

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

Date: 11.11.2025

Sub: Submission of Compliance Report for Residential cum commercial project at plot bearing Survey no. 122, 126B1/1, 126B1/2, 126B1/3, 126B1/4, 126B2, 127, 128B, 129/1,3, 131B, 62B3 at village Panchpakhadi, Pokhran Road No. 1, Thane (W), Tal. & Dist. Thane, Maharashtra by Raymond Ltd.

Ref: 1. Environmental Clearance vide letter no. SEIAA-EC-0000000376 dated 07.08. 2018
2. Amendment in EC: Identification No. - EC22B039MH197780 Dated- 26.02.2022.
3. Amendment in EC: EC22B039MH149237 Dated- 13.09.2022.

Dear Sir,

This is with reference to Environmental Clearance letter no. SEIAA-EC-0000000376 dated 07.08. 2018 from SEIAA, Department of Govt. of Maharashtra. Amendment in EC: Identification No. - EC22B039MH197780 Dated- 26.02.2022; Amendment in EC: EC22B039MH149237 Dated- 13.09.2022.

We are enclosing here with the detailed Compliance report (from April 2025 to September 2025) along with duly filled data sheet.

Thanking you,
Yours faithfully,



FOR M.S. RAYMOND LTD
Authorized Signatory

Enclosed: Copy of Compliance Report for the period of April 2025 to September 2025.

Cc:

- 1.Environment Department, Mantralaya, Mumbai
- 2.Director, MoEF, Nagpur.

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

Date:11.11.2025

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Cc:

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

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

Date: 11.11.2025

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Cc:

1.

Regional Office, MPCB, Thane

2.

Director, MoEF, Nagpur

COMPLIANCE REPORT

(APRIL 2025 TO SEPTEMBER 2025)

For

PROPOSED RESIDENTIAL CUM COMMERCIAL PROJECT

**Environmental Clearance vide letter no. SEIAA-EC-000000376 dated 07thAugust, 2018
Amendment in EC: Identification No. - EC22B039MH197780 Dated- 26/02/2022.
Amendment in EC: EC22B039MH149237 Dated- 13.09.2022.**

At

Plot bearing Survey No. 122, 126 B1/1, 126 B1/2, 126 B1/3, 126B1/4, 126 B2,
127, 128B, 129/1, 129/3, 62 B/2, 131B at village Panchpakhadi, Pokhran Road
No.1, Thane (W), Maharashtra.

Proposed By

RAYMOND LIMITED

Project Details

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/other(s pecify)	Building Construction project
2	Name of the Project	Residential cum Commercial Project
3	Clearance letter(s)/OM and Date	Environmental Clearance vide letter no. SEIAA-EC-0000000376 dated 07.08. 2018. Amendment in EC: Identification No. - EC22B039MH197780 dated 26.02.2022. Amendment in EC: EC22B039MH149237 dated 13.09.2022.
4	Location	Plot bearing Survey No. 122, 126 B1/1, 126 B1/2, 126 B1/3, 126B1/4, 126 B2, 127, 128B, 129/1, 129/3, 62 B/3, 131B at village Panchpakhadi, Pokhran Road No.1, Thane (W), Maharashtra
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	19°12'50.32"N 72°58'00.88"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Prashant Rathod Realty Division Ground Floor, JKFT Building Pokhran Road No. 1, Jekegram, Thane
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	Plot A: 10 Residential Buildings, 1MLCP building and 1 Retail building & 1 club house. Plot B: 2 Residential Buildings & 1 Office Bldg. Plot D: 1 EWS building
	b) of the Environmental Management Plan	Details of the Sewage Treatment Plant of 7 nos. of total capacity 2,635 m ³ /day with MBBR technology and Solid waste management through mechanical composting are attached in Annexure.
7	Break- up of the project area	
	a) submergence area : forest & non-forest	NA
	b) Others	Total Plot area:79,690.54 m ² Total Construction Area: 5,94,369.43 m ²

		FSI area	3,23,526.78 m ²
		Non FSI area	2,70,842.65 m ²
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	N.A.	
	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)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.2,536 CRORE	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost	4,505 Lakhs
		Operation & Maintenance Cost	431.5 Lakhs/y
	c) Benefit cost ratio/Internal rate of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far	N.A.	
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.	
12	Status of construction		
	a) Date commencement (Actual and/or planned)	Excavation started in March, 2019	
	b) Date of completion (Actual and/or		

	planned)	
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	Not yet finalized.
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	Environmental Clearance vide letter no. SEIAA-EC-0000000376 dated 07.08. 2018 Amendment in EC : Identification No. - EC22B039MH197780 dated 26.02.2022 Amendment in EC: EC22B039MH149237 Dated-13.09.2022 Received from SEIAA, Government of Maharashtra.

PRESENT STATUS

Plot A :

- **Tower A, B, C** - Building completed. OC received
- **Tower D** - Building completed. OC received
- **Towers E**- Building completed. OC received
- **Tower J**- Building completed. OC received
- **Tower K** - Building completed. OC received
- **Tower H** – Building completed. OC received
- **Towers F and G** – Terrace slab completed, internal finishing work in progress.


Plot B :

Tower A - Internal finishing & MEP work in progress,


Tower B - Internal finishing & MEP work in progress, lift installation work in progress.

Plot D :

- **EWS** - Building completed. OC received

Compliance to Amendment in EC: EC22B039MH149237 Dated-13.09.2022		
CONDITIONS		
Specific Conditions		
A. SEAC Conditions : -		
	Conditions	Compliance
1	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have submitted the approved plan during the meeting accordingly committee has issue the Environmental clearance.
2	PP to obtain following NOCs/remarks as per amended plan: a) Water Supply; b) Sewer Connection; c) SWD remarks; d) CFO NOC; e) Nalla remark; f) Tree NOC.	We have obtained all requisite NOC from concerned authority.
3.	PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	We have submitted the Six monthly compliance report regularly to MoEF & CC Nagpur, RO MPCB and Environment Department Mumbai.
4.	PP to submit Architect certificate mentioning building wise, configuration wise, FSI and NON-FSI area wise construction done on site as per earlier EC.	Complied during the appraisal of the project.
5.	PP to obtain permission from planning authority for widening/training of nalla & construction of RCC retaining wall across the nalla.	TMC has already constructed RCC retaining wall across the Nalla. 
6.	PP to relocate parking proposed over Under Ground Water tanks	We have provided parkings over the UG tanks and the same was also shown during earlier EC appraisal and the same was approved. Now, we have proposed minor amendment /expansion in EC. Hence, relocation of parkings will not be possible at this moment.

7.	PP to maintain 6 Mtr distance between STP & OWC area.	We have maintained 3.0 m distance between STP and OWC area. We have not changed the locations of STP & OWC and same is being constructed as per earlier EC appraisal/condition.
8.	PP to ensure that 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.	We agree, we will provide 25% of 2W & 4W parkings equipped with electric charging facility.
9.	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.	We agree
10.	PP to submit retrieval time analysis required for 100% evacuation at the time of disaster/emergency.	<ul style="list-style-type: none"> • Retrieval analysis is done for Emergency scenario (100% evacuation). • There shall be simultaneous evacuation from different levels through different exits. Car Dimensions: 5.5*3 m Multiple Entry/Exits are provided on the ground. During evacuation all the exits will be used for simultaneous evacuation.
B.	SEIAA Conditions	
1.	This EC is restricted for building no F & G up to 163.55 m height as per CFO NOC.	We agree
2.	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.	We agree
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	We will achieve the around 7.8 % of the total energy required from solar renewable sources.
4.	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
5.	SEIAA after deliberation decided to grant EC for - FSI - 3,23,526.78 m ² , Non FSI-2,70,842.65 m ² , Total BUA-5,94,369.43 m ² . (Plan approval No.TMC/TDD/29/2113, dated 25.07.2022.)	Noted

CONDITIONS		
General Conditions		
	Conditions	Compliance
I.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated has been properly collected and segregated. Wet garbage is composted through existing mechanical composting machine and generated manure is used for the landscaping . Dry/inert solid waste has been send to disposal site through vendor.
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.	Re-utilization and recycling strategy for construction debris are followed. Recycled aggregate are used for filling application. All safety precautions have been taken on the site. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures are taken.
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.	As this is residential real estate project, no hazardous waste has been generated during the construction as well as operational phase. However if any hazardous waste will be generated should be disposed of as per the MPCB or CPCB 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 and sanitary facilities are provided to workers. 
V.	Arrangement shall be made that wastewater and storm water do not get mixed	The Storm water drains and sewer lines has been separately provided on site. This arrangement has been ensure that storm water and sewage doesn't get mix.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Complying the same by use of pre-mixed concrete, curing agents and other best practices in NBC.

VII.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	The water quality was monitored regularly through MoEF recognized laboratory. Monitoring report is attached.
VIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	We are not using ground water for construction purpose.
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.	Water efficient sanitary features includes showers, low flush, dual cistern has been provided.
X	The Energy Conservation Building code. shall be strictly adhered to.	We agree
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Top layer of soil has been reused for the development of green belt.
XII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour.
XIII	Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants	The soil sample from the project site is tested regularly from MoEF recognized laboratory. Monitoring report is attached.
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.	We agree
XV	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	The D. G. set is enclosed type and as per CPCB norms. 3 DG sets of each 910 kVA capacity & 2 DG sets of 750 KVA installed on site and all three are synchronized as per load.
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.	We agree

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.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used . Adequate parking space is made available for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
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.	The noise levels as well as air pollution was monitored regularly from MoEF recognized laboratory. Monitoring report is attached
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.	During operation phase the provision of DG Sets shall be as per EPA-1986 as well as, guidelines for DG Set installation shall be followed. All DG Sets shall be with acoustic enclosures and shall use low Sulphur diesel. The stack heights shall be as per MPCB prescribed norms.
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.	The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
B.	Operational Phase	

I	<p>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.</p>	<p>During operational phase, solid waste generated has been collected and segregated. Wet waste has been treated in mechanical composting unit (OWC) and generated manure is used for he gardening.</p> <p>Dry solid waste has been send to authorised recycler.</p> <p>1350 Kg/d , 500 Kg/d and 800 kg/d, 600 Kgs, 650 Kgs capacity of the OWC is installed on site.</p>
II.	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling}Rules, 2016.</p>	<p>E-Waste generated has been disposed through authorized vendor.</p>
III.	<p>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 give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.</p>	<p>The plant has been designed as per standards prescribed by Maharashtra Pollution Control Board.</p> <p>555 KLD , 432 KLD ,463 KLD, 525 KLD, 475 KLD capacities of the STP's are installed on site.</p>
IV	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</p>	<p>We ensure that, STP, MSW disposal facility, green belt development has been provided prior to occupation of the buildings.</p>

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.	We ensure to provide availability of drinking water, connectivity of sewer line 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.	Entry & exit to the proposed project are located in such way that it won't affect traffic on the adjoining roads. Also sufficient parking space has been provided during operation phase.
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.	The landscape has been developed considering CPCB guidelines including selection of plant species. The tree species which planted are of local variety. Total 484 Nos of trees transplanted on site and 103 nos of trees retained on site.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	At present project head himself is managing environment issues. However, the Cell shall be formed and it shall be responsible for necessary 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.	The funds for implementation of environmental protection measures/EMP are provided as per planned requirement. Expenditure on EMP is being done as planned. However, year-wise expenditure was not submitted to MPCB & Env. Dept. as the project is still under progress. All the environmental infrastructure like STP, Rainwater harvesting and Solar hot water system has been installed for the completed buildings.
XI	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	The advertisement was given in two local newspapers. The copy of same is attached.

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 1 st June & 1 st December of each calendar year.	We have submitted the half yearly compliance reports to MPCB, Environment Department MoEF & Regional office.
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.	Noted and complied
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 ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	We will upload the status of compliance of the stipulated EC conditions, including results of monitored data. The monitoring Report have sent with Compliance reports to Mantralaya, Nagpur and MPCB.
C)	General EC conditions	
I.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA .	We agree and complying the conditions stipulated by SEAC & SEIAA.

<p>II.</p>	<p>If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.</p>	<p>We have obtained following consents from MPCB.</p> <p>Consent to Establish format 1.0/BO/CAC-cell/UAN No. 0000054090 /CE/CAC-1903000726 dated 14.03.2019.</p> <p>Consnet to Establish (Expansion) vide letter no Format1.0/ CAC-CELL/UAN No. 0000150838/CE/2212000147 dated 02.12.2022.</p> <p>Consent to 1st Operate (Part-I) vide letter no Format 1.0/CAC-CELL /UAN No. 0000150808/CO/2212000145 dated 02.12.2022.</p> <p>Consent to Operate (Part-II) vide letter no Format 1.0/CAC-CELL/UAN No.0000180274/CO/2312001531 dated 14.12.2023.</p> <p>Consent to operate (Part-III) vide letter No. Format1.0//UAN No.0000187471/CO/2401002152 dated 19.01.2024.</p> <p>Consent to Estbalish (Renewal) After deducting the Consent to Operate Part-I,II and III areas. Vide letter no Format1.0/CAC-CELL/UAN No.0000202227/CE/2412001127 dated 14.12.2024.</p> <p>Consent to Operate (part-IV) vide letter NO Format 1.0/CAC-CELL/UAN No.0000231170/CO/2502002276 dated 26.02.2025.</p> <p>Renewal of consentto operate(Part-I) vide letter no fprmat 1.0/CAC-CELL/UAN No 0000217836/CR/2502002236 dated 26.02.2025.</p>
<p>III</p>	<p>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.</p>	<p>Noted as per the condition we have amendmed the EC and started the work after receipt of EC.</p>

IV	<p>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.</p>	<p>The monitoring Reports are sent with Compliance reports to RO MoEF & CC Nagpur , Environment Department, Mumbai and RO ,MPCB.</p>
V	<p>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 it (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</p>	<p>Noted</p>
VI	<p>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</p>	<p>We agree</p>
VII	<p>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.</p>	<p>We agree Proposed project site is located at distance of app. 1.66 km from the boundary of Sanjay Gandhi National Park. As per Eco Sensitive Zone notification of SGNP, published by MoEF & CC vide no. S. O. 3645 (E) dated 05.12.2016 our project site falls outside the ESZ area i.e. (100 m). So clearance from the wild life board is not required.</p>

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.	Noted
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.	We agree
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.	We understand the issue and shall be abided accordingly
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	We agree
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.	Noted
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted

PROJECT DETAILS

Name and address of the project proposed:

RAYMOND LIMITED

Proposed Residential and Commercial Development at Plot bearing Survey No. 122, 126 B1/1, 126 B1/2, 126 B1/3, 126B1/4, 126 B2, 127, 128B, 129/1, 129/3, 62 B/3, 131B at village Panchpakhadi, Pokhran Road No.1, Thane (W), Maharashtra.

Project Proposal:

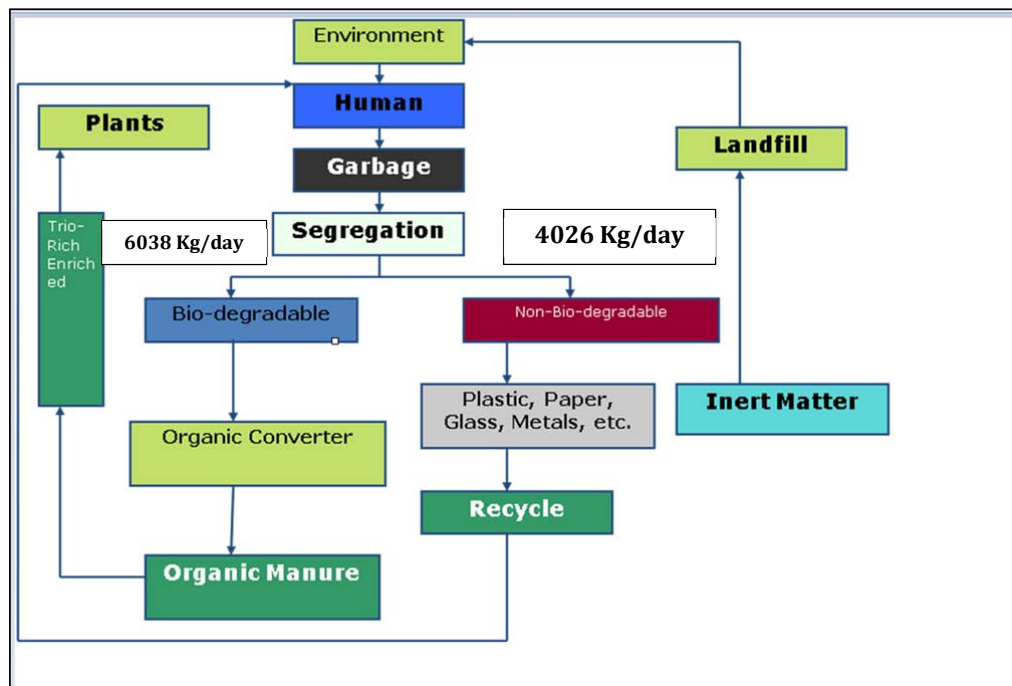
AREA STATEMENT WITH PARKING DETAILS:-

Details	Area	Units
Area of plot	79,690.54	m ²
FSI Area	3,23,526.78	m ²
Non FSI Area	2,70,842.65	m ²
Total Construction Area	5,94,369.43	m ²

Annexure - II

SOLID WASTE MANAGEMENT PLAN

- Solid Waste generation from the complex is estimated to be 10,064kg/day
- The biodegradable component: 6,038 kg/day
- Inert, Recyclable waste: 4,026 kg/day
- Segregation of dry and wet garbage is done at source
- Dry garbage is segregated and disposed off to recyclers
- Wet garbage/biodegradable matter as leftover food, vegetables is composted by Mechanical Composting

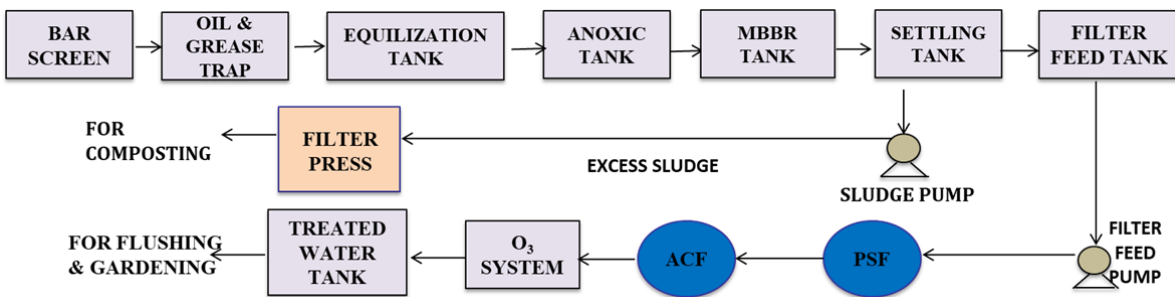


ANNEXURE III

DETAILS OF THE STP AND RWH TANK

- **Sewage Generation: 2,523 KLD**
- **STP Capacity: 2,635 KLD**
- **Technology Used: MBBR Technology**

STP FLOW SHEET



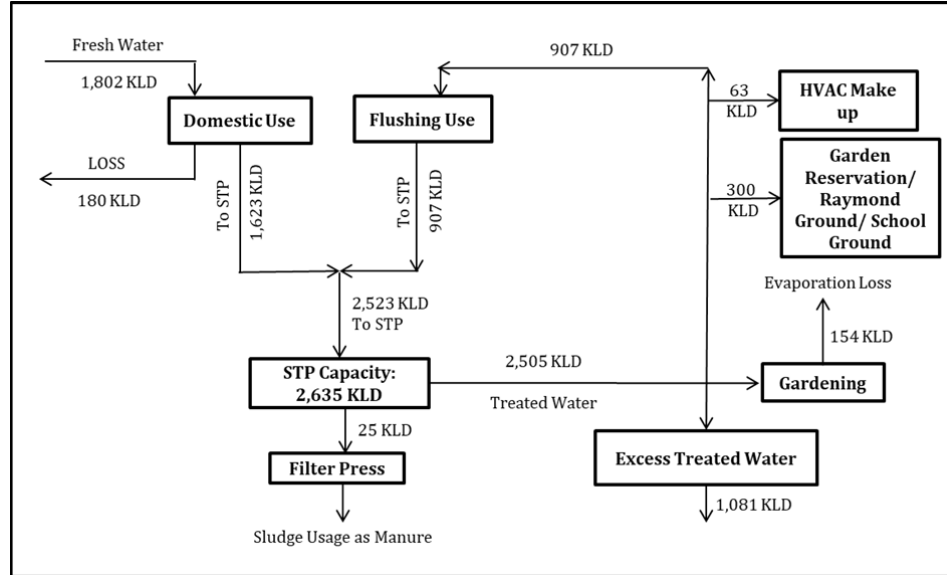
RAIN WATER HARVESTING

- The rooftop rainwater will be stored in Rain Water Harvesting tanks after filtration.
- The overflow from the tank will be discharged in Storm Water Drain.
- 4 Nos. of Rainwater Harvesting tanks of total 925 KL will be provided.

ANNEXURE IV WATER BUDGET

Particulars	No of Flats /rooms	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
1BHK	945	4	3,780	90	45	135	510
2BHK	2477	5	12,385	90	45	135	1,672
3BHK	362	6	2,172	90	45	135	293
4 to 7 BHK	208	7	1,456	90	45	135	197
Commercial area	4880	1 person / 10 m2	488	25	20	45	22
Floating population (Including Commercial + Maintenance staff)			350	25	20	45	16
Sub-Total	3,992		20,631				2,710
Swimming Pool Make-up							15
Total							2,718
Sewage Generation				90 % of Domestic & 100 % of Flushing Requirement			2,523
Sludge				1 % of Sewage Generation			25
Recycling for Flushing							
1BHK	945	4	3,780		45	45	170
2BHK	2477	5	12,385		45	45	557
3BHK	362	6	2,172		45	45	98
4 to 7 BHK	208	7	1,456		45	45	66
Commercial area	4880	1 person / 10 m2	488		20	20	10
Floating population (Including Commercial + Maintenance staff)			350		20	20	7
Total	3,992		20,631				907
Recycling for Gardening (m²)		30,717.68				5l/m ²	154
HVAC Make up		4,880.00				10 lit /hr / ton	63
Garden Reservation/ Raymond Ground/ School Ground		60,000.00				5l/m ²	300
Total Recycled Water							1,424
Excess Treated Water to Municipal Sewer							1,081

* Basis for Water supply is taken from BIS: National Building Code of India 2016: Part 9 pg. 12



ANNEXURE IV

ENVIRONMENTAL MANAGEMENT PLAN
DURING CONSTRUCTION PHASE

Potential Impacts	Mitigation Measures	Estimation of Resource Requirement	Estimated Costs
<p>Increased dust generation during Construction period due to</p> <ol style="list-style-type: none"> Excavation for building foundations Movement of vehicles 	<ul style="list-style-type: none"> Barricading to plot boundary excavation activity is limited during day time, to avoid nuisance of noise to nearby area Water sprinkling at regular interval to arrest dust, Use of Ready Mix concrete to avoid excessive movement of vehicles on the site, will reduce fugitive emissions and noise too. Waste will be segregated in separate areas with proper demarcations Steel and other recyclable waste shall be sold to scrap dealers. Use of construction chutes to reduce on site dust generation. 	<p>Water sprinkling through pipes Barricading to plot boundary: GI Corrugated Sheets Dumpers, JCB required for Excavations</p>	<p>Approx. cost for dust suppression measures = Rs. 15,00,000/- per year Barricading GI Corrugated Sheets (Rs. 120/sq. feet)</p>
Water Consumption	<p>Water required for construction purpose will be sourced from tanker water/municipal water supply</p> <p>The drinking water for labour will be met through water supply from TMC.</p> <p>Common water tank will be provided for storage of water.</p>	<p>Labour: 150 Nos. Labour water requirement = Approx. 20 m³/day. Water requirement for construction purpose 200 m³.</p>	<p>Site sanitation facility and its maintenance and Potable water to labor: Rs. 18,00,000/-</p>
Waste water generation	<p>Adequate sanitation facility is provided for all labours.</p> <p>Wastewater generated shall be treated in mobile STP of 10 m³/day capacity</p>	<p>Total 25 toilets are provided for labor at site 4 Labour for Toilet cleaning</p>	<p>Site sanitation facility and its maintenance: Rs. 18,00,000/- Disinfection: Rs. 4,00,000/-</p>

<p>Solid Waste Generation</p>	<p>The Solid waste generation is around 50 kg/day Bio-degradable waste will be given to municipal system.</p> <p>Periodic site cleaning activities</p>	<p>Two labour for Solid waste collection and treatment</p> <p>Total 10 dustbins to collect the solid waste generated</p> <p>5 workers for site maintenance activity.</p>	<p>Collection, Treatment and disposal of solid waste = Rs. 4,00,000/- year</p>
<p>Health & safety hazards</p>	<ul style="list-style-type: none"> • All safety equipment will be deployed on site to ensure labour safety. • Site barricading will be provided. • The National Building Code 2005 shall be followed to provide labour health and safety conditions for the project. 	<ul style="list-style-type: none"> • Safety PPE(Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.) is been made compulsory to use during construction. • Safety nets • Total 25toilets are provided for labour. 4 labour for Cleaning of Toilets & Site Clearing Activities • Potable water supply • Health check-up and First Aid • Safety training to workers twice in year, safety officer 	<ul style="list-style-type: none"> • Cost of PPE = Rs. 25,00,000/- year • Safety Nets = Rs.35,00,000 /-year • Safety training to workers twice in year = Rs. 10,00,000/- year

Increase in noise generation	<ul style="list-style-type: none"> • Site barricading. • No excavation/foundation activities during night time • Vehicle owners shall be advised to maintain their equipments to reduce the noise generation 	<ul style="list-style-type: none"> • Ear plugs and Ear muffs for Workers who are working in high noise area 	Cost of PPE (Helmets, Safety Shoes, Ear plugs and Ear muffs, Safety Belt, Goggles, Hand Gloves etc.) = Rs. 25,00,000/-
Local area traffic congestion	<ul style="list-style-type: none"> • Provision of Parking space for Construction Material carrying Vehicles • Sign Boards, Persons at entry exit and Parking area 	<ul style="list-style-type: none"> • Watchman at Entry / Exit gate to manage the traffic • Sign boards at driveways and at parking areas will be installed. 	<ul style="list-style-type: none"> • Approx. 8,000 rupees/ person/ month • Rs. 3,85,000/- per year • Sign board ; Rs 50,000/-

ANNEXURE V**EMP COST**

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	530	110	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G
Solar System	220	10	Quarterly
Solid waste management	220	88	Continuous O & M
Rainwater harvesting	210	4.5	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)
Landscape	350	55	Daily
Environmental Monitoring	-	4	As per the CPCB guidelines through MoEF Approved laboratories
DMP Cost	2975	160	
Total Cost	4505	431.5	

ANNEXURE VI
ADVERTISEMENT

THE ECONOMIC TIMES | MUMBAI | MONDAY | 13 AUGUST 2018

NOTICE

For Raymond Ltd's proposed new Residential Cum Commercial Project on land bearing Survey No. 131B and others situated at Village Panchpakhadi, Taluka and District Thane, Maharashtra has been accorded the Environmental Clearance on 7th August, 2018 by Environment Department, Govt. of Maharashtra and the copies of Clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at <http://ec.maharashtra.gov.in>



नोटिस

आम्ही रेमण्ड लि. आमचा नियोजित रहिवाशी व वाणिज्य प्रकल्प सर्वे नं. 131बी व इतर महसूल गाव पांचपाखाडी तालुका व जिल्हा ठाणे साठी दिनांक 7 ऑगस्ट 2018 रोजी पर्यावरण विभाग, महाराष्ट्र शासन याचेकडून पर्यावरण विषयक मंजूरी देण्यात आलेली आहे. सदर पर्यावरण विषयक मंजूरीची प्रत महाराष्ट्र प्रदूषण नियंत्रक मंडळ यांच्याकडे उपलब्ध आहे आणि <http://ec.maharashtra.gov.in> या संकेतस्थळावर सुद्धा पाहू शकता.

Mumbai, Main
12/08/2018 Page No. 9

ANNEXURE VII

PHOTOGRAPHS - PLOT A



TOWER A



TOWER B



TOWER C



TOWER D & E



TOWER F



TOWER H



TOWER J



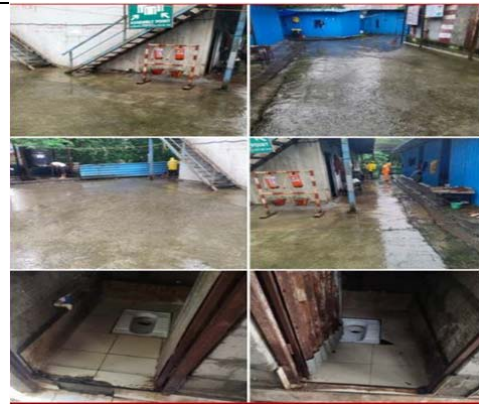
TOWER K



EWS



TOWER G

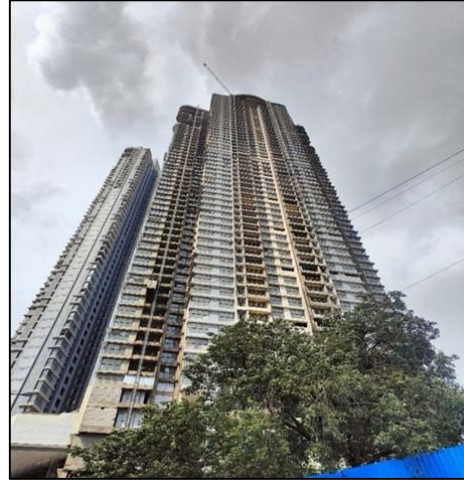


PHOTOGRAPHS - PLOT A

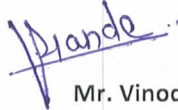
TOWER A



TOWER B



Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB) and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/04/1270	Report Date	10.04.2025	
Sample ID: -	GESEC/PRO/AAQM/2025-26/04/1270			
Name & Address of the Customer	RAYMOND LIMITED RESIDENTIAL CUM COMMERCIAL PROJECT AT VILLAGE – PANCHPAKHADI, POKHRAN ROAD NO. 1, THANE.			
AMBIENT AIR SAMPLE DETAILS				
Type	Sampling Location	Sampling done by	Sampling Time (Total Hrs)	
Ambient Air	Project Site	Pristine Consultants	8 Hrs.	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
04.04.2025	05.04.2025	05.04.2025	10.04.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	80.07
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	34.73
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	30.73
Oxide of Nitrogen (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	42.02
Remark-				
➤ All above results are within National Ambient Air Quality standards.				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

END OF REPORT


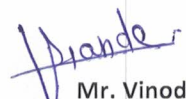


Page 1 of 1

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- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026

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TEST REPORT			
Test Report No: -	GESEC/PRO/ANLM/2025-26/07/1271	Report Date	10.04.2025
Sample ID: -	GESEC/PRO/ANLM/2025-26/07/1271		
Name & Address of the Customer	RAYMOND LIMITED RESIDENTIAL CUM COMMERCIAL PROJECT AT VILLAGE – PANCHPAKHADI, POKHRAN ROAD NO. 1, THANE.		
AMBIENT NOISE SAMPLE DETAILS			
Type	Ambient Noise		
Standard method	As Per IS: 9989:2020		
Sample Collected By	Pristine Consultants		
Date of Monitoring	04.04.2025		
Timing of Monitoring	Unit	Results	CPCB Standards dB(A)
Location	Project site		
Day	dB(A) Leq	55.3	55
Night	dB(A) Leq	44.4	45
Remark-	<ul style="list-style-type: none"> ➤ Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.) Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.) 		
			
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	

END OF REPORT

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TEST REPORT

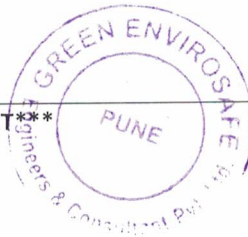
Test Report No – GESEC/PRO/DW/2025-26/04/1272	Date of Reporting	10.04.2025
Sample ID - GESEC/PRO/DW/2025-26/04/1272	Sample Details	Drinking Water
Name & Address of the Customer – RAYMOND LIMITED RESIDENTIAL CUM COMMERCIAL PROJECT AT VILLAGE – PANCHPAKHADI, POKHRAN ROAD NO. 1, THANE.	Type of Sample	Water
	Volume Of Sample	2 Lit Plastic Can
	Sample Status	Sealed
	Date of Sample Collection	04.04.2025
	Analysis start Date	05.04.2025
	Analysis End Date	10.04.2025
	Sampling Location	Project site
	Sample Collected By	Pristine Consultants

WATER ANALYSIS REPORT

Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B24 th Edition:2023
Total Dissolved Solids	146.22	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5.0	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Odour	Agreeable	Agreeable	-	APHA 2150 24 th Edition:2023
Taste	Agreeable	Agreeable	-	APHA 2160 C 24 th Edition:2023
Chemical Parameter				
pH	7.15	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	192.0	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	126.11	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	< 5	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	24.73	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	4.23	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	3.79	Max 30	mg/l	IS 3025 (Part 46):2023
Nitrate as NO 3	<0.5	Max 45	mg/l	IS 3025 (Part 34):2023
Elemental Analysis				
Copper	<0.025	Max 0.05	mg/l	IS: 3025 Part-42 2019
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023

Remark(s):

- The above water sample is Comply with required limit as per IS 10500:2012 for above tested parameters.



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

END OF REPORT

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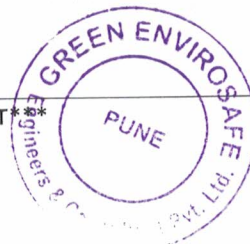
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TEST REPORT

Test Report No: GESEC/PRO/SL/2025-26/04/1273	Date of Report	10.04.2025
Sample ID: GESEC/PRO/SL/2025-26/04/1273	Date of Sampling	04.04.2025
Name & Address of the Customer – RAYMOND LIMITED RESIDENTIAL CUM COMMERCIAL PROJECT AT VILLAGE – PANCHPAKHADI, POKHRAN ROAD NO. 1, THANE.	Start Date of Analysis	05.04.2025
	End Date of Analysis	10.04.2025
	Sample Details	soil
	Nature of sample	solid
	Sample Collected By	Pristine Consultants

Parameter	Result	Unit	Standard Method
pH	8.14	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77: 2011
Moisture	4.02	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	8.43	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Organic Carbon	5.46	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Cation Exchange Capacity	20.33	Meq/100gm	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Nitrogen	54.76	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorous as PO4	62.47	mg/Kg	ISRIC, Page No.14-1:2002
Available Potassium as K	70.74	mg/Kg	Food and agriculture organization Sec III,8-1, Page no115
Sodium	4.42	mg/kg	USEPA SW 846/6010 C
Copper	<0.025	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Zinc	<0.025	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Chromium	<0.025	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Cadmium	<0.0015	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead	<0.005	mg/kg	GESEC/LAB/SOP/ICP-OES/05

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



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