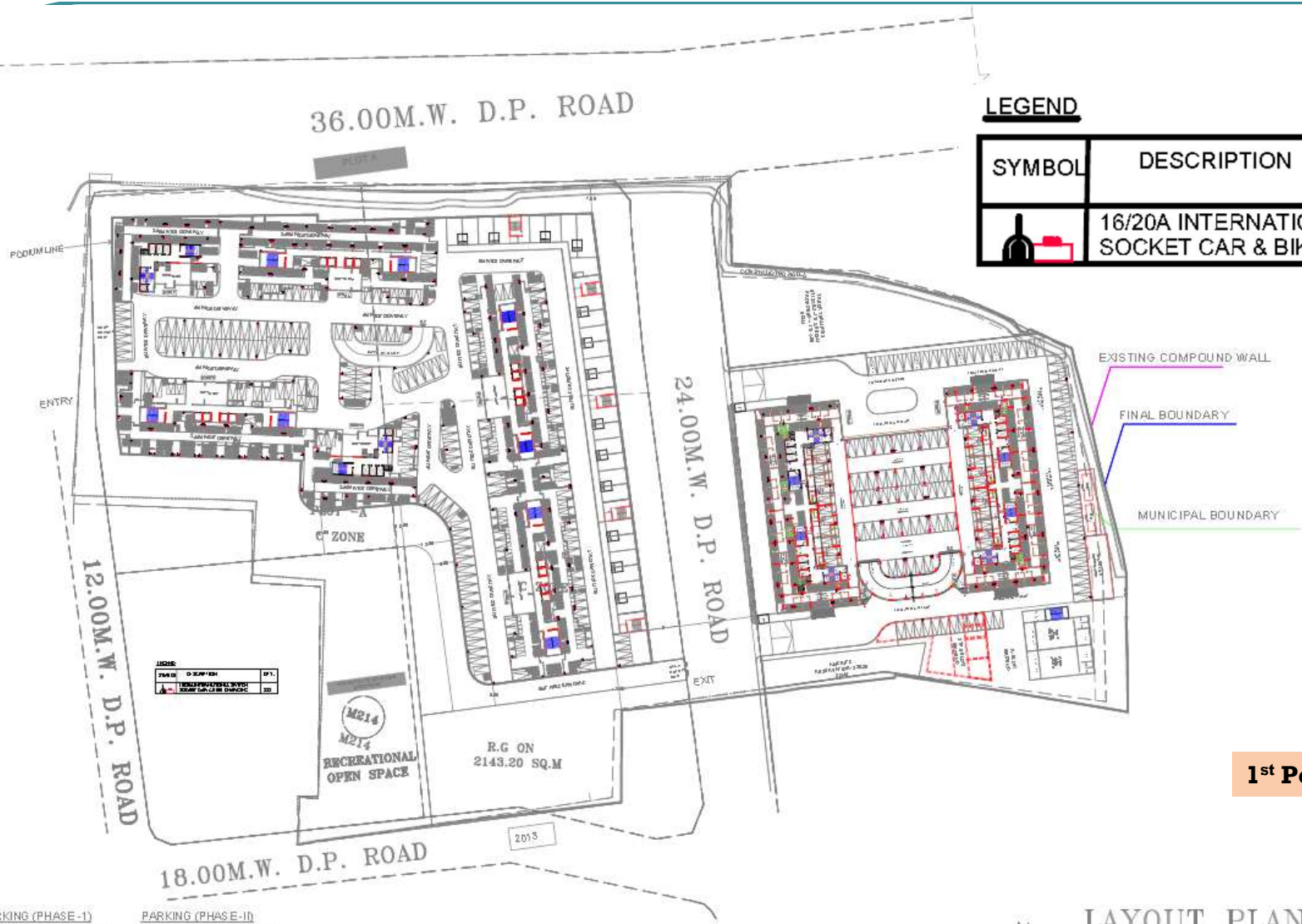
PARKING (PHASE-I)  
 SMALL CAR = 24 NOS.  
 BIG CAR = 84 NOS.  
 SCOOTER = 15 NOS.

PARKING (PHASE-II)  
 SMALL CAR = 131 NOS.  
 BIG CAR = 99 NOS.  
 SCOOTER = 786 NOS.

LAYOUT PLAN  
 SCALE- N.T.S.



**Ground Floor Parking Plan**



### LEGEND

SYMBOL	DESCRIPTION	QTY.
	16/20A INTERNATIONAL SWITCH SOCKET CAR & BIKE CHARGING	338

### 1<sup>st</sup> Podium Floor Parking Plan

PARKING (PHASE-I)	PARKING (PHASE-II)
SMALL CAR = 29 NOS.	SMALL CAR = 134 NOS.
BIG CAR = 43 NOS.	BIG CAR = 99 NOS.
SCOOTER = 310 NOS.	SCOOTER = 786 NOS.



LAYOUT PLAN  
SCALE- N.T.S.



36.00M.W. D.P. ROAD

# LEGEND

SYMBOL	DESCRIPTION	QTY.
	16/20A INTERNATIONAL SWITCH SOCKET CAR & BIKE CHARGING	390



2nd 3rd and 4th Typical Podium Floor Parking Plan

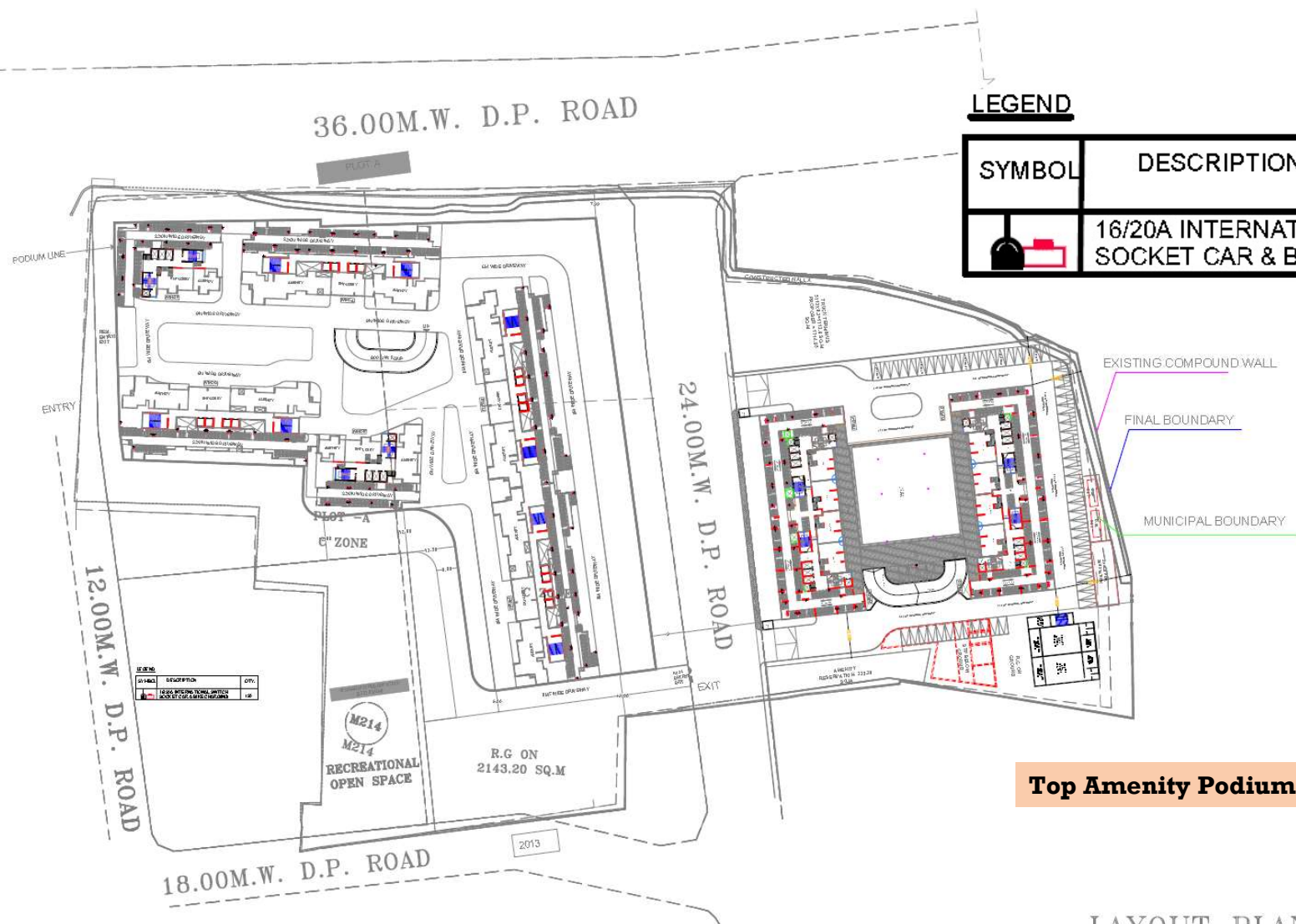
PARKING (PHASE-I)	PARKING (PHASE-II)
SMALL CAR = 29 NOS.	SMALL CAR = 131 NOS.
BIG CAR = 43 NOS.	BIG CAR = 78 NOS.
SCOOTER = 316 NOS.	SCOOTER = 959 NOS.



LAYOUT PLAN  
SCALE- N.T.S.







### LEGEND

SYMBOL	DESCRIPTION	QTY.
	16/20A INTERNATIONAL SWITCH SOCKET CAR & BIKE CHARGING	190

SYMBOL	DESCRIPTION	QTY.
	16/20A INTERNATIONAL SWITCH SOCKET CAR & BIKE CHARGING	190

PARKING (PHASE -II)  
3 SMALL CAR = 04 NOS.

PARKING (PHASE -II)  
SCOOTER = 458 NOS.

### Top Amenity Podium Floor Parking Plan



LAYOUT PLAN  
SCALE- N.T.S.



# TROIKA ESTATES PRIVATE LIMITED

Reg off.: CITI MALL, 2nd FLOOR, ANDHERI LINK ROAD, ANDHERI (WEST), MUMBAI - 400053

CIN: U70100MH1996PTC098547

Date:15/06/2022

## TO WHOMSOEVER IT MAY CONCERN

We, M/s Troika Estate Pvt. Ltd. developing Residential project at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra will reuse the treated water from STP in our proposed Phase II development as required on daily basis. We also like to mention here that this water can also be supplied for the maintenance of Municipal Garden, Road Medians as per the Ulhasnagar Municipal Corporation requirement.

Authorized Signatory



M/s Troika Estate Pvt. Ltd.

## Specific TOR 8 – RG and Landscape

RG AREA CALCULATION				
1	<b>RG Required (Sq.m)</b>	<b>2630.99</b>		
2	<b>RG Provided (Sq.m)</b>	<b>On Ground</b>	<b>On Podium</b>	<b>Total</b>
3	RG 1 (Sq.m)	243.4	916.3	
4	RG 2 (Sq.m)	974	452	
5	RG 3 (Sq.m)	388	315	
6	<b>Total</b>	<b>1605.4</b>	<b>1683.3</b>	<b>3288.7</b> <b>(10.27 % of Net Plot area)</b>



## Specific TOR 8 – RG and Landscape

### Proposed No of Trees

Sr No	Description	Sub Plot A in Sqmt	Sub Plot B in Sqmt	Total in Sqmt	Tree/100 Sqmt	No of Tree
1	Plot area under reference	23621.0	10913.0	34533.99		
2	Reservation for Amenity to be handed over	2179	332	2511		
3	Plot as per AR for truck terminus	0	1713.9	1713.9		
4	Net plot area	21442.0	8867.1	30309.09		
5	Ground coverage	13145	4112	17257		
6	Internal road	0	0	0		
7	RG on ground	1362	243.4	1605.4	5	80.27
8	Balance open space	6935.0	3868.6	10803.59	2	216.1
9	Total tree requied					296.3
10	Existing trees on site					31
11	New trees to be planted					265
12	No of trees proposed					340



## Specific TOR 8 – Proposed Tree Species

S.No.	Botanical Name	Common Name	Quantity	Characteristics & Ecological Importance
1	<i>Azadirachta indica</i>	Neem	50	Medicinal Plant
2	<i>Ficus racemosa</i>	Umber	40	Medicinal Plant
3	<i>Abrus precatorius</i>	Gunj	50	Medicinal Plant
4	<i>Ficus religiosa</i>	Vad	20	Medicinal Plant
5	<i>Plumeria alba</i>	Champa	50	Flowering Plant
6	<i>Delonix regia</i>	Gulmohar	40	Flowering Tree
7	<i>Delonix regia</i>	Yellow Gulmohar	40	Flowering Tree
8	<i>Saraca asoca</i>	Ashoka	50	Medicinal Plant
<b>Total No. of Trees</b>			<b>340</b>	



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"Shree", K 3/4, S. No. 10, Erandawane Housing Society, Opposite Deenanath Mangeshkar Hospital, Pune 411 004.

• Tel.: 020 - 25460202, 25460203, 25460023, 25460033. • Email : kmn@hespl.co.in / md@hespl.co.in • www.hespl.co.in

### **AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT**

<b>CLIENT'S NAME &amp; ADDRESS</b>	<b>REPORT NO</b>	HS/LAB/AA/15623A
Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001 .	<b>DATED</b>	15/03/2023
	<b>LAB REFERENCE NO</b>	HS/LAB/AA/723A
	<b>DATE OF SAMPLING</b>	06&07/03/2023
	<b>DATE OF ANALYSIS</b>	08-14/03/2023

### **RESULTS**

SR. NO.	DESCRIPTION	UNIT	RESULT	NAAQS LIMITS
01	DATE OF SAMPLING	DD/MM/YY	06&07/03/2023	
02	TEST LOCATION		Sahad	
03	TIME OF SAMPLING (00.00)	Hrs.	12:00	
04	AMBIENT TEMPERATURE (Max/Min)	Deg C	37/28	
05	RELATIVE HUMIDITY	% RH	48	
06	SAMPLING DURATION	Hrs.	24	
07	PM <sub>10</sub>	µg/m <sup>3</sup>	54.49	100
08	PM <sub>2.5</sub>	µg/m <sup>3</sup>	26.83	60
09	SO <sub>2</sub>	µg/m <sup>3</sup>	18.76	80
10	NO <sub>2</sub>	µg/m <sup>3</sup>	32.54	80
11	CO (1 hour)	mg/m <sup>3</sup>	0.093	04
12	NH <sub>3</sub>	µg/m <sup>3</sup>	BDL	400
13	Pb	µg/m <sup>3</sup>	BDL	1.0
14	Ozone	µg/m <sup>3</sup>	BDL	100
15	Benzene	µg/m <sup>3</sup>	BDL	05
16	Benzo(a)Pyrene	ng/m <sup>3</sup>	BDL	01
17	Arsenic	ng/m <sup>3</sup>	BDL	06
18	Nickel	ng/m <sup>3</sup>	BDL	20

#### **REMARK/OBSERVATIONS:**

NAAQS-National Ambient Air Quality Standards.

BDL-Below Detectable Level

Monitoring results are well within the limits prescribed by NAAQS.

*M. N. Gargal*

For **HORIZON SERVICES**



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## **AMBIENT NOISE MONITORING REPORT**

<b>CLIENT'S NAME &amp; ADDRESS</b>	<b>REPORT NO.</b>	HS/LAB/AA/15623A
Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra-421001 .	<b>DATED</b>	15/03/2023
	<b>DATE OF SAMPLING</b>	06/03/2023

## **RESULTS**

<b>SR. NO.</b>	<b>TEST LOCATION</b>	<b>UNIT</b>	<b>RESULT</b>
			<b>Day Time 12:10 Hrs.</b>
01	Sahad	dB(A)	65.6

### **REMARK/OBSERVATIONS:**

**LIMITS – Refer Noise Annexure Enclosed**

*M. Nagarkar*

For **HORIZON SERVICES**





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## **Noise Annexure**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

*(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)*

### **SCHEDULE**

(see rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq*	
		Day Time	Night Time
(A)	Industrial area	75	70
(B)	Commercial area	65	55
(C)	Residential area	55	45
(D)	Silence Zone	50	40

- Note:-
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
  2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
  3. Silence zone is an area comprising not less than 100 metres around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority
  4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.



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### ANALYSIS REPORT

F/LAB/04/01/17.12.2012

CLIENT'S NAME & ADDRESS	REPORT NO	HS/LAB/WA/15504A-1
Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001.	DATED	13/03/2023
	LAB REFERENCE NO	HS/LAB/WA/1342A
	DATE OF SAMPLING	07/03/2023
	DATE OF ANALYSIS	08/03/2023

DETAILS OF SAMPLE	SAMPLE COLLECTED BY	NATURE	LOCATION
Surface Water Sample	The Client	---	Project Site

### RESULT OF ANALYSIS

SR. NO.	DESCRIPTION	UNIT	RESULT	LIMITS IS: 2296 (1992) for Surface Water Quality (Class E)
01	pH @ 25 °C	---	7.54	<8.5
02	Colour	PtCo	0.50	Not Specified
03	Odour	---	Agreeable	Not Specified
04	Taste	---	Agreeable	Not Specified
05	Total Dissolved Solids	mg/lit	214.00	<2100.00
06	Electrical Conductivity @ 25 °C	µS/cm	300.00	<2250.00
07	Phenolic Compounds as C <sub>6</sub> H <sub>5</sub> OH	mg/lit	NIL	Not Specified
08	Dissolved Oxygen	mg/lit	3.90	Not Specified
09	Biochemical Oxygen Demand @ 27°C for 3 days	mg/lit	8.20	Not Specified
10	Chlorides as Cl-	mg/lit	36.80	<600.00
11	Sulphates as SO <sub>4</sub> --	mg/lit	30.50	<1000.00
12	Fluoride as F <sup>-</sup>	mg/lit	0.40	Not Specified
13	Nitrate as NO <sub>3</sub> <sup>-</sup>	mg/lit	1.50	Not Specified
14	Ammonia as N	mg/lit	0.20	Not Specified
15	Total Hardness as CaCO <sub>3</sub>	mg/lit	95.00	Not Specified
16	Iron as Fe	mg/lit	BDL< 0.01	Not Specified
17	Copper as Cu	mg/lit	BDL< 0.01	Not Specified
18	Manganese as Mn	mg/lit	BDL< 0.01	Not Specified



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19	Boron as B	mg/lit	BDL< 0.01	<2.00
20	Sodium Absorption Ratio	---	9.00	<26.00
21	Barium as Ba	mg/lit	BDL< 0.01	Not Specified
22	Anionic detergents (as MBAS)	mg/lit	NIL	Not Specified
23	Selenium as Se	mg/lit	BDL< 0.01	Not Specified
24	Chromium as Cr+6	mg/lit	BDL< 0.01	Not Specified
25	Cadmium as Cd	mg/lit	BDL< 0.01	Not Specified
26	Mercury as Hg	mg/lit	BDL< 0.01	Not Specified
27	Arsenic as Ar	mg/lit	BDL< 0.01	Not Specified
28	Cyanide as CN	mg/lit	BDL< 0.01	Not Specified
29	Lead as Pb	mg/lit	BDL< 0.01	Not Specified
30	Zinc as Zn	mg/lit	BDL< 0.01	Not Specified
31	Total Coliform	Org/100ml	72.00	Not Specified

**REMARK:** As per IS:2296; above water sample is useful for irrigation, industrial cooling and controlled waste disposal purpose.

For **HORIZON SERVICES**

*Mr. Nagarkar*

**(LAB INCHARGE)**



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### ANALYSIS REPORT

`F/LAB/04/01/17.12.2012

CLIENT'S NAME & ADDRESS	REPORT NO	HS/LAB/WA/15504A-2
Proposed Residential and commercial Development at C.T.S No 1606 to 1617, 1619B, 1620 to 1624 and 1626B at Village Ulhasnagar, Tal. Ulhasnagar, District Thane, Maharashtra- 421001 .	DATED	13/03/2023
	LAB REFERENCE NO	HS/LAB/WA/1342A
	DATE OF SAMPLING	07/03/2023
	DATE OF ANALYSIS	08/03/2023

DETAILS OF SAMPLE	SAMPLE COLLECTED BY	NATURE	LOCATION
Soil Sample	The Client	----	Project Site

### RESULT OF ANALYSIS

SR. NO	DESCRIPTION	UNIT	RESULT	Standard as per Ministry of Agriculture 2011	TEST METHOD REFERENCE
01	pH @ 25 °C	---	7.96	< 8.5	IS 2720 (Part 26) 1987
02	Colour	---	Black	Not Specified	Ministry of Agriculture 2011
03	Texture	---	Sandy loam	Not Specified	Ministry of Agriculture 2011
03a	Sand	%	45.00	Not Specified	Ministry of Agriculture 2011
03b	Slit	%	20.00	Not Specified	Ministry of Agriculture 2011
03c	Clay	%	35.00	Not Specified	Ministry of Agriculture 2011
04	Electric Conductance @ 25 °C	mS/cm	0.636	0.15 – 0.65	IS 14767:2000
05	Total Organic Matter	%	0.68	0.5 – 0.75	IS 2720 (Part XXII) 1972
06	Bulk Density	g/cm <sup>3</sup>	1.30	Not Specified	Ministry of Agriculture 2011
07	Porosity	%	25.00	Not Specified	Ministry of Agriculture 2011
08	Sodium Adsorption Ratio (SAR)	---	8.14	10-18	Ministry of Agriculture 2011
09	Available Nitrogen as N	kg/ha	385.00	280 - 560	SOP NO: HS/ NABL/ SOIL/3A



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10	Available Potassium as K <sup>++</sup>	Kg/ha	165.10	Not Specified	Ministry of Agriculture 2011
11	Available Sodium as Na <sup>++</sup>	%	0.0150	Not Specified	Ministry of Agriculture 2011
12	Exchangeable Calcium as Ca <sup>++</sup>	mg/kg	<b>426.00</b>	< 400.00	SOP NO: HS/ NABL/ SOIL/4
13	Exchangeable Magnesium as Mg <sup>++</sup>	mg/kg	<b>252.00</b>	< 240.00	SOP NO: HS/ NABL/ SOIL/5
14	Available Phosphorus as P	kg/ha	20.50	10- 24.60	SOP NO: HS/ NABL/ SOIL/8
15	Cation Exchange Capacity	meq/100g m	312.00	Not Specified	Soil Manual – Ministry of Agriculture 2011 Method No. 4.6.3.3 PP-74

**REMARK:** SAR is below while Exchangeable Calcium and Exchangeable Magnesium are exceeding the limit as per specified by Ministry of Agriculture 2011.

For **HORIZON SERVICES**

*M. R. Angelkar*

**(LAB INCHARGE)**



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