

# COMPLIANCE REPORT

(APRIL 2025 TO SEPTEMBER 2025)

**For**

## PROPOSED COMMERCIAL BUILDING (IT/ITES) PROJECT

(Environmental Clearance vide letter no EC24B038MH129304 dated 09.10.2024)

**At**

Plot No. C-30, Wagle Estate, Thane, Tal. & Dist. Thane, Maharashtra.

*Proposed By*

**SQUAREFEET REAL ESTATE**

### Project Details

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/othe r(specify)	IT Park project
2	Name of the Project	Proposed commercial building (IT/ITES)
3	Clearance letter(s)/OM and Date	Environmental Clearance vide letter no. EC24B038MH129304 dated 09.10.2024
4	Location	Plot No. C-30, Wagle Estate, Thane
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	Latitude : 19°11'33.78"N Longitude : 72°57'12.15"E
5	Address of correspondence	
	a) address of concerned Project ChiefExecutive (with pin code & telephone/telex/fax numbers)	<b>Mr. Sachin Mirani</b> <b>SQUAREFEET REAL ESTATE</b> Unit No 309,310,311 & 312, Centrum IT park , Plot No C-30, Next to Satkar Grande Hotel, Opp Raila Devi TMC office, Wagle Estate, Thane (W) -400604.  E-Mail: <a href="mailto:C30square@squarefeettgroup.in">C30square@squarefeettgroup.in</a>  Contact No. 9698959193
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	One IT building having Gr. +1 <sup>st</sup> to 5 <sup>th</sup> Podium Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Floors
	b) of the Environmental Management Plan	Details of the Sewage Treatment Plant capacity, Rain Water Harvesting 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: 4,447.00 m <sup>2</sup>
		FSI area 24,357.12 m <sup>2</sup>
		Non FSI area 19,280.05 m <sup>2</sup>
		Total Construction Area: 43,637.17 m <sup>2</sup>
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.200 CR
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost 382 Lakhs Operation & Maintenance Cost 38 Lakhs/y
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.
	e) Actual expenditure incurred on the environmental management plans so far	N.A.
10	Forest land requirement	No Forest Land Required.
	a) The status of approval for diversion of forest land for non-forestry use	N.A.
	b) The status of clearing felling	N.A.
	c) The status of compensatory	N.A.
	d) afforestation, if any	N.A.
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12	Status of construction	
	a) Date commencement (Actual and/or planned)	----

	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. EC24B038MH129304 dated 09.10.2024 from SEIAA, Govt. of Maharashtra.

## **PRESENT STATUS**

Commercial Building: ground floor + 5 podiums + 13 floors.

**Compliance to Environmental Clearance Letter No. EC24B038MH129304 dated 09.10.2024.**

<b>CONDITIONS</b>		
<b>Specific Conditions</b>		
	<b>Conditions</b>	<b>Compliance</b>
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 showing RG requirement is NIL as per MIDC DCR.	We have received the approved plan from MIDC vide No. DE & PAIII /THN /SPA /BPAMS/ I- 31000 /2023 dated. 13.12.2023. The RG requirement for the plot is not applicable as the plot having area less than 1 Hectare (MIDC DCR Regulation No. 3.4.1). The same approval plan was submitted during the appraisal of the project and accordingly committee has granted the EC to project.
2.	PP to obtain following NOCs & Remarks: a) Water supply; b) Sewer connection; c) SWD NOC; d) Revised CFO NOC for proposed height.	The plot is in MIDC area; hence water, Sewer and SWD corrections are already available. Revised CFO NOC is received vide letter no DFOMMR-17/5/2023-DFO-MMR dated 23.11.2023.
3.	PP to submit undertaking and Architect certificate mentioning that the RG is not mandatory within the project site along with concern provisions of MIDC DCR.	Complied at the time of appraisal of the project.
4	PP to submit undertaking that they will make compensatory tree plantation as per the Tree NOC dated: 22.05.2023 received from MIDC and submit detailed plan for compensatory tree plantation.	We agree, we hereby undertake that we will plant compensatory tree plantation as per the Tree NOC dated: 22.05.2023.
5.	PP to submit undertaking that they will not utilize underground water without the permission of Central Ground Water Authority (CGWA).	We hereby undertake that, we will not utilize ground water for construction as well as operation phase of the project.
6.	PP to submit undertaking that they will declare project site as plastic free zone.	We hereby undertake that, the premises will be declared as plastic free zone. This will include prohibition of use of single-use plastics and promoting the adoption of sustainable alternatives.
7	PP to reduce discharge of treated water up to 35%; PP to obtain NOC from MIDC as excess treated water is proposed to be used in open spaces of MIDC.	We agree
	<b>SEIAA Conditions</b>	

1	PP submitted undertaking that, as provision of MIDC DCR 3.4.1 mandatory RG is not applicable to their project. Local planning authority to ensure the validity of the same.	Complied
2	This EC height is restricted up to 73.90 m height as per CFO NOC.	We agree
3.	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
4	PP to achieve at least 5% of total energy requirement from solar /other renewable sources.	We agree
5	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	We agree
6	SEIAA decided to grant EC for - FSI: 17,962.21 m <sup>2</sup> , Non-FSI: 17,563.24 m <sup>2</sup> and Total BUA: 35,525.45 m <sup>2</sup> ( Plan Approval no-DE & PA-III/SPA/BPAMS/I-31000/2023, Date-13.12.2023)	Noted
<b>CONDITIONS</b>		
<b>General Conditions</b>		
	<b>Conditions</b>	<b>Compliance</b>
(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.	Solid waste generated is properly collected and segregated. Dry waste is handed over to Municipal corporation bin.
(ii)	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	The muck is disposed with the permissions of competent authority at approved site.  As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people.  Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application.

(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.	No hazardous waste generated during construction and operation phase. As it is commercial project.  However, the disposal of the same shall be done as per CPCB /MPCB norms applicable to hazardous waste.
(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 is provided to workers.  The waste generated from the labour is mostly household waste, which is collected and disposed in Municipal Solid Waste Management Facility.
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	The Storm water drains and sewer lines will be separately provided on site. This arrangement shall ensure that storm water and sewage will not 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 drinking water quality is monitored through MoEF recognized laboratory.  Monitoring reports are attached.  We are not using ground water for construction purpose as well as operational phase.
(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,	We are not using ground water in 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.	Water efficient sanitary fixtures will be 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 is 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 has not been disturbed.
(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.	Soil and water analysis is carried regularly from MoEF recognized laboratory.  Monitoring reports are 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.	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 for air and noise emission standards.	NO DG is installed on site yet.  DG will be used for the emergency backup only.
(xvi)	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 also be made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.

(xvii)	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 are monitored regularly from MoEF recognized laboratory.  Monitoring reports are attached.
(xviii)	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.	We will complied to above & make necessary arrangements. The DG sets will be provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986.
(xix)	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>Project Manager</b> : Mr. Aman Merchant <b>Supervisor:</b> Mr. Sagar Pagare
<b>B). Operation Phase:-</b>		
(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.	Solid waste will be collected and segregated at source. Wet garbage will be treated in Mechanical composting machine and generated manure is used for the Gardening. Dry solid waste will be disposed of in municipal solid waste management system

(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste generated from Household will be disposed through authorized vendor.
(iii)	<p>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.</p> <p>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.</p>	<p>STP will be installed. STP shall be certified by an independent expert. Sewage will be treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose.</p> <p>The dual plumbing system will be provided at site to recycle the treated water for flushing purpose.</p> <p>The plant will be designed as per standards prescribed by Maharashtra Pollution Control Board.</p> <p>The RCC work of STP having a capacity of 155 KLD has been constructed on site.</p>
(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.	STP, MSW disposal, Green belt facility will be provided before the OC.
(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 agree.

(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.	<p>The site is accessible by existing 12 m wide MIDC road No. 16 and the same is connected to the 30 m wide SG Barve Road further to LBS and EEH. Mulund check Naka Metro station (Mumbai Metro line 4) is at 1.0 km from the site.</p> <p>Entry &amp; Exit to the project will be located in such way that it won't affect traffic on the adjoining roads.</p> <p>Also, sufficient parking space will be provided within the project layout.</p>
(vii)	PP to provide adequate electric charging points for electric vehicles(EVs).	We agree
(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.	<p>Landscape will be developed considering CPCB guidelines including selection of plant species. The tree species which planted will be of local variety. Within site trees are re-transplanted.</p>
(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)	<p>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.</p>	<p>Separate funds are allocated for implementation of environmental protection measures. Break – up of EMP budget is attached</p> <p>The funds for implementation of environmental protection measures/EMP are provided as per planned requirement.</p> <p>Expenditure on EMP will be done as planned. However, year-wise expenditure was not submitted to MPCB &amp; Env. Dept. as the project is still under progress.</p>
(xi)	<p>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">http://parivesh.nic.in</a></p>	<p>Advertisement of EC obtained was published in two local newspapers Navshakti and Free Press Journal. Copy of this advertisement attached as Annexure</p>
(xii)	<p>Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard &amp; soft copies to the MPCB &amp; this department, on 1st June &amp; 1st December of each calendar year.</p>	<p>We have submitted the half yearly compliance reports to RO MPCB, Environment Department Mantralaya, RO MoEF &amp; CC, Nagpur.</p>
(xiii)	<p>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.</p>	<p>Noted and complied.</p>

(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.	We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data. <a href="https://squarefeetgroup.in/2/wagale-trade-square-affordable-commercial-thane.html">https://squarefeetgroup.in/2/wagale-trade-square-affordable-commercial-thane.html</a>  The monitoring Reports are sent with Compliance reports to RO MPCB, Environment Department Mantralaya, RO MoEF & CC, Nagpur.
<b>C). General EC Conditions:-</b>		
(i)	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	We agree and complying 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.	We have obtained to Consent to Establish vide letter no. Format1.0/CC/UAN No.0000201194/CE/2501002513 dated 24/01/2025. Consent to Establish vide letter noFormat1.0/JD (WPC)/UAN No.0000141489/CE/2207001357 dated 26.07.2022.
(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.	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.	The monitoring Reports are sent with Compliance reports to RO MPCB, Environment Department Mantralaya, RO MoEF & CC, Nagpur.

(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 Six monthly reports regarding the status of compliance of EC conditions are regularly sent to all mandated authorities
(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.	We agree
(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.	Not applicable

(5)	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.	We understand the issue and shall be abided accordingly
(6)	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
(7)	In case of submission of false document and noncompliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We agree
(8)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted
(9)	The above stipulations would be enforced among others under the Water (Prevention and control of pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted

(10)	Any appeal against this environmental 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.	Noted
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**Annexure – I**

**PROJECT DETAILS**

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

**SQUAREFEET REAL ESTATE.**

Proposed commercial building (IT/ITES) project at Plot No. C-30, Wagle Estate,  
Thane city, Tal. & Dist. Thane, Maharashtra

**Project Proposal:**

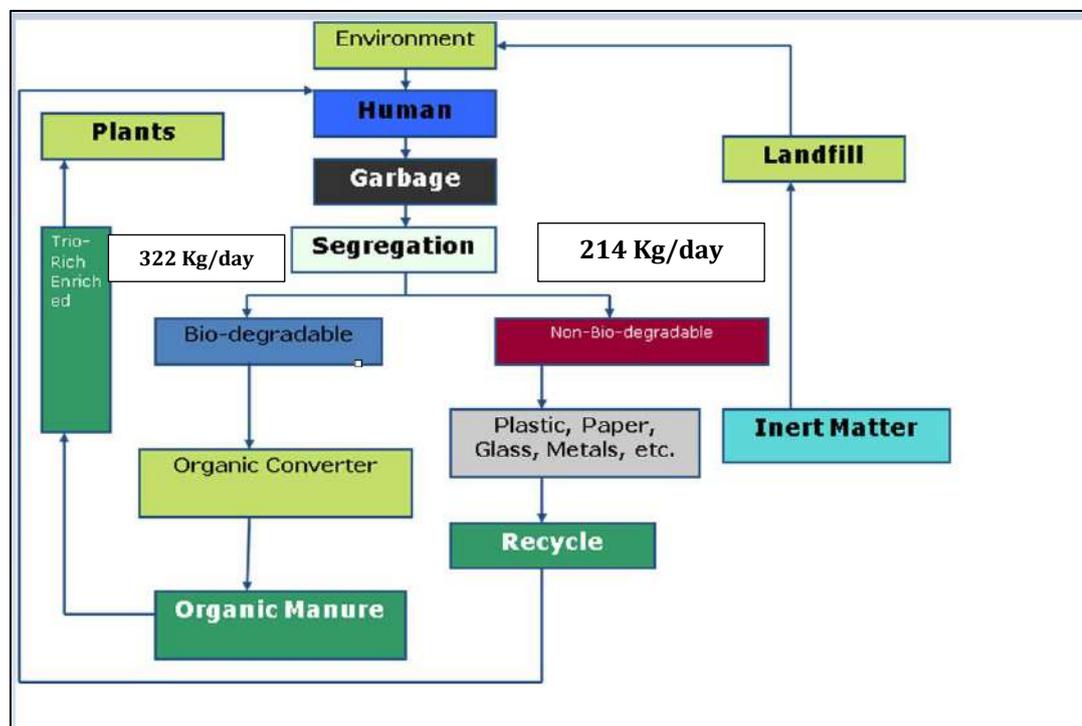
**AREA STATEMENT WITH PARKING DETAILS:-**

Area of plot	4,447.00	m <sup>2</sup>
FSI Area	24,357.12	m <sup>2</sup>
Non FSI Area	19,280.05	m <sup>2</sup>
Total Construction Area	43,637.17	m <sup>2</sup>

## Annexure – II

### SOLID WASTE MANAGEMENT PLAN

- ❑ Solid Waste generation from the complex is estimated to be 536 kg/day
- ❑ The biodegradable component: 322 kg/day
- ❑ Inert, Recyclable waste: 214 kg/day
- ❑ Segregation of dry and wet garbage will be done at source.
- ❑ Dry garbage as will be segregated and disposed off to recyclers.
- ❑ Wet garbage/biodegradable matter as leftover food, vegetables will be composted by Mechanical Composting .

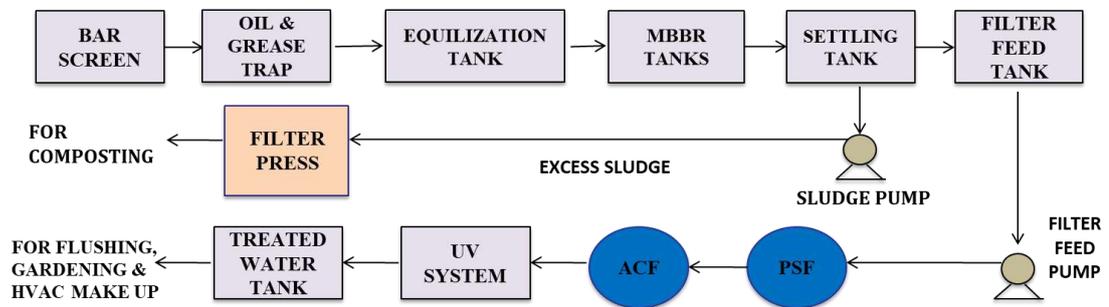


## ANNEXURE III

### SEWAGE TREATMENT PLANT

- Technology Used: MBBR Technology
- Sewage generation : 107 KLD
- STP Capacity : 125 KLD

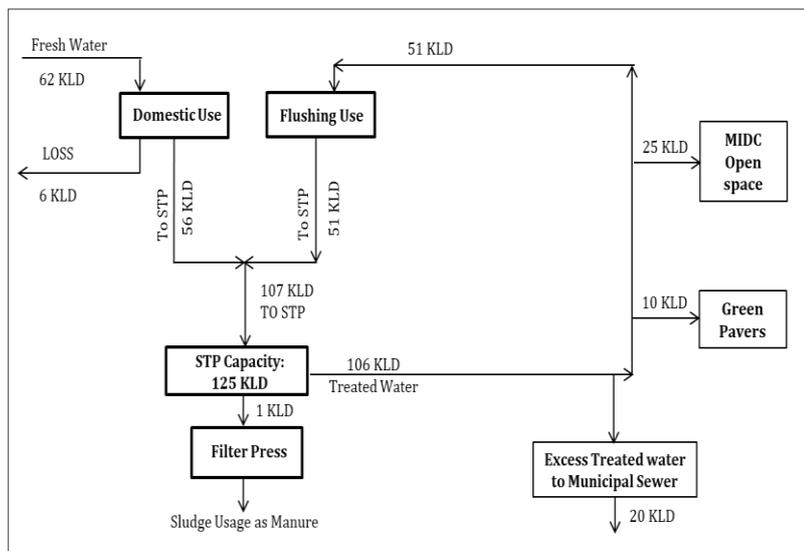
#### STP FLOW SHEET



## ANNEXURE IV WATER BUDGET

Particulars	No of Flats /area	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Commercial area	24357.12	1 Person/ 10 m <sup>2</sup>	2,436	25	20	45	110
Floating Population (10%)	244	1	244	5	10	15	4
<b>Total</b>			<b>2,679</b>				<b>113</b>
<b>Sewage Generation</b>				<b>90 % of Domestic + 100% Flushing Requirement</b>			<b>107</b>
<b>Sludge</b>				<b>1 % of Sewage Generation</b>			<b>1</b>
<b>Recycling for Flushing</b>							
Commercial area	24,357.12	1 Person/ 10 m <sup>2</sup>	2,436		20	20	49
Floating Population (10%)	244	1	244		10	10	2
<b>Total</b>			<b>2,679</b>				<b>51</b>
<b>Recycling for Green Pavers</b>	2,000					<b>5 l/m<sup>2</sup></b>	<b>10</b>
<b>MIDC Open space area</b>	5,000					<b>5 l/m<sup>2</sup></b>	<b>25</b>
<b>Excess Treated Water to sewer line</b>							<b>20</b>

**Total Water Requirement : 113 KLD**  
**Total Fresh water requirement : 62 KLD (MIDC)**



Details	Dry Season KLD
Fresh water requirement	62
Losses (total) & sludge	07
Sewage Generation	107
Treated water	106
Flushing	51
Green pavers	10
Water recycled	86
Excess to drain	20
<b>% Recycled</b>	<b>81%</b>
<b>% Disposal</b>	<b>19%</b>

**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"> <li>1. Excavation for building foundations</li> <li>2. Movement of vehicles</li> </ol>	<ul style="list-style-type: none"> <li>• Barricading to plot boundary (35 ft)</li> <li>• Excavation activity will be limited during day time, to avoid nuisance of noise to nearby area.</li> <li>• Green Fabric Wrapping, around the building during construction to reduce air bourne dust generation</li> <li>• Water sprinkling at regular interval to arrest dust, Use of anti Smog Guns/water foggers</li> <li>• Use of Ready Mix concrete to avoid excessive movement of vehicles on the site, will reduce fugitive emissions and noise too. Use of tarpaulin covers etc.</li> <li>• Construction debris: 1,250 m<sup>3</sup></li> <li>• Waste will be segregated in separate areas with proper demarcations</li> <li>• Steel and other recyclable waste shall be sold to scrap dealers.</li> <li>• The construction debris will be handled as per Construction Waste Management Rules, 2016.</li> </ul>	<p>Water sprinkling at regular interval to arrest dust, Use of water foggers (2 Nos.) Barricading to plot boundary: GI Corrugated Sheets (35 ft) Dumpers, JCB required for Excavations</p>	<p>Barricading to plot boundary = Rs. 10 Lakh (Barricading GI Corrugated Sheets (Rs. 120/sq. feet)) Tanker Water for dust suppression measures = Rs. 2 Lakh/- per year Mobile Water Foggers = Rs. 5 Lakh (Rs. 2.5 lakh/each) Online dust monitoring system = Rs. 2 Lakh Green Fabric Wrapping, around the building = Rs. 200/ sq. meter</p>

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"> <li>1. Excavation for building foundations</li> <li>2. Movement of vehicles</li> </ol>	<ul style="list-style-type: none"> <li>• Barricading to plot boundary (35 ft)</li> <li>• Excavation activity will be limited during day time, to avoid nuisance of noise to nearby area.</li> <li>• Green Fabric Wrapping, around the building during construction to reduce air bourne dust generation</li> <li>• Water sprinkling at regular interval to arrest dust, Use of anti Smog Guns/water foggers</li> <li>• Use of Ready Mix concrete to avoid excessive movement of vehicles on the site, will reduce fugitive emissions and noise too. Use of tarpaulin covers etc.</li> <li>• Construction debris: 1,250 m<sup>3</sup></li> <li>• Waste will be segregated in separate areas with proper demarcations</li> <li>• Steel and other recyclable waste shall be sold to scrap</li> </ul>	<p>Water sprinkling at regular interval to arrest dust, Use of water foggers (2 Nos.)                      Barricading to plot boundary: GI Corrugated Sheets (35 ft)                      Dumpers, JCB required for Excavations</p>	<p>Barricading to plot boundary = Rs. 10 Lakh (Barricading GI Corrugated Sheets (Rs. 120/sq. feet))                      Tanker Water for dust suppression measures = Rs. 2 Lakh/- per year                      Mobile Water Foggers = Rs. 5 Lakh (Rs. 2.5 lakh/each)                      Online dust monitoring system = Rs. 2 Lakh                      Green Fabric Wrapping, around the building = Rs. 200/ sq. meter</p>

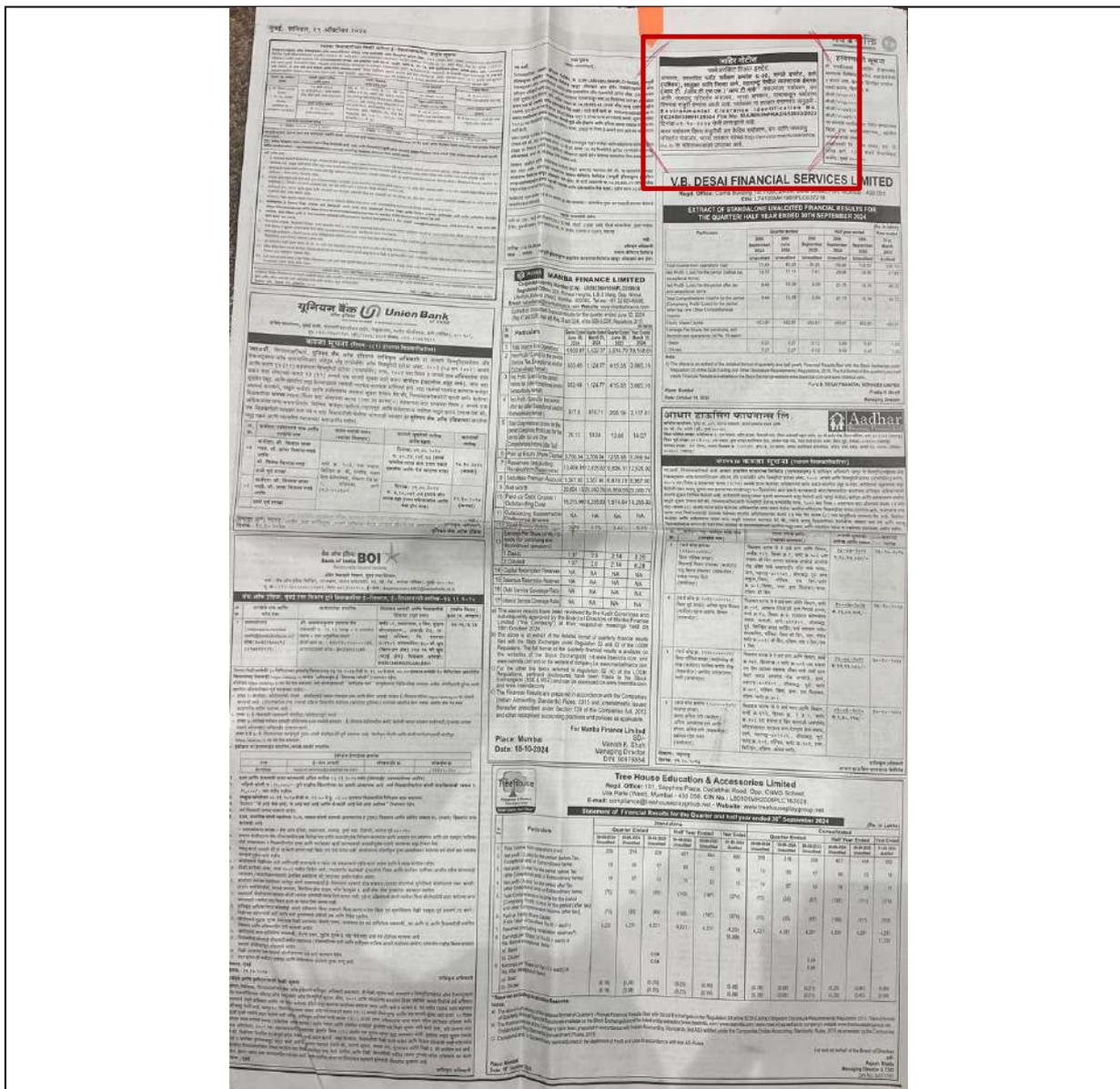
	<p>dealers.</p> <ul style="list-style-type: none"> <li>The construction debris will be handled as per Construction Waste Management rules, 2016.</li> </ul>		
Waste water generation	<ul style="list-style-type: none"> <li>Adequate sanitation facility will be provided for the labors.</li> <li>Wastewater generated will be treated in packaged STP</li> </ul>	<ul style="list-style-type: none"> <li>Provision of Total 5 toilets will be made</li> </ul>	<ul style="list-style-type: none"> <li>Sanitation facilities, packaged STP and Potable Water Supply: Rs. 10,00,000/-year</li> <li>Disinfection = Rs. 50,000/- year</li> </ul>
Solid Waste Generation	<ul style="list-style-type: none"> <li>Also local labours will be deployed.</li> <li>The Solid waste generation: 20 Kg/day</li> <li>Bio-degradable waste will be disposed in Municipal Solid waste system.</li> <li>The recyclable material like plastic, metals, paper etc. will be separated and transported by auto-trippers/ trucks for sale to recycle vendors</li> <li>Periodic site cleaning activities</li> </ul>	<ul style="list-style-type: none"> <li>Total 2 dustbins will be provided to Collect the solid waste generated</li> <li>Approx 2 workers will be required for Solid waste collection &amp; site maintenance activity in the premises.</li> </ul>	<ul style="list-style-type: none"> <li>Collection and disposal of solid waste &amp; Site maintenance activity = Rs. 4,50,000/- year</li> </ul>
Habitat threat to local avian fauna	<ul style="list-style-type: none"> <li>Tree plantation along plot boundary will include maximum native trees</li> </ul>	<ul style="list-style-type: none"> <li>Total 60 trees along Plot boundary</li> </ul>	<p>Costs for planting of: Sapling = Rs. 1000/ tree</p>

<p>Change in natural topography &amp; drainage pattern.</p>	<ul style="list-style-type: none"> <li>No change in topography &amp; drainage pattern. This will be managed through a storm water system. Reduction in surface runoff due to provision of RG.</li> </ul>	<ul style="list-style-type: none"> <li>Construction of Storm water drains</li> </ul>	<ul style="list-style-type: none"> <li>Storm water drain: Rs. 3000/- Per RMT</li> </ul>
<p>Health &amp; safety hazards</p>	<ul style="list-style-type: none"> <li>All safety equipment will be deployed on site to ensure labour safety.</li> <li>Site barricading will be provided.</li> <li>The National Building Code 2016 shall be followed to provide labour health and safety conditions for the project.</li> </ul>	<ul style="list-style-type: none"> <li>Safety PPE(Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.) is been made compulsory to use during construction.</li> <li>Safety nets</li> <li>Total 4 toilets will be provided for labour.</li> <li>2 labour for Cleaning of Toilets &amp; Site Clearing Activities</li> <li>Potable water supply</li> <li>Health check-up and First Aid</li> <li>Safety training to workers twice in year, safety officer</li> </ul>	<ul style="list-style-type: none"> <li>Site sanitation and Potable water supply: Rs. 10,00,000/- year</li> <li>Cost of PPE = Rs. 6,00,000/- year</li> <li>Safety Nets = Rs. 6,00,000/-year</li> <li>Safety training to workers twice in year = Rs. 3,00,000/- year</li> <li>Health check-up and First Aid = Rs. 3,00,000/- year</li> </ul>
<p>Increase in noise generation</p>	<ul style="list-style-type: none"> <li>Site barricading (35 ft).</li> <li>No excavation/foundation activities during night time</li> <li>Vehicle owners shall be advised to maintain their equipments to reduce the noise generation</li> </ul>	<ul style="list-style-type: none"> <li>Ear plugs and Ear muffs for Workers who are working in high noise area</li> </ul>	<p>Cost of PPE (Helmets, Safety Shoes, Ear plugs and Ear muffs, Safety Belt, Goggles, Hand Gloves etc.) = Rs. 6,00,000/-</p>
<p>Local area traffic congestion</p>	<ul style="list-style-type: none"> <li>Provision of Parking space for Construction Material carrying Vehicles</li> <li>Sign Boards, Persons at entry exit and Parking area</li> </ul>	<ul style="list-style-type: none"> <li>2 Watchmen at Entry / Exit of each gate to manage the traffic</li> <li>Sign boards at driveways and at parking areas will be installed.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic Management: Rs. 2,00,000/- per year</li> </ul>

**ANNEXURE V****EMP COST**

<b>Component</b>	<b>Capital Cost (Rs. In Lakhs)</b>	<b>O &amp; M Cost (Rs. In Lakhs/year)</b>	<b>Frequency</b>
STP (Tertiary)	40.0	10.0	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G
Solar System	35.0	2.0	Quarterly
Solid waste management	20	6.0	Continuous O & M
Rainwater harvesting	6.0	0.3	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)
Landscape	5.0	1.5	Daily
Environmental Monitoring	-	3	As per the CPCB guidelines through MoEF Approved laboratories
DMP Cost	276	15	
<b>Total Cost</b>	<b>382</b>	<b>38.0</b>	





## ANNEXURE VII

### PHOTOGRAPHS

**LABOUR COLONY**



**DRINKING WATER FACILITY PROVIDED FOR LABOUR**



**RAW MATERIAL VEHICLE PUC**

Form 5B  
 (Section 13(2))  
**Pollution Under Control Certificate**  
 Authorized By  
 Government of Maharashtra

Date : 19/07/2025  
 Time : 18:20:54 PM  
 Validity upto : 18/07/2026

Continous / Intermittent	Intermittent
Registration No.	MH04/GH/25
Date of Registration	14/07/2025
Model Year of Manufacturing	2022
Valid Model Number	2022
Engine Number	2022
Fuel	2022
PUC Code	2022
SOY	2022
Fuel	2022
Oil consumption	No

Vehicle Photo with Registration plate  
 60 mm x 30 mm

Sr. No.	Pollutant Emission	Limit (g/kwh)	Exemption Limit	Limit (g/kwh)

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Oil consumption	No

Vehicle Photo with Registration plate  
 60 mm x 30 mm

Sr. No.	Pollutant Emission	Limit (g/kwh)	Exemption Limit	Limit (g/kwh)

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

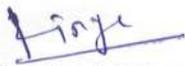
TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/04/225	Report Date	14.04.2025	
Sample ID: -	GESEC/PRO/AAQM/2025-26/04/225			
Name & Address of the Customer	M/s. Squarefeet Real Estate. Proposed Amendment and Expansion in EC for proposed commercial building (IT/ITES) project at Plot No. C-30, Wagle Estate, Thane City, Tal. & Dist. 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	
08.04.2025	09.04.2025	09.04.2025	14.04.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Particulate Matter PM <sub>10</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m <sup>3</sup>	≤ 100	84.2
Particulate Matter PM <sub>2.5</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m <sup>3</sup>	≤ 60	26.6
Sulphur Dioxide (SO <sub>2</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m <sup>3</sup>	≤ 80	34.2
Oxide of Nitrogen (NO <sub>2</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m <sup>3</sup>	≤ 80	20.8
<b>Remark-</b>				
<ul style="list-style-type: none"> <li>➤ All above results are within National Ambient Air Quality standards.</li> <li>➤ BDL – Below Detectable Limit.</li> </ul>				
		 <b>Ms. Pranjali Linge</b> (Technical Manager) Reviewed & Authorized By		
		***END OF REPORT*** Page 1 of 1		

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- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
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- 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**

<b>Test Report No: -</b>	GESEC/PRO/ANLM/2025-26/04/226	<b>Report Date</b>	14.04.2025
<b>Sample ID: -</b>	GESEC/PRO/ANLM/2025-26/04/226		
<b>Name &amp; Address of the Customer</b>	<b>M/s. Squarefeet Real Estate.</b> Proposed Amendment and Expansion in EC for proposed commercial building (IT/ITES) project at Plot No. C-30, Wagle Estate, Thane City, Tal. & Dist. Thane.		
<b>AMBIENT NOISE SAMPLE DETAILS</b>			
<b>Type</b>	Ambient Noise		
<b>Standard method</b>	As Per IS: 9989:2020		
<b>Sample Collected By</b>	Pristine Consultants		
<b>Date of Monitoring</b>	08.04.2025		
<b>Timing of Monitoring</b>	<b>Unit</b>	<b>Results</b>	<b>CPCB Standards dB(A)</b>
<b>Location</b>	<b>Project site</b>		
Day	dB(A) Leq	55.6	55
Night	dB(A) Leq	45.8	45
<b>Remark-</b>			
<ul style="list-style-type: none"> <li>➤ Limit During Day time &lt; 55. (Day time shall mean from 6.00 am to 10.00 pm.)</li> <li>Limit During Night time &lt; 45. (Night time shall mean from 10.00 pm to 6.00 am.)</li> </ul>			
		 <b>Ms. Pranjali Linge</b> (Technical Manager) Reviewed & Authorized By	

\*\*\*END OF REPORT\*\*\*

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**TEST REPORT**

<b>Test Report No – GESEC/PRO/DW/2025-26/04/227</b>	<b>Date of Reporting</b>	14.04.2025
<b>Sample ID - GESEC/PRO/DW/2025-26/04/227</b>	<b>Sample Details</b>	Drinking Water
<b>Name &amp; Address of the Customer -</b>  M/s. Squarefeet Real Estate. Proposed Amendment and Expansion in EC for proposed commercial building (IT/ITES) project at Plot No. C-30, Wagle Estate, Thane City, Tal. & Dist. Thane..	<b>Type of Sample</b>	Water
	<b>Volume Of Sample</b>	2 Lit Plastic Can
	<b>Sample Status</b>	Sealed
	<b>Date of Sample Collection</b>	08.04.2025
	<b>Date of Sample received in lab</b>	Pristine Consultants
	<b>Analysis End Date</b>	14.04.2025
	<b>Sampling Location :</b>	Project site

**WATER ANALYSIS REPORT**

Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
<b>Physical Parameter</b>				
Turbidity	<1	Max1	NTU	APHA 2130 B24 th Edition:2023
TDS	128	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
<b>Chemical Parameter</b>				
pH	7.24	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	155	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	88	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	BDL	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	6.3	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	5.8	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	3.4	Max 30	mg/l	IS 3025 (Part 46):2023
<b>Elemental Analysis</b>				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
<b>Microbiological Parameter</b>				
Total Coliform	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023
E.coli.	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.
- BDL – Below Detectable Limit.



*Linge*  
Ms. Pranjali Linge  
(Technical Manager)  
Reviewed & Authorized By

Page 1 of 1

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**TEST CERTIFICATE**

<b>Test Report No:</b> GESEC/PRO/SL/2025-26/04/228	<b>Date of Report</b>	14.04.2025
<b>Sample ID:</b> GESEC/PRO/SL/2025-26/04/228	<b>Date of Sampling</b>	08.04.2025
<b>Name and Address of the Customer -</b>  M/s. Squarefeet Real Estate. Proposed Amendment and Expansion in EC for proposed commercial building (IT/ITES) project at Plot No. C-30, Wagle Estate, Thane City, Tal. & Dist. Thane.	<b>Start Date of Analysis</b>	09.04.2025
	<b>End Date of Analysis</b>	14.04.2025
	<b>Sample Details</b>	soil
	<b>Nature of sample</b>	solid
	<b>Sample Collected By</b>	Pristine Consultants

Parameter	Result	Unit	Standard Method
Colour	Black	--	By Visual
pH	7.85	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Water Content/Moisture	2.6	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	5.2	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Organic Carbon	14.3	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Cation Exchange Capacity	26.6	Meq/100gm	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Nitrogen	82.5	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorous as PO4	56.3	mg/Kg	ISRIC, Page No.14-1:2002
Available Potassium as K	58.2	mg/Kg	Food and agriculture organization Sec III,8-1,Page no115
Sodium	4.2	mg/kg	USEPA SW 846/6010 C
Copper	<2	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Zinc	<2.5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Chromium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Cadmium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead	<1	mg/kg	GESEC/LAB/SOP/ICP-OES/05



*Pranjal*  
**Ms. Pranjali Linge**  
 (Technical Manager)  
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