



Mextech Property Developers LLP <mextech2022@gmail.com>

Six Monthly Compliance Monitoring Report_ April 2025 to September 2025_Mextech Property Developers LLP.

1 message

Mextech Property Developers LLP <mextech2022@gmail.com>

25 November 2025 at 17:44

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance vide **letter no. EC24B038MH181993 dated 07.02.2024** from the Department of Govt. of Maharashtra.

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **April 2025 to September 2025** along with duly filled data sheet for the Proposed Expansion of Residential and Commercial project at Plot bearing S. No. 146/1, 149/3, 154/3, 412/1, 414/1C/1,414/1C/2 of village Majiwada, Thane, Maharashtra.

Thanks & Regards**Mextech Property Developers LLP****Six Monthly Compliance Monitoring Report_April 2025 to September 2025_Mextech Property.pdf**

3489K



Mextech Property Developers LLP <mextech2022@gmail.com>

Six Monthly Compliance Monitoring Report_ April 2025 to September 2025_Mextech Property Developers LLP.

1 message

Mextech Property Developers LLP <mextech2022@gmail.com>

25 November 2025 at 17:45

To: rothane@mpcb.gov.in

Cc: srothane1@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance vide **letter no. EC24B038MH181993 dated 07.02.2024** from the Department of Govt. of Maharashtra.

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **April 2025 to September 2025** along with duly filled data sheet for the Proposed Expansion of Residential and Commercial project at Plot bearing S. No. 146/1, 149/3, 154/3, 412/1, 414/1C/1,414/1C/2 of village Majiwada, Thane, Maharashtra.

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1 message

Mextech Property Developers LLP <mextech2022@gmail.com>
To: psec.env@maharashtra.gov.in

25 November 2025 at 17:46

Dear Sir,

This is with reference to Environmental Clearance vide **letter no. EC24B038MH181993 dated 07.02.2024** from the Department of Govt. of Maharashtra.

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **April 2025 to September 2025** along with duly filled data sheet for the Proposed Expansion of Residential and Commercial project at Plot bearing S. No. 146/1, 149/3, 154/3, 412/1, 414/1C/1,414/1C/2 of village Majiwada, Thane, Maharashtra.

Thanks & Regards
Mextech Property Developers LLP

**Six Monthly Compliance Monitoring Report_April 2025 to September 2025_Mextech Property.pdf**
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15th November, 2025.

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

Sub: Submission of Compliance Report for Proposed Expansion of Residential and Commercial project at Plot bearing S. No. 146/1, 149/3, 154/3, 412/1, 414/1C/1,414/1C/2 of village Majiwada, Thane, Maharashtra by M/s. Mextech Property Developers LLP.

Ref: Environmental Clearance vide letter no. EC24B038MH181993 dated 07.02.2024

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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. Mextech Property Developers LLP



Authorized Signatory

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

Cc:

1. Regional Office, MPCB, Sion, Mumbai
2. Director, MoEF, Nagpur

15th November, 2025.

To,
Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 1st floor, Opp. PVR Theatre,
Sion (E), Mumbai-400022, Maharashtra.

Sub: Submission of Compliance Report for Proposed Expansion of Residential and Commercial project at Plot bearing S. No. 146/1, 149/3, 154/3, 412/1, 414/1C/1, 414/1C/2 of village Majiwada, Thane, Maharashtra by M/s. Mextech Property Developers LLP.

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Thanking you
Yours Faithfully,
For M/s. Mextech Property Developers LLP

Majiwade

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

COMPLIANCE REPORT

(APRIL 2025 TO SEPTEMBER 2025)

For

PROPOSED EXPANSION OF RESIDENTIAL AND COMMERCIAL PROJECT

(ENVIRONMENTAL CLEARANCE LETTER NO. EC24B038MH181993 dated 07.02.2024)

On plot bearing C. S. No. 146/1, 149/3, 154/3, 412/1,
414/1C/1, 414/1C/2 of village Majiwada, Thane, State:
Maharashtra

Proposed By

**M/s. MEXTECH PROPERTY
DEVELOPERS LLP**

Project Details

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/other(specify)	Building Construction Project
2	Name of the Project	Proposed Expansion of Residential and Commercial project
3	Clearance letter(s)/OM and Date	EC letter No. : EC24B038MH181993 dated 07.02.2024
4	Location	On S. No.146/1, 149/3, 154/3, 412/1, 414/1C/1, 414/1C/2 of village Majiwada, Thane, Maharashtra
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	Latitude: 19 ⁰ 13' 18.49"N Longitude:72 ⁰ 58' 33.88" E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Pranav Thanawala M/s. Mextech Property Developers LLP 2403 –A wing, Marathon Futurex, Mafatlal Mills Compound, N. M. Joshi Marg, Lower Parel Mumbai-400013 Mob.no.: 09819388933 E mail : pranav.thanawala@rrcventures.com
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	The project will have 5 buildings, club house and Multi level car parking Total Flats 642 nos, Commercial area : 12,096.26 m ² · ITE area:12,679.81 m ² (Existing Bldg No 1)
	b) of the Environmental Management Plan	Total Sewage Treatment Plant of Proposed 500 KLD capacity and Existing 70 KLD Capacity (i.e MBBR Technology) provided to treat sewage generated. Rain Water Harvesting tank of 125 KL capacity will be provided to harvest the rain water. Biodegradable waste management through OWC will be carried out.
7	Break up of the project area	
	a) submergence area : forest & non-forest	NA
	b) Others	Total Plot area: 28,340.00 m ²
		FSI area 93,215.73 m ²
		Non FSI area 73,411.51 m ²

		Total Construction Area	1,66,627.24 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. 415 Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Construction Cost	1169 Lakhs
		Operation & Maintenance Cost	107 Lakhs/ yr
	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	NA	

	to start	
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	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 letter No. EC24B038MH181993 dated 07.02.2024 Received from SEIAA Government of Maharashtra.

PRESENT CONSTRUCTION STATUS OF PROJECT ON SITE

Building Name	Work Status
MLCP	All Building works completed
Building No. 2	9 th floor slab completed
Building No. 3	7 th floor slab completed
Building No. 4	Foundations & Plinth completed
Building No. 5	Foundations & Plinth completed

Compliance to Environmental Clearance letter No.: EC24B038MH181993 dated 07.02.2024

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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area on mother earth as per Hon'ble Supreme Court Order.	Obtained the approved plan from TMC vide letter No. File No. TMC/HO-1/TPD-29/4458 dt. 30.01.2023 and same has been submitted during the meeting. Accordingly, committee has granted EC to the project.
2.	PP to obtain SWM/C &D NOC from Planning authority	Obtained all the requisite NOC's and submitted during the meeting.
3.	PP to reduce discharge of treated water up to 35%; PP to submit NOC from TMC for use of excess treated water generated in the project for garden, RG reservation, park adjacent to the project site	We will discharge treated water up to 34%.
4.	PP to relocate UGTs of proposed buildings to the 1st basement such that tops of the UGTs are flush to the ground level & submit revised section of UGTs with ground level.	Proposed all UGTs in 1 st Basement and they are flush to ground level.
5.	PP to submit architect certificate mentioning that they have not violated any provision of EIA Notification, 2006 amended thereafter time to time.	Complied
6.	PP to bifurcate monetary provision for various activities proposed for dust mitigation in construction phase EMP & accordingly revise EMP of construction phase; PP to submit undertaking that they will follow guidelines of dust mitigation issued by planning authority.	Undertaking regarding the following guidelines of the dust mitigation issued by planning authority was submitted during the appraisal of the project. According we will follow the same.
B. SEIAA CONDITIONS:-		
1.	PP has provided mandatory RG area of 2269.55 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Will complied

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	Noted
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	We will achieve the around 21.72 % of the Energy saving through Renewable source.
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.	We agree
5.	SEIAA after deliberation decided to grant EC for-FSI- 93,215.73m ² , Non FSI- 73,411.51m ² , total BUA- 1,66,627.24m ² . (Plan approval No-TMC/HQ-1/TPD- 29/4458, dated-30.01.2023)	We agree
General Conditions		
A. Construction Phase:-		
(i)	The solid waste generated should be properly collected and segregated, Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material	Solid waste generated is properly collected and segregated. Dry waste is handed over to municipal 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 35 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 Residential cum 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 are 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 shall 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 not reused.

(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 will not disturbed during the construction.
(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 are 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.	The D. G. set is enclosed type and as per CPCB norms. 400 kVA capacity of the DG provided on site.
(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.

(xix)	<p>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.</p>	<p>We will be 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.</p>
(xx)	<p>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.</p>	<p>The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.</p>
B). Operation 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>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.</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 from Household shall be disposed through authorized vendor.</p>

(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 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 shall 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>
(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>STP, MSW disposal facility will be provided before OC.</p>
(v)	<p>The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.</p>	<p>We agree.</p>

(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.	The project site is accessible by 20 m wide Tulsidham Road which is connected to the 60 m wide Eastern Express Highway and 40 m wide Smt. Gladys Alvares Road at a distance of 0.1 km and 0.5 km respectively Also, sufficient parking space will be provided within the project layout.
(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.	Landscape shall be developed considering CPCB guidelines including selection of plant species. The tree species which planted will be of local variety.
(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.	Separate funds has been allocated for implementation of environmental protection measures. Break – up of EMP budget is attached. The funds for implementation of environmental protection measures/EMP are provided as per planned requirement.
(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	Copy of the advertisement was published in two local newspapers Navshakti and Free Press Journal.

(xii)	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
(xiii)	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 have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data. Weblink: https://mirayarealty.com/theflagship/ec-certificate.pdf The monitoring Reports are sent with Compliance reports to RO MPCB, Environment Department, Mantralya Mumbai and RO MoEF & CC Nagpur.
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.
(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.	Consent for establish was obtained vide letter no Format1.0/CC/UAN No. 0000180680/CE/2401002260 dated. 21.01.2024.
(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, Mantralya Mumbai and RO MoEF & CC Nagpur.
(v)	The environmental statement for each financial year ending 31 st 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

(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.	We understand the issue and shall be abided accordingly
(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 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
(7)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted
(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

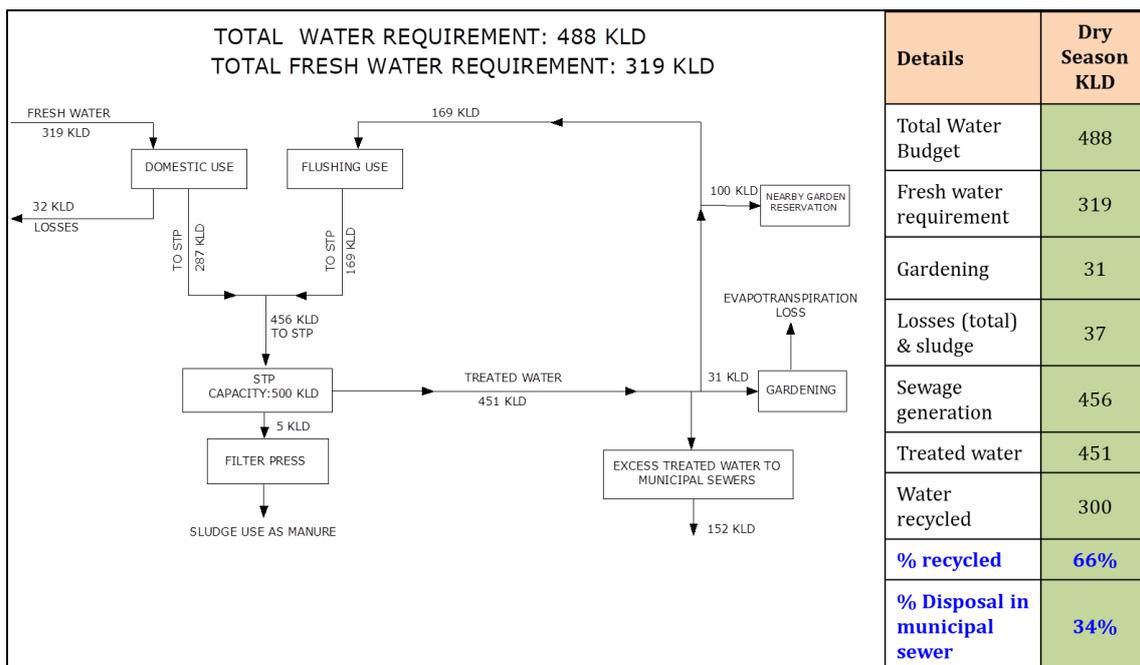
(9)	Any appeal against this environmental clearance shall lie with the National Green Tribunal ,(Western Zone Bench, Pune) ,New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred ,within 30 days as prescribed under Section 16 of the National Green Tribunal Act ,2010.	Noted
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ANNEXURE – I

WATER BALANCE

Particulars	No of Flats	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Residential Flats	642	5	3,210	90	45	135	433
Commercial Area (proposed)	12,096.26	1 person/10m2	1,210	25	20	45	54
Total	642		4,420				488
Sewage Generation				90 % of Domestic & 100 % of Flushing Requirement			456
Sludge				1 % of Sewage Generation			5
Recycling for Flushing							
Residential Flats	642	5	3,210		45	45	144
Commercial Area (proposed)	12,096.26	1 person/10m2	1,210		20	20	24
Total	642		4,420				169
Recycling for Gardening and Green Pavers	5,551.78					5l/m ²	31
Nearby Garden reservation							100
Total Recycling Water							299
Excess Treated Water to Municipal Sewer							152



ANNEXURE – II

SOILD WASTE MANAGEMENT

- Wet Garbage: 1108 kg/day.
- Dry Garbage: 739 kg/day.
- E Waste: 12.0 T/yr., separate storage place will be provided for E Waste
- The biodegradable and non-biodegradable waste will be segregated at source of waste generation. Then non-biodegradable waste will be separately disposed in municipal waste disposal system.
- Biodegradable garbage will be composted using Organic waste converter.

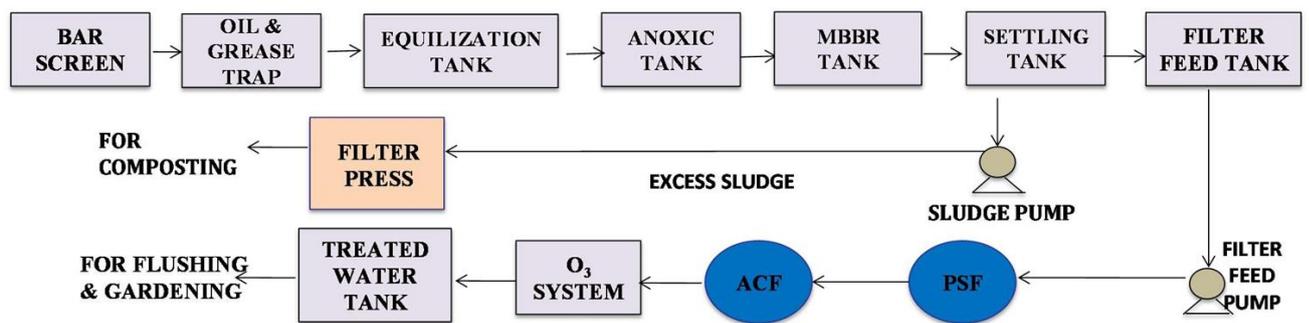
ANNEXURE III

Sewage Treatment Plant

Sewage Generation: 456 KLD

Total 2 STP's Capacity: 570 KLD (Proposed 500 KLD, Existing 70 KLD)

Technology Used: MBBR Technology



ANNEXURE IV

Environmental Management Plan during Construction Phase

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
CONSTRUCTION PHASE					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipments	Impacts are temporary during construction phase. Impacts are confined to short distances, as coarse particles are settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.

3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Laboursare employed to reduce size of labour camps. No perennial surface water resource adjacent to site.
4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps was collected and composted on site. Non compostable waste is transported to landfill site. Topsoil is conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts is compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

ANNEXURE V

EMP COST

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	105	20	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS and O&G
Solar System	29	1.5	Weekly
Rainwater harvesting	29	1.4	During rainy season (cleaning of UG tanks and filtration units before rainy season)
Solid Waste Composting plant	52	21	Continuous O & M Environment Monitoring: Monthly to assess the compost quality
Landscape	49	5	Twice a Week
Environmental Monitoring	-	6	As per the CPCB guidelines through MoEF Approved laboratories
DMP Costing	897	53	Quarterly
Total Cost	1161	107	

ANNEXURE VII

SITE PHOTOGRAPHS

BUILDING PHOTOGRAPHS



MLCP



BUILDING NO.2



BUILDING NO.3

LABOUR CAMP PHOTO



TOILET PROVIDED FOR LABOUR



DRINKING WATER PROVIDED FOR LABOUR



ANNEXURE VII
PAPER ADVERTISEMENT

नव-शक्ति मुंबई, मुंबई, १५ मार्च २०२४

Advertisement for 'बंद बसुली' (Closed Bus) project, including details about the project location and contact information.

Advertisement for 'नगरपालिका' (Municipality) project, detailing the scope of work and the contractor's information.

Advertisement for 'बंद बसुली' (Closed Bus) project, providing further details about the project and the contractor.

Advertisement for 'मुंबई हाऊसिंग फायनान्स कंपनी लिमिटेड' (Mumbai Housing Finance Company Limited), offering financial services.

Advertisement for 'मोतीमाल ओएसवॉल होम फायनान्स लिमिटेड' (Moti Mal OSWAL Home Finance Limited), providing home loan services.

Advertisement for 'बंद बसुली' (Closed Bus) project, detailing the project's progress and the contractor's role.

Advertisement for 'JM FINANCIAL' services, offering various financial products and solutions.

Advertisement for 'य नगर पालिक निगम, देवास (म.प्र.)' (Devas Municipal Corporation, M.P.), providing information about local services.

Advertisement for 'कार्यालय नगर परिषद महागांव, जिला-इंदौर (म.प्र.)' (Maha Ganj Municipal Office, Indore), detailing office operations.

Advertisement for 'MEXTECH PROPERTY DEVELOPERS LLP', providing information about property development projects.

Advertisement for 'WATER SUPPLY & RAGE BOARD, YA, GANDHINAGAR' (Water Supply and Range Board, Gandhinagar), providing details about water supply services.

Advertisement for 'पंजाब नॅशनल बँक' (Punjab National Bank), providing information about banking services.

Advertisement for 'Navi Mumbai Municipal Transport', providing information about public transport services.

Advertisement for 'TE ROAD TRANSPORT CORPORATION', providing information about road transport services.

Advertisement for 'पंजाब नॅशनल बँक' (Punjab National Bank), providing information about banking services.

Advertisement for 'BRIHANMUMBAI MAHANAGARPALIKA', providing information about municipal services.



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TEST REPORT

Test Report No: -	GESEC/PRO/AAQM/2025-26/09/1806	Report Date	04.10.2025		
Sample ID: -	GESEC/PRO/AAQM/2025-26/09/1806				
Name & Address of the Customer	M/s. Mextech Property Developers LLP Proposed Expansion of Residential and Commercial project On S. No.146/1, 149/3, 154/3, 412/1, 414/1C/1, 414/1C/2 of village Majiwada, Thane, Maharashtra.				
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		
29.09.2025	30.09.2025	30.09.2025	04.10.2025		
Parameters	Method	Unit	NAAQ Standards	Result	
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 100	81.2	
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 60	22.7	
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 80	18.2	
Oxide of Nitrogen (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 80	28.8	
Remark-					
<ul style="list-style-type: none"> ➤ All above results are within National Ambient Air Quality standards. ➤ BDL – Below Detectable Limit. 					
 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By					

END OF REPORT

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- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- 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.
- 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/2025-26/09/1807	Report Date	04.10.2025
Sample ID: -	GESEC/PRO/ANLM/2025-26/09/1807		
Name & Address of the Customer	M/s. Mextech Property Developers LLP Proposed Expansion of Residential and Commercial project On S. No.146/1, 149/3, 154/3, 412/1, 414/1C/1, 414/1C/2 of village Majiwada, Thane, Maharashtra.		

AMBIENT NOISE SAMPLE DETAILS

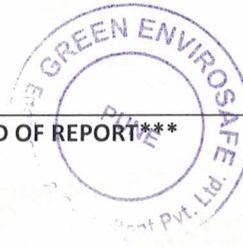
Type	Ambient Noise		
Standard method	As Per IS: 9989:2020		
Date of Monitoring	29.09.2025		
Timing of Monitoring	Unit	Results	CPCB Standards dB(A)
Location	Project site		
Day	dB(A) Leq	54.4	55
Night	dB(A) Leq	43.7	45

Remark-

- Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)
- Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)

Hande

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



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- 11.55. 2025. Approved by Govt. of India till 28/02/2026 and NABL approved by Quality Council of India till 28/02/2026.



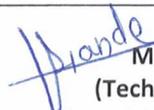
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TEST REPORT		
Test Report No – GESEC/PRO/DW/2025-26/09/1808	Date of Reporting	04.10.2025
Sample ID - GESEC/PRO/DW/2025-26/09/1808	Sample Details	Drinking Water
Name & Address of the Customer - M/s. Mextech Property Developers LLP Proposed Expansion of Residential and Commercial project On S. No.146/1, 149/3, 154/3, 412/1, 414/1C/1, 414/1C/2 of village Majiwada, Thane, Maharashtra.	Type of Sample	Water
	Volume Of Sample	2 Lit Plastic Can
	Sample Status	Sealed
	Date of Sample Collection	29.09.2025
	Date of Sample received in lab	30.09.2025
	Analysis End Date	04.10.2025
	Sampling Location :	Project site
	Sample Collected By	Pristine Consultants

WATER ANALYSIS REPORT				
Parameter	Result	Limits as per IS 10500:2012 (Reaff.2023)	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B,24TH Edition 2023
TDS	154	Max 500	mg/l	APHA 2540 C,24TH Edition 2023
Color	<5	Max 5	Hazen	APHA 2120 B,24TH Edition 2023
Chemical Parameter				
pH	7.24	6.5 to 8.5	--	APHA 4500 H+,B, 24 th Edition 2023
Total Hardness	133	Max 200	mg/l	APHA 2340 C,24TH Edition 2023
Total Alkalinity	112	Max 200	mg/l	APHA 2320 B,24TH Edition 2023
Sulphate	< 5	Max 200	mg/l	APHA 4500-SO4 - E 24th Edition 2023
Chloride	21.6	Max 250	mg/l	EPA 334.0.
Calcium (as Ca)	28.7	Max 75	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Magnesium (as Mg)	3.7	Max 30	mg/l	APHA 3500-Ca B 24 th Edition:2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA 200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
E.coli.	Absent	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023

Remark(s):

- The above water sample is Comply with required limit as per IS 10500:2012(Reaff.2023) for above tested parameters.
-


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



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TEST REPORT				
Test Report No – GESEC/PRO/SL/2025-26/09/1809		Date of Report		04.10.2025
Sample ID - GESEC/PRO/SL/2025-26/09/1809		Date of Sampling		29.09.2025
Name & Address of the Customer - M/s. Mextech Property Developers LLP Proposed Expansion of Residential and Commercial project On S. No.146/1, 149/3, 154/3, 412/1, 414/1C/1, 414/1C/2 of village Majiwada, Thane, Maharashtra.		End Date of Analysis		03.10.2025
		Sample Details		soil
		Nature of sample		solid
		Sample Collected By		Pristine Consultants
Parameter	Result	Unit	Standard Method	
Colour	Black	--	By Visual	
pH	8.2	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011	
Water Content/Moisture	3.3	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013	
Electrical Conductivity	5.6	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013	
Organic Carbon	8.7	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013	
Cation Exchange Capacity	62.3	Meq/100g m	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013	
Available Nitrogen	77.5	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013	
Available Phosphorous as PO4	48.9	mg/Kg	ISRIC, Page No.14-1:2002	
Available Potassium as K	61.2	mg/Kg	Food and agriculture organization Sec III,8-1,Page no115	
Sodium	2.5	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	
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