



VEE SQUARE TECH CONSTRUCT LLP

Date. 14.05.2026

To
Ministry of Environment. Forests & Climate Change,
Integrated Regional Offices,
Ground Floor, Fast Wing, New Secretariat Building.
Civil Lines, Nagpur-440 001. Maharashtra.

Subject: Submission of Half yearly compliance report for June 2026 for our Proposed Commercial IT development at Plot no. C2, Pawane TTC, Navi Mumbai by M/s Vee Square Construct LLP.

Reference: Proposal No. SIA/MH/INFRA2/441625/2023
Environmental Clearance no. EC24B038MH174432, dated 23/07/2024.

Respected Sir.

With reference to the above-mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the **Half yearly compliance report for June 2026 along with monitoring reports** after receipt of Environmental Clearance for above mentioned site.

We are hereby enclosing our Compliance report copy of **June 2026** along with the duly filled Data Sheet and annexures for your reference.

Thanking you.

Yours Sincerely.

For, M/s. Vee Square Construct LLP
For Vee Square Tech Construct LLP


Partner

AUTHORIZED SIGNATORY

CC.:

1. Member Secretary, SEIAA, Maharashtra.
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai.
3. Regional officer, Maharashtra Pollution Control Board, Navi Mumbai.



DATA SHEET WITH ANNEXURE A & B**Monitoring the Implementation of Environmental Safeguards****Ministry of Environment, Forest & Climate Change****Integrated Regional Office, Nagpur****Part – I****DATA SHEET**

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Commercial building development project
2.	Name of the Project	Proposed Commercial IT development at Plot no. C2, Pawane TTC, Navi Mumbai
3.	Clearance Letter (s) / OM No. and date	Environment Clearance received vide reference no. EC24B038MH174432, dated 23/07/2024
4.	Location a. District (s) b. State (s) c. Latitude d. Longitude	Plot no. C2, Pawane TTC, Navi Mumbai Thane Maharashtra Latitude: - 19.085716° Longitude:- 73.018145°
5.	Address for correspondence a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers) : &	Mr. Kalimullah Naushad Address: Office No: 22,23,24, Shree Chamunda Harmony, Plot no.68a,69&69a, Sector –18 Kamothe, Navi Mumbai-410209 Email: veesquarellp@gmail.com

	Address of Executive Project Engineer / Manager (with pin code/fax numbers)	
6.	Salient features a. Of the Project b. Of the Environmental Management Plan	Please refer Annexure A Please refer Annexure B
7.	Breakup of the Project area a. Submergence Area: Forest & Non Forest b. Others	Not applicable Please refer Annexure A
	a. Total Plot Area	10545 Sq.m Deduction: Nil Net Plot Area: 10545 Sq. m.
	b. Built - Up Area (Including Road)	82264.85 sq. m
	c. Open Space available	-
	d. Green belt area	On Ground: 1064.90 Sq. m. On Podium: 1718.63 Sq.m. Total Green area: 2783.53 Sq.m Number of trees to be planted: 132
8.	Break up of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan a. SC, ST/Adivasis b. Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)	Not Applicable

9.	Financial Details a. Project costs as originally planned & subsequent revised estimates and the year of price reference. b. Allocations made for Environmental Management Plan with item wise & year wise breakup. c. Benefit Cost Ratio / Internal rate of Return and the year of assessment. d. Whether (c) includes the cost of Environmental Management as shown in the above. e. Actual expenditure incurred on the Project so far f. Actual expenditure incurred on the Environmental Management Plan so far	Rs.373.52 Cr. Construction Phase- 37 L & Operation Phase- 457.09 L (proposed) -- -- --
10.	Forest land requirement a. The status of approval for diversion of Forestland for non-forestry use b. The Status of clearing felling c. The status of compensatory Afforestation programme in the light of actual field experience	Not Applicable Not Applicable Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	Status of construction a. Date of commencement (Actual and/or Planned) b. Date of completion (Actual and/or Planned)	11 November 2024

13.	Reasons for the delay if the project is yet to start	Not applicable
14.	Dates of site visits a. The dates on which the Project was monitored by Regional Office on previous occasions, if any b. Date of site visit for this monitoring Report	-- 06/05/2026
15.	Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit. (The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)	Not applicable

ANNEXURE-A**PROJECT DETAILS**

Name & Location	:	Proposed Commercial IT development at Plot no. C2, Pawane TTC, Navi Mumbai
Total no. of workers to be employed during the construction phase.	:	No. of Resident workers- 25 Nos. No. of Non-Resident workers- 10 Nos. No. of Hutments- 10 Nos. No. of Toilets: - 4 No. of Bathrooms: -4
Total Project cost	:	Rs. 373.52 Cr.
Project infrastructure	:	One commercial building (Wing A & B) Basement+ Ground floor to 6 th floor (shops plus parking) + 7 th Floor amenities + 8 th to 21 th floor offices+ Out of this 11 th , 15 th & 19 th will be refuge floor + Mumty (Height 77.05m)
Area Statement	:	Net Plot area (sq.m.) : 10545 Sq. m Proposed built-up area : 82264.85 sq. m RG On Ground: 1064.90 Sq. m. RG On Podium : 1718.63 Sq.m Total Green area : 2783.53 Sq.m
Water requirement and Sources	:	Source: MIDC <u>During Operation Phase-</u> Domestic: 88.24 KLD Flushing: 72.65 KLD

		Landscaping: 5.03 KLD Total Water demand: 165.92 KLD
Sewage generated	:	Waste water generated: 144.79 KLD STP Technology: MBBR STP = 160 KLD
Power	:	Source: MSEDCL During Operation Phase Connected Load: 6720.29 kW Demand Load: 2553.3 Kw DG set: 2 DG set of 320 KVA
Gaseous emission	:	• Vehicle carrying materials to be transported must have PUC certificate. • Heavy vehicle movement will be allowed only during night time. • Construction equipment's with idling control technologies will be used. • Regular maintenance of the equipment's will be carried out.
Solid waste from:	:	• Total Biodegradable waste: 140.4 Kg/Day • Total Non-Biodegradable waste: 207.6 Kg/Day

ANNEXURE-B**EMP FOR CONSTRUCTION PHASE**

Sr. No.	Environmental component	Activity	Impacts	Precautionary measures
1.	Ambient Air Quality & Noise level	❖ Site Clearance ❖ Excavation ❖ Construction of structures ❖ Heavy vehicles traffic ❖ Use of DG set ❖ Open burning of waste.	❖ Increased level of dust & other air pollutants ❖ Increased Noise level.	For controlling air pollution ❖ Use of RMC in enclosed container. ❖ Construction activities shall not be permitted at night. ❖ Dust covers shall be provided on trucks that would be used for transportation of materials prone to fugitive emission. Also water sprinkling on ground will be done. ❖ Mitigation measures shall include regular maintenance of machinery and provision of personnel protective equipment's to workers where needed. For controlling noise pollution ❖ Use of equipment generating noise of not greater than 90 dB (A). ❖ High noise generating construction activities would be carried out only during day time. ❖ Installation, use and maintenance of mufflers on equipment. ❖ Acoustic enclosures for DG sets and ear muffs will be provided for workers working near high noise construction machinery

2.	Water	❖ Use of fresh water for construction activity/ labours ❖ Wastewater generation ❖ Disposal of site Run off into SWD	❖ Strain on the water supply in the vicinity ❖ Sedimentation ❖ Pollution of nearby water courses	❖ The sewage shall be treated in full-fledged Sewage treatment plant and treated sewage shall be reused for in-house flushing and landscaping
		❖ Water logging	❖ Unhygienic condition for surrounding residents	❖ The storm water Management. ❖ Rain Water Harvesting.
3.	Soil	❖ Preconstruction and excavation debris ❖ Storage of construction material/ chemicals ❖ Transportation of hazardous material ❖ Residual paints Solvents/ bituminous material etc. ❖ Heavy vehicle operation/ maintenance ❖ Generation of garbage by Labourer	❖ Loss of good fertile soil ❖ Soil erosion, ❖ Soil contamination due to mixing of construction material/ accidental spillage of chemicals/oils	❖ Separate storage of Debris & Construction material ❖ Segregation of garbage
	Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.			
4.	Ecology	❖ Site clearance, ❖ Construction of structures ❖ Cutting of trees.	❖ Disturbing natural flora and fauna ❖ Loss of vegetation from chemical spills from vehicles	❖ Tree plantation

5.	Socio economic environment	❖ Construction work ❖ Labour hutments	❖ Positive impact ❖ Employment generation ❖ Safety and hygiene at site may be affected during construction	❖ Adequate drinking water, toilet and bathing facilities. ❖ Personal protective and safety equipment will be provided. ❖ First aid facility for construction workers. ❖ Regular health checks up of workers. ❖ Regular pest control will be done on site. ❖ Educational and awareness program for firefighting and safety measures.
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EMP FOR OPERATION PHASE

Sr. No.	Environmental component	Activity	Impacts	Precautionary measures
1.	Ambient Air Quality & Noise level	❖ Increased vehicular trips, Use of DG sets	❖ Traffic congestion, ❖ Air Pollution, ❖ Increase in noise level.	For controlling air pollution ❖ No direct impact on air environment For controlling noise pollution ❖ Compound wall and rows of trees to act as noise buffer ❖ DG sets with Sound proof Enclosure with dB (A) level not greater than 75 dB (A).
2.	Water	❖ Increased demand of natural water, ❖ Generation of waste water ❖ Increased paved structure	❖ Stress on existing water supply ❖ Pollution of water bodies ❖ Increased run off from site.	❖ The sewage shall be treated in full-fledged Sewage treatment plant and treated sewage shall be reused for in-house flushing and landscaping. ❖ The storm water Management. ❖ Rainwater Harvesting.

3.	Land	❖ Solid waste generation, ❖ Transportation of hazardous material ❖ Increased paved structure	❖ Improper disposal of waste, ❖ Accidental spillage of hazardous chemicals leads to soil contamination ❖ Increased run off from site.	❖ Rain water harvesting ❖ Recycling of water through STP ❖ Storm water drainage will be properly maintained.
	Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.			
4.	Ecology	❖ Introduction of new tree species	❖ Disturbing natural flora and fauna	❖ Landscaping and tree plantation at periphery
			❖ Increased Exposure to anthropogenic activities.	
5.	Socio economic environment	❖ Development of new land use, influx of people	❖ Stress on all utilities, risk and danger due to natural and manmade disaster ❖ Positive impact Employment generation	❖ Implementation of firefighting and safety measures ❖ Environmental awareness programme for surrounding area ❖ Emergency preparedness plan will be explained

HAZARDOUS WASTE MANAGEMENT**PLAN CONSTRUCTION PHASE:**

Environmental Management Plan for Hazardous Waste Generation

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures
1.	Leakages and spillage oil or fuel	❖ Contaminated soil if any shall be disposed off to Authorized Disposal site. ❖ Bituminous materials/ any other chemicals shall not be allowed to leach into the soil.
2.	Residual Paints/ Solvents	---do---

Other hazardous wastes, if any, shall also be handled in the similar way through authorized dealers only.

OPERATIONAL PHASE:

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures	Disposal
1.	Waste Oil from D.G. Sets	-	❖ Waste oil will be handed over to authorized recyclers.

Sr. No.	Specific Conditions	Status
A. SEAC Conditions		
1.	PP to obtain 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 date 30.01.2014 issued by the Environment Department, Govt. of Maharashtra. Showing all required RG area as per prevailing Hon'ble Supreme Court Order	MIDC approved layout, NO.EE&SPA/Dn.II/MHP/I/10375/2023. Dated:27.07.2023 . Refer Enclosure No.01
2.	PP to obtain following revised NOC & remarks: a). Water supply; b). Final CFO NOC; c). Tree NOC; d). SWM/C&D NOC. e). Civil Aviation NOC f). Drainage NOC	NOTED. NOC attached Refer Enclosure No. 02
3.	PP to submit undertaking and architect certificate mentioning that all required RG area is provided on mother earth as per Hon'ble Supreme Court order.	Complied. Required RG Provide on mother earth. Refer Enclosure No. 03.
4.	PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.	Complied. During construction phase, sources of air pollution will be construction activity, excavation, vehicular movements, loading/unloading of trucks/dumpers, DG set and Heavy machineries like cranes, concrete mini mixer. Refer Enclosure No. 04.
5.	PP to provide anoxic tank in STP process flow & revise STP layout with area provided, 40% open to sky area & tank size details; PP to ensure that treated water parameters are as per NGT norms.	Compiled. Please refer detail STP process flow with anoxic tank & revised STP layout showing 40% open to sky area with updated section details. And also will ensure that treated water parameters are as per NGT norms. Refer Enclosure No. 05.
6.	PP to carry out & submit wind analysis report.	Compiled. Refer Enclosure No. 06.
7.	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.	Compiled. Refer Enclosure No. 07.
B. SEIAA Conditions		

1.	PP has provided mandatory RG area of 1054.5 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and we will comply the same.
2.	This EC is restricted up to 29.95 m height only as per CFO NOC.	Noted
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 and we will comply the same.
4.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted
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.	Noted and we will comply the same. We have received Environment Clearance. EC Identification No. EC24B038MH174432 Date: 23/07/2024 The copy enclosed –Enclosure No 08.
6.	SEIAA decided to grant EC for-FSI-31,110.41 m2, Non FSI-51154.44 m2, total BUA-m2. (Plan approval No-, NO.EE&SPA/Dn.II/MHP/I/10375/2023 Dated: 27.07.2023	Noted.
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.	During the construction phase, the solid waste is being collected & segregated into wet & dry waste and supplied through authorized vendors.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Re-utilization & recycling strategy for construction debris is being followed. Recycled aggregates are sold to the recycle dealer.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the	Negligible quantities of oil spillage from construction machineries & vehicles.

	Maharashtra Pollution Control Board.	
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Drinking water is being stored in a clean separate tank to avoid contamination. The waste generated from the labor camps (mostly household waste) is collected and disposed to disposal facility. Sanitary hygienic facilities provided for workers at site.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and designing of separate pipeline for waste water & laying of separate drain line for storm water is proposed in the project.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Water demand during construction phase is being reduce by use of pre-mixed concrete and curing agents.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted
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.	No Extraction of Ground water.
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.	Yes. Low pressure water fixtures are proposed.
X.	The Energy Conservation Building Code shall be strictly adhered to.	Noted
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated soil shall be used for backfilling and leveling of the plot & remaining shall be used within site for landscaping.
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.	Excavated soil shall be used for backfilling and levelling of the plot and remaining shall be used within site for landscaping.
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.	The construction process does not involve any activity which may lead to leaching of heavy metals and toxic contaminants. Hence, there is no threat of contamination to sub-soil and ground water.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas)	Noted.

	Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	D.G. Sets will be operated only in case of power failures during construction phase. We have proposed a DG set which is of enclosed type & confirms to EPA standard.
XVI	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway 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. Adequate parking space is being provided for construction vehicles inside the construction premises to lessen the impact on traffic in surrounding areas. The vehicles hired by the contractor for construction purpose are checked for valid PUC Certificate. Refer Enclosure No.09 .
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.	During construction adequate measures are taken to maintain air quality and noise levels within the prescribed limits. Dust suppression of fugitive dust arising mainly due to transportation of construction material is being carried out by water sprinkling. Ambient air and noise level monitoring is being carried out in the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. Refer Monitoring Report Enclosure No. 10
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	We will be using DG set during construction & operational phase for backup power source and acoustic enclosure type will be used.
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.	Yes. We have defined EMP Cell to take care of regular monitoring and implementation of EMP.
B) Operation Phase: -		

I.	The solid waste generated should be properly collected and segregated. 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. Dry/ inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The solid waste will be collected & segregated into wet & dry waste and supplied through authorized vendors.
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and we will comply the same
III.	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% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. PP to give 100% treatment of sewage/Liquid waste and explore the possibility to recycle at least 50% of water, local authority should ensure this.	STP will be certified by independent expert and same will be commissioned after due approval from MPCB. The 100% treatment will be done and treated sewage will be used for gardening and flushing purpose. Excess will be drained into existing sewer line and will conform to the norms of MPCB, also Activated carbon filter and sand filter will be given to take care of odour problem. Refer Enclosure No. 05
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted. STP of 160 KLD is proposed. Organic waste converter for wet garbage will be provided while dry garbage will be recycled.
V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water,	Noted & Agreed to.

	connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Public road and public area will not be not being used for project activity purpose and are free from smooth traffic movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of Vehicles.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and will be complied. for the Parking plans with 25% of 2-wheeler and 4-wheeler is equipped with electric charging facility.
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 is developed considering CPCB guidelines. Local tree species are used for plantation.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Yes. We will provide the same. Refer Environment Management Cell structure
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.	Noted and we shall comply the same.
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 .	Noted and given. Refer Enclosure No.11
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	We will comply with the same.

	the website of the Company by the proponent.	
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 , Nox (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 comply with the same.
C) General EC Conditions: -		
I.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Noted
II.	If applicable Consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Noted and we have obtained the same from Maharashtra Pollution Control Board under Air and Water Act. Please refer Enclosure No.12 Consent to Establish copy.
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.	We have received Environment Clearance. EC Identification No. EC24B038MH174432, Dated 23.07.2024 The copy enclosed – Enclosure No 08.
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.	As per EC conditions we are submitting six monthly Compliance report.
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	Noted and we will submit the same at MPCB portal.

	by e- mail.	
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of 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.	Noted and agreed to.
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.	The project is not located in the forest area hence NOC from Forestry and wild life angle is 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.	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.	Noted
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.	Noted
7.	Validity of Environment Clearance: The	Noted

	environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council all, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted

ENCLOSURE LIST

Enclosure No.	Details
1.	Approval Letter with Approved Drawing
2.	NOC's
3.	RG Undertaking
4.	Environment Management Plan
5.	Sewage Treatment Plant (STP), Process Flow and Layout
6.	Wind analysis report.
7.	Undertaking of reuse of treated sewage water & Consent of Water Tanker Supplier.
8.	Environment Clearance copy
9.	PUC Certificate.
10	Monitoring Reports
11.	Advertisement in newspaper
12.	Consent to Establish copy
13.	Site Photographs

Enclosure No. 01
Approval Letter with Approved Drawing

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No. EE&SPA/Dn.II/ MHP/II/10375/2023

Office of the Executive Engineer &
Special Planning Authority, MIDC,
Division No. II, Mahape - 400701
Date: 27/07/2023

To,
M/s. Vee Square Tech Construct LLP
Plot No. C-2, TTC Industrial Area,
Navi Mumbai

Sub: TTC Industrial Area...

Tentative plan approval for IT/ITES Park Building for the purpose of
EC (Environment Clearance) on Plot No. C-2 of M/s. Vee Square
Tech Construct LLP.

Ref: Your application dated 24.07.2023

Dear Sir,

You have vide letter cited under reference requested this office to grant tentative plan approval for IT/ITES Park Building having total 31110.41 m² BUA (2.95 FSI) on subject plot admeasuring 10545.00 m² for the purpose of obtaining Environment Clearance (EC).

As per prevailing Development Control Regulations of MIDC 1.00 basic FSI and 2.00 additional FSI is permissible for plot for IT/ ITES purpose. Accordingly, plans for proposed IT/ITES Park on subject plot are required to be submitted online through BPAMS for construction purpose.

However, tentative approval for the purpose of obtaining Environment Clearance (EC) only is hereby granted for the plans on subject plot submitted by you vide under reference for 31110.41 m² total BUA (2.95 FSI) over plot area of 10545.00.00 m² subject to condition that you will have to obtain approval through BPAM System of MIDC for construction purpose by following due process.

One set of drawings (15 Nos.) duly digitally signed by the undersigned is attached herewith.

Thanking you,

D. A.: As above

Yours faithfully,

RAJARAM
GUNDERAO RATHOD

Digitally signed by RAJARAM GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD, o=MIDC,
ou=Mahape, email=rajaram.gunderao.rathod@mids.gov.in,
c=IN
Reason: I am the author of this document
Location:
Date: 2023.07.27 16:28:18.50

Executive Engineer & SPA,
MIDC, Division No. II, Mahape

- Copy to DE, MIDC, Sub-Division No. I, Mahape
- Copy to Guard file.

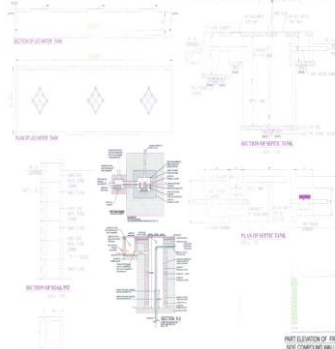


R.G. AREA	
1	975.56 SQ.MTR
2	85.34 SQ.MTR
TOTAL R.G. AREA	1064.90 SQ.MTR

Permissible Balcony on 10th, 12th, 13th, 14th, 15th, 16th, 17th, 18th & 20th Floor 10% of BUA	
10th Floor	139.45 SQ.MT
12th Floor	139.45 SQ.MT
13th Floor	139.45 SQ.MT
14th Floor	139.45 SQ.MT
15th Floor	139.45 SQ.MT
16th Floor	139.45 SQ.MT
17th Floor	139.45 SQ.MT
18th Floor	139.45 SQ.MT
20th Floor	139.45 SQ.MT
Total Balcony on 10th, 12th, 13th, 14th, 15th, 16th, 17th, 18th & 20th Floor	1115.70 SQ.MT

Permissible Balcony on 12th, 13th & 20th Refuge Floor 10% of BUA	
12th Floor	139.45 SQ.MT
13th Floor	139.45 SQ.MT
20th Floor	139.45 SQ.MT
Total Balcony on 12th, 13th & 20th Refuge Floor	418.35 SQ.MT

Permissible Balcony on 21st Floor 10% of BUA	
21st Floor	139.45 SQ.MT
Total Balcony on 21st Floor	139.45 SQ.MT

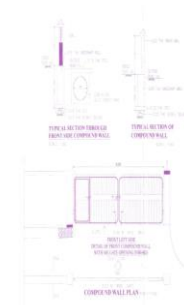


NOTE:
TENTATIVE PLAN
APPROVAL FOR
ENVIRONMENTAL
CLEARANCE

Executive Engineer
Special Planning Authority
MDC, Do-II, Mahape

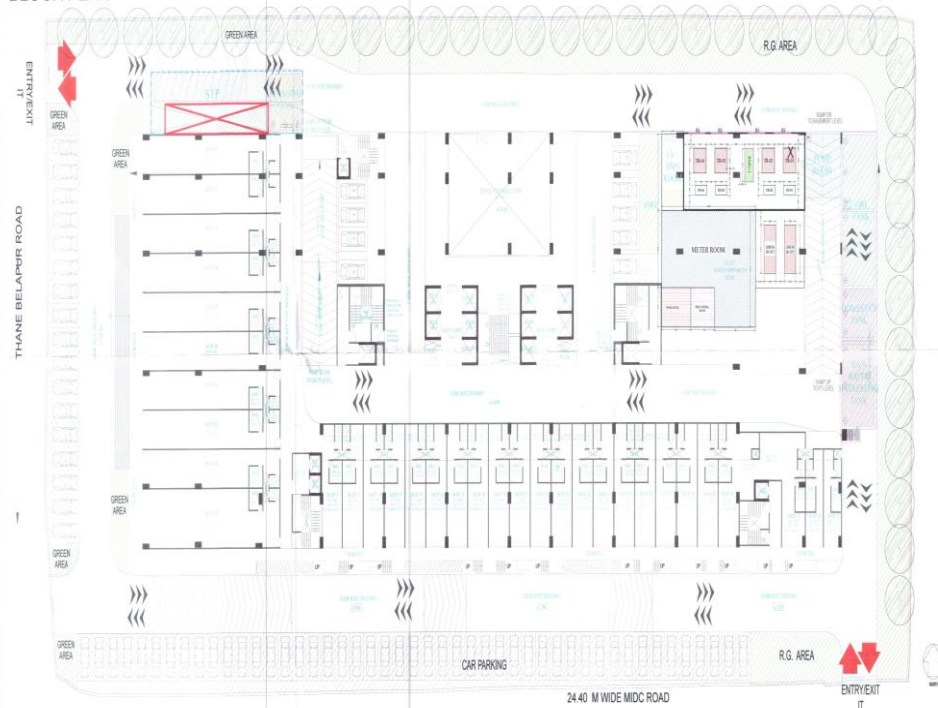
SITE PLAN WITH RG

	AREA	UNIT
PLOT AREA	10545.00	SQ.MT.
A GROUND FLOOR	2370.53	SQ.MT.
B 1ST FLOOR	1969.21	SQ.MT.
C 2ND FLOOR	1612.88	SQ.MT.
D 3RD FLOOR	1367.25	SQ.MT.
E 4TH FLOOR	65.78	SQ.MT.
F 5TH FLOOR	60.31	SQ.MT.
G 6TH FLOOR	60.31	SQ.MT.
H 7TH FLOOR	1368.22	SQ.MT.
I 8TH FLOOR	1232.8	SQ.MT.
J 9TH FLOOR	1594.00	SQ.MT.
K 10TH FLOOR	1594.00	SQ.MT.
L 11TH FLOOR	1594.00	SQ.MT.
M 12TH FLOOR	1594.00	SQ.MT.
N 13TH FLOOR	1594.00	SQ.MT.
O 14TH FLOOR	1594.00	SQ.MT.
P 15TH FLOOR	1594.00	SQ.MT.
Q 16TH FLOOR	1594.00	SQ.MT.
R 17TH FLOOR	1594.00	SQ.MT.
S 18TH FLOOR	1594.00	SQ.MT.
T 19TH FLOOR	1594.00	SQ.MT.
U 20TH FLOOR	1594.00	SQ.MT.
V 21ST FLOOR	1264.13	SQ.MT.
X EXCESS BALCONY	2256.89	SQ.MT.
TOTAL BUA	31130.41	SQ.MT.
FSI CONSUMED	2.95	



SR.NO.	STATEMENT	AREA IN SQ.M.
A	AREA STATEMENT	
1	PLOT AREA	10,545.00
B	AREA DEDUCTION	
1	ROAD AREA	-
2	ANY RESERVATION	-
3	TOTAL (-H)	-
C	GROSS AREA OF THE PLOT	10545.0
D	DEDUCTION FOR AMENITY SPACE(5%)	0.0
E	REQUIRED R.G. 10%	1054.5
F	PROPOSED R.G.	1064.90
G	NET AREA OF PLOT	10545.0
H	PERMISSIBLE FSI	3
I	TOTAL FSI ARE	31,635.00
J	PROPOSED BUA	-
1	GROUND FLOOR	2,370.53
2	1ST FLOOR	1,969.21
3	2ND FLOOR	1,612.88
4	3RD FLOOR	1,367.25
5	4TH FLOOR	65.78
6	5TH FLOOR	60.31
7	6TH FLOOR	60.31
8	7TH FLOOR	1,368.22
9	8TH FLOOR	1,232.80
10	9TH FLOOR	1,594.00
11	10TH FLOOR	1,594.00
12	11TH FLOOR	1,594.00
13	12TH FLOOR	1,594.00
14	13TH FLOOR	1,594.00
15	14TH FLOOR	1,594.00
16	15TH FLOOR	1,594.00
17	16TH FLOOR	1,594.00
18	17TH FLOOR	1,594.00
19	18TH FLOOR	1,594.00
20	19TH FLOOR	1,594.00
21	20TH FLOOR	1,594.00
22	21ST FLOOR	1,264.13
X	EXCESS BALCONY	2,256.89
I	PROPOSED BUA	31,130.4
J	BALANCE AREA	524.61
K	FSI CONSUMED	2.95
L	TOTAL HT. OF BUILDING	77.05 M

BLOCK PLAN



LOCATION PLAN

For the Scheme No. 10/2018
X-10/2018-10/2018

WORKING/END USER DRAWING

DATE: 10/10/2018

BY: 10/10/2018

FOR THE SCHEME NO. 10/2018
X-10/2018-10/2018

STELLAR

Enclosure No. 02 NOC's

Water Supply

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)



No./EE/DN.II/MHP/¹³³⁷²⁶/of 2023,
Office of the Executive Engineer,
MIDC, Division No.II, Mahape.
Date:- 29/12/2023
Email: eethanedn2@midcindia.org

✓
To,

M/s VEE SQUARE TECH CONSTRUCT LLP.
Plot No. C-2
TTC Indl. Area, MIDC,
Navi Mumbai

Sub: TTC Indl. Area...NOC for water connection...

Ref: Your Letter No. Nil Dt. 26/12/2023

Dear Sir,

As per your request vide letter under reference, it is to inform that, this office has no objection to make available water connection for your plot no. Plot No. C-2, TTC Indl. Area, MIDC, Navi Mumbai as per prevailing rules after applying online through MIDC's online portal Single Window Clearance (SWC) and fulfillment of codal procedures.

This NOC is issued as per request of plot holder & is only for obtaining Environment clearance.

Thanking You,

Yours faithfully

(R.G.Rathod)
Executive Engineer
MIDC Division-II, Mahape

Storm Water

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (A Government of Maharashtra Undertaking)



No. EE(II) &SPA/Mahape/ I/8672/2023
Office of the Executive Engineer & Special
Planning Authority, MIDC, Division No. II,
Mahape, Navi Mumbai - 400701
Date: 19 / 07 /2023

To,
M/s. Vee Square Tech Construct LLP
Plot No. C-2, TTC Industrial Area,
Navi Mumbai

Sub: TTC Industrial area ...
NOC regarding Storm Water Drain/ Nallas for proposed IT
Project at Plot No. C-2, TTC Industrial Area, Navi Mumbai.

Ref: Your letter No. Nil dtd.22/06/2023 received on 23/06/2023.

Dear Sir,

You have informed this office vide letter cited under reference that in view of obtaining the Environmental Clearance from Government of Maharashtra, you need NOC regarding Storm Water Drain/ Nallas from MIDC. You have requested to issue the same.

In this respect this is to inform you that MIDC has developed infrastructure facilities in TTC Industrial Area viz. Roads, Water Supply and Drainage System, Storm Water Drains, Nallas & Street Lights. As per directives of Govt. of Maharashtra infrastructure facilities viz. Roads, Storm Water Drains, Nallas & Street lights have been handed over by MIDC to NMMC in the year 2004 for further maintenance and improvement. From the date of handing over infrastructure facilities, it is the responsibility of NMMC to maintain infrastructure facilities.

As a part of improvement of infrastructure facilities NMMC has recently constructed Cement Concrete Road leading to your plot along with allied facilities viz. Built up Storm Water Drain/ Nalla, Street Lights etc.

As infrastructure facilities viz. Storm Water Drains/ Nalla are available at the location of Plot No. C-2, the same may be used for your project. MIDC has No Objection to provide services of Storm Water Connection of your plot to newly constructed Storm Water Drain by NMMC in front of your plot.

Thanking you,

Yours faithfully,

RAJARAM
GUNDERAO
RATHOD

Digitally signed by RAJARAM GUNDERAO
RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD,
o=MIDC, ou=Mahape, email=rajaram.rathod@midc.gov.in,
c=IN

Executive Engineer & SPA
MIDC, Division No. II, Mahape

- Copy to DE, Sub-Division No. I, Mahape.

Drainage



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (A Government of Maharashtra Undertaking)

MIDC Office Building, Plot No. AM-20, Behind Lokmat Building, TTC Indl. Area, MIDC Mahape,
Navi Mumbai – 400 710. Tel :- 022-27781602 Email :- eethanedn2@midcindia.org



No. MIDC/IFMS/E&MD/EE/Thane II/ I/5128 /2023
Office of the Executive Engineer,
MIDC, Division No. 2, Mahape,
Navi Mumbai.
Date :- 27/06 /2023

To,

M/s Vee Square Tech Construct LLP

Plot No. C-2, C block

MIDC, T.T.C. Industrial Area,

Navi Mumbai – 400 710.

Sub:- TTC Industrial Area... Availability of Drainage Connection for Plot No.
C-2, C block, MIDC, T.T.C. Industrial Area, Navi Mumbai

Ref:- Your letter no. NIL dt. 22/06/2023

Sir,

With reference to above letter, it is to inform you that MIDC is in position to provide drainage connection to your plot no. C-2, C block, MIDC, T.T.C. Industrial Area, Navi Mumbai which is subject to submission of valid copy of MPCB's consent of your industry mentioning the total requisite quantity and fulfilling all condition of MIDC.

This letter is issued as per request vide letter under reference for obtaining the Environmental Clearance from Government of Maharashtra.

Thanking you.

Yours faithfully



RAJARAM
GUNDERAO
RATHOD

Digitally signed by RAJARAM GUNDERAO
RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD
o=MIDC, ou=Mahape
Reason: I am the author of this document
Location:
Date: 2023.06.30 17:52+05:30

Executive Engineer & SPA
MIDC, Division No. II, Mahape
Navi Mumbai.

- Copy to Deputy Engineer, MIDC, Drainage Sub Division, Mahape, Navi Mumbai
- Copy to Guard file.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

HEAD OFFICE : “Udyog Sarthi”, Mahakali Caves Road,
Andheri (E), Mumbai – 400 093.
Tele: (022) 26870052/54/27/73 Fax: (022) 26871587
PRINCIPAL OFFICE : 4,4 (A), 12th Floor, World Trade Centre, Complex-1,
Cuffe Parade, Mumbai – 400 005
Tele : (022) 22151451/52/53 Fax : (022) 22188203



No, MIDC/Fire/D-49612
Date: 19/10/2022

**M/s, Shri Pankaj Vidyasagar Gupta and
Vee Square Tech Construction LLP**
Plot No: C-2 MIDC TTC Indl. Area.

**Sub: Grant of “Provisional No-Objection Certificate” to your proposed
construction of IT /ITES Building on Plot No: C-2 at MIDC, TTC
Indl. Area.**

Ref: Your application vide no; SWC/14/521/20220527/836107.

Dear Sir,

This has reference to the above this office has **“No Objection (Provisional)”** for your proposed construction on Plot No: C-2 at MIDC, TTC Indl. Area. The details of the constructions as per the drawing submitted by you are as mapped under your BPAMS application. The plot area of the co. is **10545.00 Sq mtr.** and the proposed built up area is **10539.93 Sq. Mtr** (as mentioned in the Scrutiny report). The height of the tallest proposed structure is **29.950 mtr.** The area wise details of each floor are as under:-

Floor Name	Proposed FSI Area		Bal	Stair	Lift	Lift Lobby	Staircase Lobby
	Com.	Spec. (IT/BT)	Spec				
Terrace Floor...	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eighth Floor... (IT Office)	0.00	1207.90	162.41	98.67	68.13	73.56	39.17
Seventh Floor... (Amenity area)	0.00	1344.87	0.00	98.67	68.13	73.56	39.17
Sixth Floor... (Parking area)	0.00	62.16	0.00	98.67	68.13	73.56	18.28
Fifth Floor... (Parking area)	0.00	62.16	0.00	98.67	68.13	73.56	18.28
Fourth Floor... (Parking area)	0.00	65.46	0.00	120.38	71.37	78.53	18.28
Third Floor... (Stilt & IT Office)	0.00	1425.85	185.45	168.88	81.40	95.88	18.28
Second Floor... (Stilt & IT Office)	0.00	1425.85	185.45	168.88	81.40	95.88	18.28
First Floor... (Stilt & IT Office)	0.00	1796.05	185.45	168.88	81.40	95.88	18.28
Ground Floor...(Stilt & Shops)	2152.23	0.00	0.00	168.88	81.40	94.90	27.88
Basement Floor...(Car Parking)	0.00	0.00	0.00	168.74	81.40	0.00	0.00
Total :	2152.23	7390.29	718.75	1359.29	750.88	755.30	215.89

- The occupant load should not exceed in any case as prescribed in Table – 3 of NBC 2016 Part IV.

This N.O.C. is valid subject to fulfillment of the following conditions:

1. The plans of the proposed Construction of building adhering to the D.C. Rules of MIDC & National Building Code-2016 where necessary) should be approved by The Executive Engineer, Mahape Thane Division-II (Special Planning Authority).
2. The drainage completion certificate & Occupation certificate should be obtained from The Executive Engineer, MIDC Mahape Thane Division-II,. **The B.C.C. & D.C.C. shall be issued subject to “Final NO-Objection Certificate”** from fire department.
3. **Under Section 3 of Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (hereinafter referred to as “said Act”)** The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2016 and as amended from time to time failing which it shall be treated as a violation of the said Act.
4. **As per the provision as under: - 10 of the said Act.** No person other than the License Agency shall carry out the work of providing Fire Prevention and Life

Safety Measures or performing. Such other related activities required to be carried out in any place or building or part thereof: A list of License Agency is available on Maharashtra Fire Services website www.mahafireservice.gov.in. No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance.

5. **Under Section 11 of the said Act**, the fire service fees shall be assessed and the same shall be payable after serving the notice to that effect or prior to issue of the building completion certificate or occupancy certificate whichever is earlier.
6. **Under Section 45 of the said Act**, the owner/occupier or developer shall appoint Fire Officer/Officers and staff for taking adequate Fire and Life Safety Measures, qualifications and experience of such persons be got approved from the Chief Fire Officer & Fire Advisor, MIDC Fire Services.
7. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
8. Proper roads in the premises should be provided for easy mobility of the Fire Brigade Appliance & Marginal spaces around the building should be kept free from obstructions & open to sky at all the time. Minimum marginal spaces should be confirming with **Table No.10 of D.C. Rules of MIDC, 2009**. The load bearing capacity of internal roads shall not be less than **45 Tons**.
9. All portable firefighting equipment's installed at various locations as per local hazard such as Co2-DCP, Foam as per **IS: 15683**, & it must be strictly confirming to relevant IS specification. It is recommended for every 100 Sq. Meter one fire extinguisher should be provided for electrical installation Co2 extinguisher of 4.5 Kg should be provided.
10. All the firefighting equipment shall be well maintained and should be easily accessible in case of emergency.
11. Emergency Telephone numbers like **"Police"**, **"Fire Brigade"**, **"Hospital"**, **"Doctors"**, and **"Responsible persons of the office"** should be displayed in Fire Control Room, Security Office and in Reception area.
12. It shall be ensured that security staff & every employee of the office, security are trained in handling **firefighting equipment & in firefighting**.
13. The Fire Exit Drill or Evacuation Drill should be plan and instruction should be given to the staff minimum **four times in a year** and drill should be carried out **twice in a year**.
14. Cautionary boards such as **"DANGER"**, **"NO SMOKING"**, **"EXIT"**, **"FIRE ESCAPE"**, **"EXTINGUISHER"**, **"FIRE HYDRANT"** etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in dark.
15. **"On-Site" & "Off-Site"** emergency plan shall be prepared & mock drills shall be conducted twice a year & instructions to every employee shall be given once in three months.
16. The use of combustible surface finishes on walls (including facade of the building) and ceiling affects the safety of the occupants of the building. Such finishes tend to spread the fire and even though the structural elements may be adequately fire resistant, serious danger to life may result. It is therefore, essential to have adequate precautions to minimize spread of flame on wall, façade of building and ceiling surfaces.
17. The finishing materials used for various purposes and décor shall be such that it shall not generate toxic fumes / smoke.
18. Automatic smoke venting facilities shall be provided for safe use of exits in windowless buildings.
19. Natural draft smoke venting shall utilize roof vents in walls at or near the ceiling level, such vents shall be normally open, or, if closed, shall be designed for automatic opening in case of fire, by release of smoke sensitive devices.
20. Where smoke venting facilities are installed for purposes of exit safety, these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served, using available exit facilities with a

margin of safety to allow for unforeseen contingencies.

21. The fluorescent glow signs like **“Staircase”, “Extinguisher”, “Fire Escape” “Hydrant Point”, Manual Call Point” “Exit”, “Lift”** shall be installed on strategic locations in all common areas of the building like passages, Corridors etc.
22. Fire evacuation orders & exit map shall be provided in every floor & in lobbies of the buildings.
23. LPG banks should not be stored on upper floor for cooking etc. The kitchen for commercial purpose on upper floors is not permitted.
24. The Glassing and facade other Glasses should have at least one hour fire resistance and should be UL approved and in accordance with NFPA requirements.
25. The glass faced should be protected with coating film so that in case of breaking of glass the glass can remain in its place for some hours before replacement. This will reduce the risk of injuries to occupants and fire & rescue personal. In the event of blast the shock wave created which creates the damage to glass faced the use of film will help to reduce the damages due to glass breaking.
26. This being a very special type of building if any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings.
27. The Chief Fire Officer & Fire Advisor, M.I.D.C. reserves all right to modify the fire safety recommendations and it shall be responsibility of company authorities to maintained close liaison with fire department.
28. **A high rise building during construction shall be provided with the following fire protection measures, which shall be maintained in good working condition at all times:**
29. **Dry riser of minimum 100 m.m. dia. Pipe with hydrant outlets on the floors constructed with a fire service inlet.**
30. **The use of combustible surface finishes on walls (including facade of the building) and ceiling affects the safety of the occupants of the building. Such finishes tend to spread the fire and even though the structural elements may be adequately fire resistant, serious danger to life may result. It is therefore, essential to have adequate precautions to minimize spread of flame on wall, façade of building and ceiling surfaces.**
31. **The finishing materials used for various purposes and décor shall be such that it shall not generate toxic fumes / smoke.**
32. **Automatic smoke venting facilities shall be provided for safe use of exits in windowless buildings.**
33. **Natural draft smoke venting shall utilize roof vents in walls at or near the ceiling level, such vents shall be normally open, or, if closed, shall be designed for automatic opening in case of fire, by release of smoke sensitive devices.**
34. **Where smoke venting facilities are installed for purposes of exit safety, these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served, using available exit facilities with a margin of safety to allow for unforeseen contingencies.**
35. **If the building or part of building is Sub-leased, sold to some other company then the prospective buyer / sub-leased must obtain “No – Objection Certificate” form this office before occupying the building / floors. You are hereby informed to incorporate suitable clause to that effect in sub-leases agreement or agreement for sale.**
36. **Pressurization should be provided to the all the staircases and Lift Shaft’s & Lift lobbies of the building. The mechanism for the pressurization shall act automatically with the fire alarm/ sprinkler system and it shall be possible to operate this mechanically also.**
37. **The Final NOC for the above building will be issued after satisfactory installation of Fire Prevention & Fire Protection arrangement. This building should not be occupied without obtaining Final NOC from this Dept. & OC from the SPA, MIDC, failing which you will be solely responsible for the consequences, if any.**

Standard Specifications and Regulations to be followed: -

- a. D.C. Rules of MIDC & Part-3 & 4 National Building Code: 2016,

- b. **IS: 3844** – for installation and maintenance of internal fire hydrants and hose reels on premises.
- c. **IS: 2189** – for selection, installation and maintenance of automatic fire detection and alarm system.
- d. **IS: 15683** – for selection, installation and maintenance of portable first aid fire extinguishers.
- e. **IS : 9583 : 1981** Emergency lighting units.
- f. **IS 12456 : 1988** Code of practice for fire protection of electronic data processing installation.
- g. **IS 4963 : 1987** Recommendations for buildings and facilities for physically handicapped.
- h. **IS 3614 (Part I) :1966** Specification for fire check doors.

Other Important Codes & Standards:-

1. **Code of practice for Fire Safety Buildings IS-1642 – for Details of Construction.**
2. **Code of Practice of Fire Safety of Buildings IS-1643– Exposure Hazard.**
3. **Code of Practice of Fire Safety of Buildings IS-1644 – Exit requirement and Personal Hazard.**
4. **IS : 15105 – Design and installation of fixed automatic sprinkler fire extinguishing system.**
5. **IS 9668: 1990 Code of practice for provision and maintenance of water supplies and firefighting.**
6. **IS 2175 : 1988 Specification for heat sensitive fire detectors for use in automatic fire alarm system.**
7. **IS 11360 : 1985 Specification for smoke detectors for use in automatic electrical fire alarm system.**
8. **IS 9457 : 1980 Safety colors and safety signs.**
9. **IS 12349 : 1988 Fire protection – Safety sign**
10. **IS 12407 : Graphic symbols for fire protection plan.**

FIRE PREVENTION

Passive Fire protection required.

Requirement and Provision: - The following passive fire protection systems will have to be followed and installed for the Life Safety of the building as per Part 3 & 4 of National Building Code 2005:-

Sr. No.	Clause Number	Description.
1.	Clause NO: 3.3.1 & 3.3.2	Fire Test General Requirement: Element / Component shall have the requisite fire resistance performance when tested in accordance with the accepted standards.
2.	Clause NO: C-9	Compartmentation: The building shall be suitably compartmentalized so that the fire & smoke remain confined to the area where the fire incident has occurred & does not spread to other part of the building.
3.	Clause NO: 4.10.5	Smoke Extraction System: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
4.	Clause NO: 3.4.12.3	Smoke management: Where smoke venting facilities are installed for the purpose of exit safety these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served using available exit facilities, with margin of safety to allow for unforeseen contingencies.
5.	Clause NO: C-1.17	Fire rated ducts: Where the ducts passes through fire walls, the opening around the duct shall be sealed with fire resisting materials having the fire resistant rating of the compartment. Where the duct crosses the compartment which is fire rated for same fire rating. Depending on the services passing around the duct work, which may be affected in case of fire temperatures rising, the ducts shall be insulated

6.	Clause NO: C-1.12 a	Cable ducts: The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible material having the same fire resistance as the fire rating of the duct.
7.	Clause NO: C-1.12 e	Fire rated ceilings: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
8.	Clause NO: 3.3.3	Steel protection: Load bearing steel beams & columns of building having total covered area of 500Sq.Mtrs. and above shall be protected against failure collapse of structure in case of fire. This could be achieved by using appropriate methodology using suitable fire rated materials as per the accepted standards.
9.	Clause NO: 4.13	Fire escape enclosure: Fire towers shall be constructed of walls with a 2 hours fire rating without openings other than the exit doorway, with platforms, landings & balconies with the same fire rating of 2 Hours.
10.	Clause NO: C-1.4	Glazing: If glazing or glass bricks are used in a stair case shall have fire rating of minimum 2 hours.
11.	Clause NO: 3.4.19	Glazing: If glass is used as a façade for building it shall have minimum 1 hour fire rating.
12.	Clause NO: 3.4.8.3	Fire stopping: Every vertical opening between the floors of a building shall be suitably enclosed or protected as necessary to provide reasonable safety to the occupants while using the means of egress by preventing spread of fire, smoke or fumes through vertical openings from floor to floor, which will allow the occupants to complete their safe use of means of egress.
13.	Clause NO: 3.4.8.4	Fire Stopping: Openings in the walls or floors which are provided for the passage of all building services like cables, electrical wiring & telephone cables etc. Shall be protected by the enclosure in the form of Ducts/shafts with a fire resistance of not less than 2 Hours.
14.	Clause NO: C-1.9	Fire stopping service ducts & shafts: Service ducts & shafts shall be enclosed by walls of 2 hours & doors of 1 hour fire rating. All such ducts/shafts shall be properly sealed & fire stopped at all floors.
15.	Clause NO: C-1.12	Fire stopping cable ducts penetration: The electrical distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as the fire rating of the cable duct.

REQUIREMENT AND PROVISION:- The following Fire Protection System is required for the fire safety of the Proposed building:-

Sr. No.	Fire Fighting Installation	Requirements	Provision	Remarks
1.	Portable Fire Extinguishers	Required in all buildings on each floor.	IS: 15683 & 2190.	Portable Fire Extinguisher should be installed confirming to IS 15683 & other I.S. codes
2.	Hose Reel	Required at prominent places.	At Various strategic Locations.	On each floor in the Staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm confirming to <u>IS 884:1985</u>
3.	Wet Risers & Down Comers	Required in entire Bldg.	In all staircases & fire escape staircases	Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed confirming to IS:5290.

4.	Yard Hydrant or Ring hydrant system around the building.	Required around the proposed building.	Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-636 along with Standard Branch (Universal) confirming to IS-2871. The distance between 2 Hydrants should not be more than 30 Mtrs. The guidelines should be followed as per IS 3844:1989 & IS 13039:2012.	
5.	Manually Operated Fire Alarm System	Required in entire building	At every floor on strategic location	Manually Operated Fire Alarm should be provided; it should be connected to alternate power supply.
6.	Underground Static Storage Tank	Required 2,00,000 liters		This water storage should be exclusively for Fire Fighting.
7.	Terrace Level Tank	Required 20,000 Ltrs.		For wet riser cum down comer. On each terrace of building
8.	Fire Pump	2 No. 2850 lpm electrical driven main pumps 1 No. 2850 lpm Diesel driven stand by pump 2 No. 180 lpm electric driven jockey pump 900 lpm electric driven Booster Pump on terrace tank.		Fire Fighting pumps shall be well maintained. A separate arrangement of pumping should be done for sprinkler system. All the fire pumps must be centrifugal pumps only. Booster pump should be provided on terrace.
9.	Automatic smoke Detection System & Fire alarm system.	Required in entire building at all floors (If false ceiling voids exceeding 800mm of height above false Detection System should be provided)		Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm system & IS 2189:2008 Selection, Installation and Maintenance of Automatic Fire-Detection and Alarm System should be followed.
10.	Automatic Sprinkler system.	Required in entire building at all floors and Fire Pump Room (If false ceiling voids exceeding 800mm of height above false ceiling sprinkler should be provided)		Separate Pumping arrangement should be provided for the Sprinkler system. Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system
11.	Fire Doors	Required for all staircases. it should be self-closing type.	Fire Doors of 2 hrs. Fire Resistance Rating should be provided in all buildings at the entrance of all the staircases on all floors. Certification from the Competent Authority shall be obtained & submitted to this office for record.	
12.	Manual Call Point	Required in all building.	Manual Call Point should be provided at prominent places in all buildings	
13.	Emergency Lights	Required in escape routes.	For speedy evacuation in case of emergency. With alternate power backup.	
14.	Gas Flooding System	Required	Shall be provided Data Centre and Server Rooms	
15.	PA System with Talk Back Facility	Required	To guide the occupants in case of emergency.	
16.	Auto D.G. Backup	Required	Required for all fire safety systems.	
17.	Pressurization	Required	In all staircase, Lobbies & Lift shaft in entire Bldg.	
18.	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places.	Sign indicators should provide at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS: 12407 for Graphics symbols for Fire Protection Plan.	
19.	Fire Brigade Connection- For Static Water Tank and For Hydrant System		Required at the Main Gate and on fire water tank	

Guidelines for Refuge Area:-

Refuge Area: Horizontal Exits/Refuge Area :-

A horizontal exit shall be through a fire door of 120 min rating in a fire resistance wall. Horizontal exit require separation with the refuge area or adjoining compartment through 120 min fire barrier. The adjoining compartment of the horizontal exit should allow unlocked and ease of egress and exits for the occupants using defend in place strategy.

- Requirements of horizontal exits are as under:
 - a) Width of horizontal exit doorway shall be suitable to meet the occupant load factor for egress.
 - b) Doors in horizontal exits shall be openable at all times from both sides.
 - c) All doors shall swing in the direction of exit travel. For horizontal exits, if a double leaf door is used, the right hand door leaf shall swing in the direction of exit travel.
 - d) Refuge area shall be provided in buildings of height more than 24 m. Refuge area provided shall be planned to accommodate the occupants of two consecutive floors (this shall consider occupants of the floor where refuge is provided and occupants of floor above) by considering area of 0.3 m² per person for the calculated number of occupants and shall include additionally to accommodate one wheelchair space of an area of 0.9m² for every 200 occupants, portion thereof, based on the occupant load served by the area of refuge or a minimum of 15 m², whichever is higher, shall be provided as under:
 - 1) The refuge area shall be provided on the periphery of the floor and open to air at least on one side protected with suitable railings.
 - 2) Refuge area(s) shall be provided at/or immediately above 24 m and thereafter at every 15 m or so.

The above refuge area requirement for D-6 occupancy requirement shall however be in accordance with 6.4.2.2.
 - e) A prominent sign bearing the words 'REFUGE AREA' shall be installed at entry of the refuge area, having height of letters of minimum 75 mm and also containing information about the location of refuge areas on the floors above and below this floor. The same signage shall also be conspicuously located within the refuge area.
 - f) Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fire man talk back, and adequate emergency lighting as well as drinking water facility.
 - g) Refuge areas shall be approachable from the space they serve by an accessible means of egress.
 - h) Refuge areas shall connect to firefighting shaft (comprising fireman's lift, lobby and staircase) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.
 - i) The refuge area shall always be kept clear. No storage of combustible products and materials, electrical and mechanical equipment, etc. shall be allowed in such areas.
 - j) Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal.
 - k) Entire refuge area shall be provided with sprinklers.
 - l) Where there is difference in level between connected areas for horizontal exits, ramps of slope not steeper than 1 in 12 shall be provided (and steps should be avoided).

NOTE – Refuge area provided in excess of the requirements shall be counted towards FAR.

High rise apartment buildings with apartments having balcony, need not be provided with refuge area; however apartment buildings without balcony shall provide refuge area as given above. Refuge area for apartment buildings of height above 60 m while having balconies shall be provided at 60 m and thereafter at every 30 m. The refuge area shall be an area equivalent to 0.3 m² per person for accommodating occupants of two consecutive floors, where occupant load shall be derived on basis of 12.5 m² of gross floor area and additionally 0.9 m² for accommodating wheel chair requirement or shall be 15 m², whichever is higher.

GUIDELINES FOR INTERNAL STAIRWAYS as per NBC 2016:

- a) Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted. Width of Staircase should be **1.5**

- M.**
- b) No Gas piping shall be laid down in the stairway.**
 - c)** Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to an external walls and shall be completely enclosed.
 - d)** Internal staircase shall not be arranged around lift shaft unless the later is entirely enclosed by material of fire resistance rating as that for type of construction itself.
 - e)** The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.
 - f)** No living space, store or other space, involving fire risk, shall open directly in to staircase.
 - g)** The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
 - h)** The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
 - i) Exits shall be so located that it will not be necessary to travel more than 30 Mtrs. from any point to reach the nearest exit.**

Staircase Design requirement:

- 1.** The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**
- 2.** Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
- 3.** No living space, store or other fire risk shall open directly in to the staircases. The main and external staircases shall be continuous from ground floor to the terrace level.
- 4.** No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.
- 5.** The width of the staircase shall not be less than **1.5 Mtrs.**
- 6. All the staircases shall be provided with mechanical Pressurization devices, which will inject the air in to staircase, lobbies or corridors to raise their pressure slightly above the pressure in adjacent parts of the building so the entry of toxic gases or smoke in to the escape routes is prevented.**

Staircase Enclosures:-

- 1.** The external enclosing walls of the staircase shall be of the brick or the RCC construction having the fire resistance of not less than two hours. All enclosed staircases shall have access through self-closing door of one hour fire resistance. These shall be single swing doors opening in the direction of escape. The door shall be fitted with the check action door closers.
- 2.** The staircase enclosures on the external wall of the building shall be ventilated to the atmosphere at each landing.
- 3.** Permanent vent at the top equal to the 5% of the cross section area of the enclosure and openable sashes at each floor level with area equal to 1 to 15 % of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 meter above the surrounding roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing a positive pressure of 5 mm w.g. by an electrically operated blower/ blowers shall be maintained.
- 4.** The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/ sprinkler system and be provided with manual operation facilities.

FIRE ESCAPE: (ENCLOSED TYPE) SHALL COMPLY THE FOLLOWING: -

- 1. Travel Distance should be maintained as per the guidelines given in D.C. Rules of MIDC. Exits and staircase guidelines should be followed as per MIDC's DC Rules and National Building Code-2016.**
- 2. Fire escape constructed of M.S. angles, wood or glass is not permitted.**
- 3. Opening of the Fire Escape Staircase should be from outside.**

4. Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition .
5. Fire Escape Staircase shall be directly connected to the ground.
6. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
7. Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.
8. The route to the external staircase shall be free of obstructions at all times.
9. The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
10. No Staircase, used as a fire escape, shall be inclined at an angel greater than 45 ° from the horizontal
11. **The width of the staircase should as given in DC Rules of MIDC. The other detailed provision for exits in accordance with National building code - 2016.**
12. Fire Staircase shall have straight flight not less than **150 c.m. wide** with 20 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.
13. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.
14. **All the staircase doors on every floor shall be provided with two hours fire resistive doors having panic bars at both the sides.**

FIRE PROTECTION REQUIREMENTS FOR LIFTS:

(Fire Protection Requirements of Lifts in High Rise Buildings) For Building of Height 15 m and Above

Following requirements over and above those specified in 6 and 8 and in Part 4 'Fire and Life Safety' of the Code are applicable to all lifts provided in buildings having height more than 15 m:

- a) All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.
- b) The interior finishing materials shall be of very low flame spread type.
- c) Walls of the lift shall have a fire rating of 120 min. The lift well shall have a vent at the top, of area not less than 0.2 m² per lift.
- d) Landing doors – Lift landing doors shall be imperforate. Collapsible doors shall not be permitted. Lift landing doors provided in the lift enclosure shall have a minimum fire resistance rating of 60 min.
- e) Lift car door – Lift car doors shall be imperforate. Collapsible car doors shall not be permitted.
- f) Telephone or other communication facilities shall be provided in the lift car and the lift main lobby. Communication system for lifts shall also be connected to the fire control room of the building if provided. For lifts for use by persons with disabilities, the facilities shall be provided in accordance with 13 of Part 3 'Development Control Rules and General Building Requirements' of the Code.
- g) Photo luminescent safety signs shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall have the plan of the respective floor showing location of the stairways. The plan shall also indicate the direction to and maintained on every floor of buildings open to and used by the public shall comply with the requirements of accessible signage given in 13 of Part 3 'Development Control Rules and General Building Requirements' of the Code.
- h) All lifts (fireman's lifts/non fireman's lifts) shall be provided with Phase I operation and per 7.1.1(k)(x) (grounding operation).
- j) The grounding operation may be initiated by individual switches for lifts or a common switch for a group of lifts or by a signal from fire alarm system of the building if available.
- k) Fireman lift – The fireman's lift is provided in a building for the purpose of aiding firefighters in evacuating trapped persons in the building and to take a equipments for fighting fire to upper levels with minimum delay. Some lifts out of all the lifts shall be identified as fireman's lifts.
The number of required fireman's lifts and their locations in a building will vary depending on the size, design, complexity of the building. Some considerations are as follows:
 - 1) There shall be at least one fireman's lift per building.

- 2) If there are multiple wings in the building, there shall be at least one fireman's lift per wing.
- 3) If there are multiple banks of lifts in the building there shall be at least one fireman's lift per bank of lift.
- 4) If the building height is up to 60 m and it is zoned height-wise and it does not have single fireman's lift serving every floor of the building, then there shall be at least one fireman's lift per zone which shall serve the main level/fire access level and shall serve all the landings in the respective zone.
- 5) If the building height is more than 60 m and it does not have any single fireman's lift serving all the floors, that is, it has all lifts serving only respective zones, the fireman's lift shall be provided in each zone separately, serving all landings in respective zone, with transfer landing transferring from one zone to another.

Considering all the above, the fireman's lift(s) shall be identified on the building plan and duly displayed in Fire Command Centre.

To be effective in firefighting operation, the fireman's lift shall have following requirements:

- i) The fireman's lift may be used by the occupants in normal times.
- ii) The fireman's lift shall be provided with a fireman's switch. The switch shall be a two position (ON/OFF) switch fixed at the evacuation floor (normally main entrance floor) for enabling the lift to be put into fireman's mode. The switch shall be situated in a glass-fronted box with suitable label and fixed adjacent to the lift at the entrance level. When the switch is on, landing call-points shall become inoperative and the lift shall be on the car control only or on a priority control device. When the switch is off, the lift will return to normal working.
- iii) The fireman's lift shall be provided with an audio and visual signal in the car.
- iv) The fireman's lift shall have a floor area of minimum 1.43 m². It shall have loading capacity of not less than 544 kg (8 persons lift).
- v) The fireman's lift shall be provided with power operated (automatic) doors of minimum 0.8 m width.
- vi) The speed of the fireman's lift shall be 1.0 m/s or more such that it can reach the top floor from main floor/ firefighting access level within 1 min. In case the building is zoned, the fireman's lift shall operate from the lowest served landing to the topmost served landing in 1 min.
- vii) Reliable alternative source of power supply should be provided for all fireman lifts through a manually/automatically operated changeover switch. The route of wiring shall be safe from fire.
- viii) Suitable arrangements such as providing slope in the floor of lift lobby shall be made at all the landings to prevent water used during firefighting from entering the lift shafts.
- ix) The words 'Fireman Lift' shall be conspicuously displayed in fluorescent pain on the lift landing.
- x) Operational requirement of fireman's lift- The lift shall be provided with the following operational control, Phase I and Phase II.

Phase I – Return to evacuation floor –

- Shall start when the fireman's switch at the evacuation floor is turned to the 'ON' position or the signal from smoke detector (if provided by the Building Management System) is on. All lifts controlled by this switch shall cancel all existing car calls and separate from landing calls and no landing or car calls shall be registered. The audio and visual signal shall be turned on. All heat and smoke sensitive door reopening devices shall be rendered inoperative.
- If the lift is travelling towards the evacuation floor, it shall continue driving to that floor.
- If the lift is travelling away from the evacuation floor, it shall reverse its direction at the nearest possible floor without opening its door and return non-stop to the evacuation floor.
- If the lift is standing at a floor other than the evacuation floor, it shall close the doors and start travelling non-stop to the evacuation floor.
- When at the evacuation floor, the lift shall park with doors open.
- The continuous audio signal is turned off after this return drive.

Note – If the building is designed for alternative evacuation floor, in case of fire at main floor the lifts shall park at the alternative evacuation floor with doors open.

Phase II – Operation of the lift shall be as defined below –

- The phase 2 is started after phase 1, if the fireman's switch is 'ON'.
- If the lifts are grounded by the smoke detector signal, for phase II to begin it shall be necessary to turn the fireman's switch 'ON'.
- The lift does not respond to landing call but registered car calls. All heat and smoke sensitive door reopening devices are rendering inoperative.
- When the car call button is pressed, the doors start closing. If the button is released before the doors are fully closed, they re-open. The car call is registered only when the doors are fully closed. After registering a car call the lift starts driving to the call. If more than one car call is registered, only the nearest call is answered and the remaining call will be cancelled at the fire stop.
- At the floor the doors are opened by pushing the door open button. If the button is released before the doors are fully open, they re-close.
- The lift returns to normal service when it stands at the evacuation floor with doors open and the switch is turned 'OFF' thereafter.
- The operation of fireman's lift shall be by means of a full set of push buttons in the car. Other operating systems shall be rendering inoperative.

FIRE FIGHTING SHAFT (FIRE TOWER) :-

- An enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistance wall at the level of exit discharge to exit discharge.
- These shall also serve the purpose of exit requirement / strategy for the occupants.
- The respective floors shall be approachable from fire-fighting shaft enabling the fire fighters to access the floor and also enabling the fire fighters to assist in evacuation through fireman's lift.
- The firefighting shaft shall be equipped with 120 min fire doors.
- The firefighting shaft shall be equipped with firemen talk back, wet riser and landing valve in its lobby, to fight fire by fire fighters.

Guidelines for Firefighting pump house :

The requirements shall be as given below:

- It is preferable to install the pump house at ground level. Pump house shall be situated so as to be directly accessible from the surrounding ground level.
- Pump house shall be installed not lower than the second basement. When installed in the basement, staircase with direct accessibility (or through enclosed passageway with 120 min fire rating) from the ground, shall be provided. Access to the pump room shall not require to negotiate through other occupancies within the basement.
- Pump house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).
- Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
- No other utility equipment shall be installed inside fire pump room.
- Insertions like flexible couplings, bellows, etc, in the suction and delivery piping shall be suitably planned and installed.
- Installation of negative suction arrangement and submersible pumps shall not be allowed.
- Pump house shall be sufficiently large to accommodate all pumps, and their accessories like PRVs, installation control valve, valves, diesel tank and electrical panel.
- Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.
- Exhaust pipe of diesel engine shall be insulated as per best engineering practice and taken to a safe location at ground level, considering the back pressure.
- Fire pumps shall be provided with soft starter or variable frequency drive starter.

Staircase and Corridor Lightings:

- a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case

- of crisis.
- b) Staircase and corridor lighting shall also be connected to alternate source of supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains.
 - c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
 - d) Emergency lights shall be provided in the staircase/corridor.
 - e) All wires & other accessories used for emergency lights shall have fire retardant property.
 - f) A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans & blowers, smoke extraction and damper system in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines & circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump or parallel HV/LV supply from a separate substation shall be provided with appropriate transformer for emergency. If this arrangement is provided then the arrangement of generator is not mandatory.

Emergency and Escape Lighting :-

1. Emergency lighting shall be powered from a source independent of that supplying the normal lighting.
2. Escape lighting shall be capable of
 - A) Indicating clearly and unambiguously the escape routes.
 - B) Providing adequate illumination along such routes to allow safe movement of persons towards and through the exits.
 - C) Ensuring that fire alarm call points and firefighting equipment's provided along the escape routes can be readily located.
3. The horizontal luminance at floor level on the centerline of an escape route shall be not less than 10 lux. In addition, for escape routes up to 2 m wide, 50 percent of the route width shall be lit to a minimum of 5 lux.
4. The emergency lighting shall be provided to be put on within 1 s of the failure of the normal lighting supply.
5. Escape lighting luminaries should be sited to cover the following locations
 - a) Near each intersection of corridors
 - b) At each exit door
 - c) Near each change of direction in the escape route
 - d) Near each staircase so that each flight of staircase receives direct light.
 - e) Near any other change of floor level.
 - f) Outside each final exit and close to it
 - g) Near each fire alarm call point.
 - h) Near firefighting equipment, and
 - i) To illuminate exit and safety signs as required by the fire department.
6. Emergency lighting systems shall be designed to ensure that a fault or failure in any one luminaire does not further reduce the effectiveness of the system.
7. The luminaries shall be mounted as low as possible but at least 2 m above the floor level.
8. Signs are required at all exits, emergency exits and escape routes, which should comply with the graphic requirements of the relevant Indian Standard.
9. Emergency lighting luminaries and their fittings shall be of nonflammable type.
10. It is essential that the wiring and installation of the emergency lighting system are of high quality so as to ensure their perfect serviceability at all times.
11. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1 hour and 30 minutes even for the smallest premises.
12. The emergency lighting system shall be well maintained by periodical inspections and tests so as to ensure their perfect serviceability at all times.

Illumination of Means of Exit :-

Staircase and corridor lights shall conform to the following:-

- a) The staircase and corridor lighting shall be on separate circuit and shall be independently connected so that it could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crises.
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains; and
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the same by supply.

Exit Requirement:

1. An exit may be doorway, corridor, Passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit landing to an adjoining building at the same level.
2. Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
3. Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electric circuit on an alternative source of supply.
4. To prevent spread of fire and smoke, fire doors with 2 hours fire resistance shall be provided at appropriate places along the escape routes and particularly at the entrance to lift lobby and stair well where a 'funnel or flue effect' may be created inducing an upward spread of fire.
5. All exits shall provide continuous means of egress to the exterior of a building or to an exterior open spaces leading to the street.
6. Exits shall be so arranged that they may be reached without passing through another occupied unit.

Glass Facade

1. If the glass cladding is used / provided to the building the glass used for the cladding must be toughened glass.
2. The use of combustible surface finishes on walls (including facade of the building) and ceiling affects the safety of the occupants of the building. Such finishes tend to spread the fire and even though the structural elements may be adequately fire resistant, serious danger to life may result. It is therefore, essential to have adequate precautions to minimize spread of flame on wall, façade of building and ceiling surfaces.
3. The finishing materials used for various purposes and décor shall be such that it shall not generate toxic fumes / smoke.
4. Automatic smoke venting facilities shall be provided for safe use of exits in windowless buildings.
5. Natural draft smoke venting shall utilize roof vents in walls at or near the ceiling level, such vents shall be normally open, or, if closed, shall be designed for automatic opening in case of fire, by release of smoke sensitive devices.
6. **Where smoke venting facilities are installed for purposes of exit safety, these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served, using available exit facilities with a margin of safety to allow for unforeseen contingencies.**

GLAZING:-

The glazing shall be in accordance with Part 6 'Structural Design, Section 8 Glass and Glazing' of the Code. The entire glazing assembly shall be rated to that type of construction as given in Table 1. This shall be applicable along with other provisions of this Part related to respective uses as specified therein. The use of glass shall not be permitted for enclosures of exits and exit passageway.

Glass facade shall be in accordance with the following:

- a) For fully sprinklered building having fire separation of 9 m or more, tempered glass

in a non-combustible assembly, with ability to hold the glass in place, shall be provided. It shall be ensured that sprinklers are located within 600 mm of the glass facade providing full coverage to the glass.

NOTE- In case of all other buildings, fire resistance rating of glass facade shall be in accordance with Table 1.

- b) All gaps between floor-slabs and facade assembly shall be sealed at all levels by approved fire resistance sealant material of equal rating as that of floor slab to prevent fire and smoke propagation from one floor to another.
- c) Openable panels shall be provided on each floor and shall be spaced not more than 10 m apart measured along the external wall from centre-to-centre of the access openings. Such openings shall be operable at a height between 1.2 m and 1.5 m from the floor, and shall be in the form of openable panels (fire access panels) of size not less than 1000 mm X 100 mm opening outwards. The wordings, '**FIRE OPENABLE PANEL OPEN IN CASE OF FIRE, DO NOT OBSTRUCT**' of at least 25 mm letter height shall be marked on the internal side. Such panel shall be suitably distributed on each floor based on occupant concentration. These shall not be limited to cubicle areas and shall be also located in common areas/corridors to facilitate access by the building occupants and fire personnel for smoke exhaust in times of distress.

BASEMENT

- a) Basement exits shall be sufficient to provide for the capacity of the basement as determined in accordance with 4.4.2.1. of NBC-2016 Part IV. In no case shall there be less than two independent basement exits.
- b) Basements having incidental occupancies to main occupancy shall be planned with exit requirements of the basements for the actual occupancy within the basement.
- c) Where basement is used for car parking and also there is direct approach from any occupancy above to the basement, door openings leading to the basement shall need to be protected with fire doors with 120 min fire rating, except for exit discharge doors from the basements.

Guide Line for Basement:- BASEMENT PROVISION :

- The basement shall not be used for residential purposes.
- The provisions specified under the Development Control Rules should be followed.
- The basement to be constructed within the building envelope and subject to maximum coverage on floor 1 (entrance floor) may be put to only the following uses:
 - a. Storage of household or other goods of ordinarily non-combustible material;
 - b) Strong rooms, bank cellars, etc;
 - c) Air-conditioning equipment and other machines used for services and utilities of the building; and
 - d) Parking spaces.

The basement shall have the following requirements:-

- a) Every basement shall be in every part at least 2.4 m in height from the floor to the underside of the roof slab or ceiling;
- b) Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to byelaws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans air-conditioning systems, etc;
- c) The minimum height of the ceiling of any basement shall be 0.9 m and the maximum 1.2 m above the average surrounding ground level.
- d) Adequate arrangements shall be made such that surface drainage does not enter the basement.
- e) **Automatic Sprinkler system should be provided for the Basement area.**
- f) **Dewatering system should be provided for the Basement.**
- g) **Fire Doors should be provided for the Basement opening.**
- h) **Separate Ramp should be provided for IN and OUT entry.**
- i) For the protection of basement automatic sprinkler system should be provided for entire basement.

- j) De-watering arrangement should be made in the basement. Separate dedicated dewatering pumps shall be provided..
- k) The Sprinkler pump should be separate and should be interlink with wet riser
- l) The basement should be provided with two exits, diagonally opposite to each other
- m) The staircase should have at least four-hour fire resistance. The stair case provided for the upper floors shall not communicate to the basement. Separate staircase with separate entry from ground floor shall be provided for basement.
- n) The basement should be used only for storage of non-hazardous goods and for A.C. equipments and other utility machines (Excluding Transformers)
- o) The alternate power supply should be provided for the basement.
- p) Proper Mechanical ventilation should be provided to basement.
- q) **The Ramp should not be constructed in marginal space. And width of ramp shall not be less than 3.5 Mtrs.**

The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.

C-1.6 2 The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper stores of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of 1 h resistance. **For travel distance see 4.5 If the travel distance exceeds as given in Table 21, additional staircases shall be provided at proper places.**

C-1.6.3 In multistory basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

C-1.6.4 Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat/smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

C-1.6.4.1 Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

C-1.6.4.2 Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in 3.4.11.5.

C-1.6.4.3 Mechanical extractors shall have an alternative source of supply.

C-1.6.4.4 Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

ATRIUM REQUIREMENTS :-

- a) In order for an atrium to be permitted in buildings, the following shall be complied:
 - 1) Atrium shall be permitted in buildings of Type 1 and Type 2 construction only.
 - 2) The use of combustible furnishing and decorations on the floor of the atrium shall be limited and sparsely distributed.
- b) Smoke detectors shall be provided on the underside of each floor protruding into the atrium, at the atrium roof and adjacent to each return air intake from the atrium. Within atrium space, beam type or aspirating type smoke detectors shall be used to ensure detection of smoke, considering factors such as stratification of smoke.

- c) Where the ceiling of the atrium is more than 17 m above the floor, water based protection (automatic sprinklers) at the ceiling of atrium is not required.
- d) Hydrants shall be available at the floor of the atrium and also at the adjoining upper spaces/floors of the atrium. Sprinklers are required to be installed for coverage of glass areas of retail, tenant and other areas adjoining the exit access corridor and atrium. Sprinklers shall be at a distance of 450 mm to 600 mm enabling cooling of such glass and limiting the extent of fire and smoke to the atrium (see Fig.16). This provision does not allow similar sprinkler installation arrangement to offset fire compartmentation requirements, in which case fire barrier is required as per relevant provisions of this Part.
- e) Atrium in business occupancy shall be planned with 6 air changes per hour (ACPH) while atrium in hotels and assembly occupancy shall be planned with 8 ACPH smoke extraction system. Such air changes shall be planned in atrium for a height of 15 m from the top.
- f) Smoke exhaust fans shall be capable of operating effectively at 250°C to 120 min.
- g) Makeup air supply points shall be located beneath the smoke layer and on the lower levels connected by the atrium.
- h) Makeup air shall be provided by fans, opening to outside to allow infiltration, or the combination thereof.
- i) It is recommended that makeup air be designed at 85 percent to 95 percent of the exhaust flow rate, not including the leakage through these small paths.
- j) The makeup air shall not cause door-opening force to exceed allowable limits.
- k) The makeup air velocity shall not exceed 1.02 m/s where the makeup air could come into contact with the plume unless a higher makeup air velocity is supported by engineering analysis.
- n) Atrium smoke management system fans shall be provided with emergency.
- o) If so required by the Authority, an engineering analysis should be performed which demonstrated that the smoke system for the atrium is designed to keep the smoke layer interface 1800 mm above the highest occupied floor level of exit access, open to the atrium, for a period equal to 1.5 times the calculated egress time or 20 min, whichever is greater.

Smoke Control of Exits :-

- a) In building design, compartmentation plays a vital part in limiting the spread of fire and smoke. The design should ensure avoidance of spread of smoke to adjacent spaces through the various leakage openings in the compartment enclosure, such as cracks, openings around pipes ducts, airflow grills and doors. In the absence of proper sealing of all these openings, smoke and toxic gases will obstruct the free movement of occupants of the building through the exits. Pressurization of staircases is of great importance for the exclusion of smoke andtoxic gases from the protected exit.
- b) Pressurization is a method adopted for protecting the exits from ingress of smoke, especially in high-rise buildings. In pressurization, air is injected into the staircases, lobbies, etc., as applicable, to raise their pressure slightly above the pressure in adjacent parts of the buildings. As a result, ingress of smoke or toxic gases into the exits will be prevented. The pressurization of staircases and lift lobbies shall be adopted as given in Table 6. The pressure difference for staircases shall be 50 Pa. Pressure difference for lobbies (or corridors) shall be between 25 Pa and 30 Pa. Further, the pressure differential for enclosed staircase adjacent to such lobby (or corridors) shall be 50 Pa. For enclosed staircases adjacent to non-pressurized lobby (or corridors), the pressure differential shall be 50 Pa.

Pressurization of Staircases and Lift Lobbies
(Clause 4.4.2.5 (b) and E-2)

Sr. No.	Component	Height of Building		
		Less than 15 m	15 m to 30 m	More than 30
(1)	(2)	(3)	(4)	(5)
i)	Internal staircases not with external wall	Pressurized except for residential buildings (A-2 and A-4)	Pressurized	Pressurized
ii)	Internal staircase with external wall	Pressurized except for residential buildings (A-2	Naturally ventilated or Pressurized	Cross-ventilated or Pressurized

		and A-4) or Naturally ventilated		
iii)	Lift lobby	Not required at ground and above. However lift lobby segregation and pressurization is required for lift commuting from ground to basement	Naturally ventilated or Pressurized ¹⁾	Cross-ventilated or Pressurized ¹⁾
NOTES : 1. The natural ventilation requirement of the staircase shall be, achieved through opening at each landing, of an area 0.5 m² in the external wall. A cross ventilated staircase shall have 2 such openings in opposite/adjacent walls or the same shall be cross-ventilated through the corridor. 2. Enclosed staircase leading to more than one basement shall be pressurized. ¹⁾ Lift lobby with fire doors (120 min) at all levels with pressurization of 25-30 PA is required. However, if lift lobby cannot be provided at any of the levels in air conditioned buildings or in internal spaces where funnel/flue effect may be created, lift hoistway shall be pressurized at 50 Pa. For building greater than 30 m, multiple point injection air inlets to maintain desired pressurization level shall be provided. If the lift lobby, lift and staircase are part of firefighting shaft, lift lobby necessary has to be pressurized in such case, unless naturally ventilated.				

- c) Equipment and ductwork for staircase pressurization shall be in accordance with one of the following:
 - 1) Directly connected to the stairway by ductwork enclosed in non-combustible construction.
 - 2) If ducts used to pressurize the system are passed through shafts and grills are provided at each level, it shall be ensured that hot gases and smoke from the building cannot ingress into the staircases under any circumstances.
- d) The normal air conditioning system and the pressurization system shall be designed and interfaced to meet the requirements of emergency services. When the emergency pressurization is brought into action, the following changes in the normal air conditioning system shall be effected:
 - 1) Any re-circulation of air shall be stopped and all exhaust air vented to atmosphere.
 - 2) Any air supply to the spaces/areas other than exits shall be stopped.
 - 3) The exhaust system may be continued provided
 - i) The positions of the extraction grills permit a general air flow away from the means of egress;
 - ii) The construction of the ductwork and fans is such that, it will not be rendered inoperable by hot gases and smoke; and
 - iii) There is no danger of spread of smoke to other floors by the path of the extraction system which can be ensured by keeping the extraction fans running.
- e) For pressurized stair enclosure systems, the activation of the systems shall be initiated by signalling from fire alarm panel.
- f) Pressurization system shall be integrated and supervised with the automatic/manual fire alarm system for actuation.
- g) Wherever pressurized staircase is to be connected to unpressurized area, the two areas shall be segregated by 120 min fire resistant wall.
- h) Fresh air intake for pressurization shall be away (at least 4 m) from any of the exhaust outlets/grille.

Smoke Control:-

Smoke Exhaust and Pressurization of Areas above Ground -

Corridors in exit access (exit access corridor) are created for meeting the requirement of use, privacy and layout in various occupancies. These are most often noted in hospitality, health care occupancies and sleeping accommodations. Exit access corridors of guest rooms and indoor patient department/areas having patients lacking self-preservation and for sleeping accommodations such as apartments, custodial,

penal and mental institutions, etc., shall be provided with 60 min fire resistance wall and 20 min self-closing fire doors along with all fire stop sealing of penetrations. Smoke exhaust system having make-up air and exhaust air system or alternatively pressurization system with supply air system for these exit access corridors shall be required. Smoke exhaust system having make-up and exhaust air system shall also be required for theatres/auditoria. Such smoke exhaust system shall also be required for large lobbies and which have exit through staircase leading to exit discharge. This would enable eased exit of people through smoke controlled area to exit discharge. All exit passageway (from exit to exit discharge) shall be pressurized or naturally ventilated. The mechanical pressurization system shall be automatic in action with manual controls in addition. All such exit passageway shall be maintained with integrity for safe means of egress and evacuation. Doors provided in such exit passageway shall be fire rated doors of 120 min rating. Smoke exhaust system where provided, for above areas and occupancies shall have a minimum of 12 air changes per hour smoke exhaust mechanism. Pressurization system where provided shall have a minimum pressure differential of 25-30 Pa in relationship to other areas. The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is, 250°C for 120 min. For naturally cross-ventilated corridors or corridors with operable windows, such smoke exhaust system or pressurization system will not be required.

Smoke Exhaust and Pressurization of Areas below Ground –

Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of mechanical ventilation system may be provided with following requirements:

- a) Mechanical ventilation system shall be designed to permit 12 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8 'Building Services, Section 3 Air Conditioning, Heating and Mechanical Ventilation' of the Code.
- b) In multi-level basements, independent air intake and smoke exhaust shafts (masonry or reinforced concrete) for respective basement level and compartments therein shall be planned with its make-up air and exhaust air fans located on the respective level and in the respective compartment. Alternatively, in multi-level basements, common intake masonry (or reinforced cement concrete) shaft may serve respective compartments aligned at all basement levels. Similarly, common smoke exhaust/outlet masonry (or reinforced cement concrete) shafts may also be planned to serve such compartments at all basement levels. All supply air and exhaust air fans on respective levels shall be installed in fire resisting room of 120 min. Exhaust fans at the respective levels shall be provided with back draft damper connection to the common smoke exhaust shaft ensuring complete isolation and compartmentation of floor isolation to eliminate spread of fire and smoke to the other compartments/floors.
- c) Due consideration shall be taken for ensuring proper drainage of such shafts to avoid insanitation condition. Inlets and extracts may be terminated at ground level with shall board or pavement lights as before. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked '**AIR INLET**' or '**SMOKE OUTLET**' with an indication of area served at or near the opening.
- d) Smoke from any fire in the basement shall not obstruct any exit serving the ground and upper floors of the building.
- e) The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is, 250°C for 120 min.
- f) The smoke ventilation of the basement car parking areas shall be through provision of supply and exhaust air ducts duly installed with its supports and connected to supply air and exhaust fans. Alternatively, a system of impulse fans (jet fans) may be used for meeting the requirement of smoke ventilation complying with the following:
 - 1) Structural aspects of beams and other down stands/services shall be taken care of in the planning and provisions of the jet fans.
 - 2) Fans shall be fire rated, that is, 250°C for 120 min.
 - 3) Fans shall be adequately supported to enable operations for the duration as above.

- 4) Power supply panels for the fans shall be located in fire safe zone to ensure continuity of power supply.
- 5) Power supply cabling shall meet circuit integrity requirement in accordance with accepted standard [4(13)].

The smoke extraction system shall operate on actuation of flow switch actuation of sprinkler system. In addition, a local and/or remote 'manual start-stop control/switch' shall be provided for operations by the fire fighters. Visual indication of the operation status of the fans shall also be provided with the remote control. No system relating to smoke ventilation shall be allowed to interface or cross the transformer area, electrical switchboard, electrical rooms or exits. Smoke exhaust system having make-up air and exhaust air system for areas other than car parking shall be required for common areas and exit access corridor in basements/underground structures and shall be completely separate and independent of car parking areas and other mechanical areas. Supply air shall not be less than 5 m from any exhaust discharge openings.

CAR PARKING FACILITIES: GENERAL

- a) Where both parking and repair operations are conducted in the same building, the entire building shall comply with the requirements for group G occupancies, unless the parking and repair sections are effectively separated by separation walls of 120 min.
- b) Floor surface shall be non-combustible, sloping towards drains to remove accumulation of water.
- c) Those parts of parking structures located within, immediately above or below, attached to, or less than 3 m away from a building used for any other purpose shall be separated by fire resistant walls and floors having fire resistance rating not less than 120 min. This shall exclude those incidental spaces which are occupied by cashier, attendant booth or those spaces used for toilets, with a total area not exceeding 200 m².
- d) Vehicle ramps shall not be considered as exists unless pedestrian facilities provided.
- e) Other occupancies like fuel dispensing, shall not be allowed in the building. Car repair facilities, if provided, shall be separated by 120 min fire resistance construction.
- f) In addition to fire protection requirements as per table 7, appropriate fire detection and suppressions systems shall be provided for the protection of hydraulic oil tank and pumps located below ground level for operation of car lifts.
- g) Means of egress shall meet the requirements specified

OPEN PARKING STRUCTURES (INCLUDING MULTY-LEVEL PARKING AND STILT PARKING)

- a) The term of open parking structure specifies the degree to which the structures exterior walls must have openings. Parking structures that meet the definition of the term open parking structure provide sufficient area in exterior walls to vent the products of combustion to a greater degree than enclosed parking structure.
- b) A parking structure having each parking level wall openings open to the atmosphere, for an area of not less than 0.4 m² for each linear meter of its exterior perimeter shall be constructed as open parking structure. Such openings shall be distributed over 40 percent of the building perimeter or uniformly over two opposing sides. Interior wall lines shall be at least 20 percent open, with openings distributed to provide ventilation, else, the structure shall be deemed as enclosed parking structures.

NOTE :- A car park located at the stilt level of a building (not open to sky) can be considered an open or an unenclosed car park if any part of the car park is within 30 m of a permanent natural ventilation opening and any one of the following is complied with towards the permanent natural ventilation requirement :-

- i. 50 percent of the car park perimeter shall be open to permanent natural ventilation.
- ii. At least 75 percent of car park perimeter is having the 50 percent natural ventilation opening.
- c) All stilt parking are required to be provided with sprinkler system where such buildings are required to be sprinklered.
- d) Open parking structures are not required to be provided with compartmentation.
- e) Open car parking (open to sky) within building complex having fire hydrant systems shall also need to be protected with yard hydrant installation system in accordance with good practice. [4(29)].

ENCLOSED PARKING STRUCTURES

- a) Those car parking structures which are enclosed on all sides and on top, not falling within the definition of open car parking [see **H-3** (b)] and also those situated in the basements shall be known as enclosed car parking structures.
- b) All sprinklers in car parking shall be standard response type with minimum K-Factor of 80, area coverage of 9 m2 and designed as per good practice [4(20)].
- c) For the basement car parking, compartmentation can be achieved, with fire barrier or with water curtain nozzle (K-23) or with combination thereof. Automatic deluge system comprising deluge valve, piping, nozzles, etc shall be used to zone the compartment in case of water curtain system. In case of water curtain, existing water storage shall be supplemented by water demand for water curtain nozzles for 60 min considering the largest compartments perimeter out of all compartments of car parking in any of the basements.
- d) The water supply for the water curtain nozzles shall be through independent electric pump of adequate capacity (flow and head) with piping/riser for the water supply to the nozzles.
- e) The water curtain shall be operated by the actuation of flow switch actuating sprinkler system.
- f) For smoke ventilation requirement of car parking.
- g) All fire exit doors from the car parking to exits shall be painted green and shall display exit signage.

Automated Car Parking Utilizing Mechanical or Computerized /Robotic Means

- a) Automated car parking structure can be of open parking type or enclosed types.
- b) Automated car parking facilities pose more hazard compared to manual parking due to following reasons:-
 - 1) High density of cars due to close stacking-one over another.
 - 2) Lack of provision on fire separation/compartmentation-horizontal or vertical leading to rapid fire spread.
 - 3) Non availability of any person to notice/control the fire in initial stages.
 - 4) Limited access to firefighting personnel.
 - 5) Extensive height and depth involved with highly combustible load.
- c) Fire escape staircases, at least 1250 mm wide shall be provided at appropriate locations so that no place is more than 45 m from the nearest staircase. Horizontal walkways, at least 1000 mm wide for access to all the areas shall be provided at every parking level.
- d) Travel distance and means of egress shall be governed by the respective sections of this code.
- e) The hazardous areas like DG sets, transformers, HT/LT panels for the parking lot shall be suitably segregated from the other areas as per requirements given this code and all such areas shall be protected by suitable automatic fire suppressions systems.

Compartmentation: General –

- a) It is important to limit the spread of fire in any building. The usual method is to use fire barriers. In some instances these barriers need to be penetrated for ductwork, plumbing and electrical systems, and in such cases, use of passive fire protection measures shall be done so that the integrity of these barriers is not compromised.
- b) Floor(s) shall be compartmented with area as given below.

All floors shall be compartmented/ zoned with area of each compartment being not more than 750 m². The maximum size of the compartment shall be as follows, in case of sprinklered basement/building:

Sr. No.	Use	Compartmentation Area m ²
(1)	(2)	(3)
i)	Basement car parking	3000
ii)	Basement (other than car parking)	2000
iii)	Institutional Buildings: Subdivision C-1	1800
iv)	Institutional Buildings: Subdivision C-2 and C-3	1125
v)	Mercantile and assembly buildings	2000
vi)	Business buildings	3000

vii)	All other buildings (Excluding low hazard and moderate hazard industrial buildings and storage buildings) ¹⁾	750
¹⁾ Compartmentation for low hazard and moderate hazard industrial buildings and storage buildings shall be done in consultation with local fire department.		

In addition, there shall be requirement of a minimum of two compartments if the floor plate size is equal or less than the areas mentioned above. However, such requirement of minimum two compartments shall not be required, if the floor plate is less than 750 m². Compartmentation shall be achieved by means of fire barrier having fire resistance rating of 120 min.

Service Ducts and Shafts :-

- Openings in walls or floors which are necessary to be provided to allow passages of all buildings services like cables, electrical wirings, telephone cables, plumbing pipes, etc. shall be protected by enclosure in the form of ducts/shafts having a fire resistance not less than 120 min. The inspection door for electrical shafts/ducts shall be not less than 120 min. Further, medium and low voltage wiring running in shafts/ducts, shall either be armoured type or run through metal conduits.
- The space between the electrical cables/conduits and the walls/slabs shall be filled in by a fire stop material having fire resistance rating of not less than 120 min. This shall exclude requirement of fire stop sealing for low voltage services shaft.
- For plumbing shafts in the core of the building, with shaft door opening inside the building, the shafts shall have inspection doors having fire resistance rating not less than 30 min.
- For plumbing shafts doors which open in wet areas or in naturally ventilated areas or on external wall of the building, the shafts may not require doors having any specified fire rating.

NOTE- In the case of buildings where it is necessary to lower or lift heavy machinery or goods from one floor to the other, it may be necessary to provide larger openings in the floor. Such openings shall be provided with removable covers which shall have the same strength and fire resistance as the floor.

Refuse Chutes:-

- Refuse chutes, if any provided in a buildings, shall have opening at least 1 m above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 120 min.
- They shall not be located within the staircase enclosure or service shafts, or air conditioning shafts.
- Refuse chutes inspection panel and doors shall be tight fitting with 60 min fire resistance.
- Sprinkler protection system shall be provided for the refuse chutes.
- Refuse chutes shall be at least 6 m away from exits.

Fire or Fire/Smoke Dampers:-

- These dampers shall be evaluated to be located in supply air ducts, fresh air and return air ducts/passages at the following points:
 - At the fire separation wall,
 - Where ducts/passages enter the vertical shaft,
 - Where the ducts pass through floors, and
 - At the inlet of supply air duct and the return air duct of each compartment on every floor.
- Damper shall be of motorized type/fusible link. Damper shall be so installed to provide complete integrity of the compartment with all passive fire protection sealing. Damper should be accessible to maintain, test and also replace, if so required. Damper shall be integrated with Fire Alarm Panel and shall be sequenced to operate as per requirement and have interlocking arrangement for fire safety of the building. Manual operation facilities for damper operation shall also be provided.

Hazardous Areas, Gaseous, Oil Storage Yard, ETC.:-

- Rooms containing high pressure boilers, refrigerating machinery, transformers or other service equipment subject to possible explosion shall not be located directly under or adjacent to exits.
- All such rooms shall be effectively cut-off from other parts of the building and shall be provided with adequate vents to the outside air.
- All rooms or areas or high hazard in additions to those hereinbefore mentioned, shall be segregated or shall be protected with fire resistance walls having fire

rating of 120 min as fire, explosion or smoke there from is likely to interfere with safe egress from the building. Further,

- Each building shall be provided with an approved outside gas shut-off valve conspicuously marked. The detailed requirements regarding safe use of gas shall be as specified in Part 9 'Plumbing Services, Section 4 Gas Supply' of the Code; and
- All exterior openings in a boiler room or rooms contain central heating equipment, if located below opening in another storey or if less than 3 m from other doors or windows of the same building shall be protected by a fire assembly. Such assemblies shall be fixed, automatic or self-closing.

ELECTRICAL SERVICES:

1. For the requirements regarding installations from the point of view of Fire Safety, guidelines should be followed as mentioned in **IS Standard :1646 Code of practice for Fire safety Buildings : Electrical Installations.**
2. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
3. **Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.**
4. Separate circuits for water pumps, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
5. The inspection panel doors and any other opening in the shaft shall be provided with **air tight doors having fire resistance of not less than 2hrs.**
6. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit.
7. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. **The doors provided for the service room shall have fire resistance of not less than two hours.**

Electrical services shall conform to the following: (High Rise building)

- a) The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts/solid rising mains instead of cables is preferred;
- c) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled;
- d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services, above false ceiling, shall have 660 V grade insulation. The false ceiling, including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling reference may be made to good practice.
- f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h;
- g) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cables by providing a partition in the duct. Meter rooms on upper floors shall not open into stair case enclosures and shall be ventilated directly to open air outside; and
- h) Suitable circuit breakers shall be provided at the appropriate points.

Guidelines for Substation/Transformers

- Areas in substation shall not be used as storage/dump areas or for other utility purposes other than those required for the functioning of the substation.
- The substation area should be adequately ventilated.
- An independent, ventilated or air conditioned MV panel room shall be provided on the ground level or first basement. This room shall be provided with access from outside (or through exit passageway accessible from outside). The MV panel room shall be provided with fire resistant walls and doors of fire resistance of not less than 120 min.
- If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumers cables by providing a partition in the shaft.
- Meter rooms on upper floors shall not open into staircase enclosures and should be ventilated directly to open air outside or in electrical room of 120 min fire resistant walls.
- Electrical MV main distribution panel and lift panels shall be provided with CO2/inert gas flooding system for all panel compartments with a cylinder located beside the panel.

Oil filled substation

- A substation or a switch-station with oil filled equipment shall be limited to be installed in utility building or in outdoor location. Such substation/utility building shall be at least 7 m away from the adjoining building(s).
- Substation equipment (exceeding oil capacity of 2 000 litre) in utility building shall have fire rated baffle walls of 240 min rating constructed between such equipment, raised to at least 600 mm above the height of the equipment (including height of oil conservators) and exceeding 300 mm on each side of the equipment.
- All transformers where capacity exceeds 10 MVA shall be protected by high velocity water spray systems or nitrogen injection system.

Dry type substation

- Transformers located inside a building shall be of dry type and all substation/switch room walls, ceiling, floor, opening including doors shall have a fire resistance rating of 120 min.
- Access to the substation shall be provided from the nearest fire exit/exit staircase for the purpose of electrical isolation.

In addition to the above, all provision under the D.C. Rules of MIDC and N.B.C. shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot or Transfer of Plot, NOC from this department is essential.

This is a **Provisional No Objection Certificate**. After providing the above fire prevention and protection system and after compliance of above recommendations inspection of the premises & fire prevention & protection arrangements will be carried out by this department and after satisfactory compliance “**Final No Objection Certificate**” will be issued. **This “Provisional No-Objection Certificate” will be treated valid for the period of one year from the date of issue.**

Details of “Fire Protection Fund Fees” are as follows:

	Total Amount	Advance “Fire Protection Fund fees” paid by M/s. Shri Pankaj Vidyasagar Gupta And Vee Square Tech Construction LLP., vide receipt no. MCH/8954/2022 Dt. 19/10/2022	Balance “Fire Protection Fund fees” to be recovered by SPA
(i)	(ii)	(iii)	(iv)
Initial Protection fees”	Rs. 4,50,366.20 /-	Rs. 0.00 /-	Rs. 5,31,432.12 /-
Additional Protection fees”	Rs. 27,57,562.80 /-	Rs. 0,00 /-	Rs. 32,53,924.10/-

Total	Rs. 32,07,929.00 /-	Rs. 0,00 /-	Rs. 37,85,356.22 /-
--------------	----------------------------	--------------------	----------------------------

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

Thanking you.

Yours faithfully

Santosh

S

Warick

Digitally signed

by Santosh S

Warick

Date:

2022.10.19

19:01:17 +05'30'

(S.S. Warick)

Chief Fire Officer & Fire Adviser,

MIDC, Mumbai 400093.

Copy to Executive Engineer, MIDC, Mahape Division, for information. He is requested to recover the balance fees mentioned in column No.(iv) of above table before issuing work commencement certificate/Plan approval.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Pankaj Vidhyasagar Gupta

2501, ERA-III, Marathon Next Gen, G.K.
Marg, Lower Parel, Mumbai - 400013

Date: 07-10-2019

Valid Upto: 06-10-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	NAVI/WEST/B/091819/431093 ✓
Applicant Name*	Pankaj Shantaram Surve
Site Address*	Plot no. C-2, MIDC, TTC Industrial area, at village pawne, taluka and district Thane, city Navi Mumbai, Thane/Pawne/Navi Mumbai, Navi Mumbai, Maharashtra ✓
Site Coordinates*	19 05 07.60N 73 01 02.63E, 19 05 09.84N 73 01 02.91E, 19 05 07.00N 73 01 07.83E, 19 05 09.25N 73 01 08.12E
Site Elevation in mtrs AMSL as submitted by Applicant*	9.04 M ✓
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	88.39 M (Restricted) ✓

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the 'NOC' is subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 88.39 M (Restricted) (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in
- l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- m. This NOCID has been assessed w.r.t Juhu, Navi Mumbai, Santa Cruz Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2; RCS Airports Only) and Schedule-VII of GSR751(E).
- n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: WEST

Address: General Manager Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vile Parle (E) MUMBAI-400099

Email ID: nocwr@aai.aero

Contact No: 022-28300656



07/10/19
मूसा टी. एफ. / MOOSA T.F.
महाराष्ट्र (ए.टी.एम.), पश्चिमी क्षेत्र
General Manager (A.T.M.), Western Region
भारतीय विमानपत्तन प्राधिकरण/ Airports Authority of India

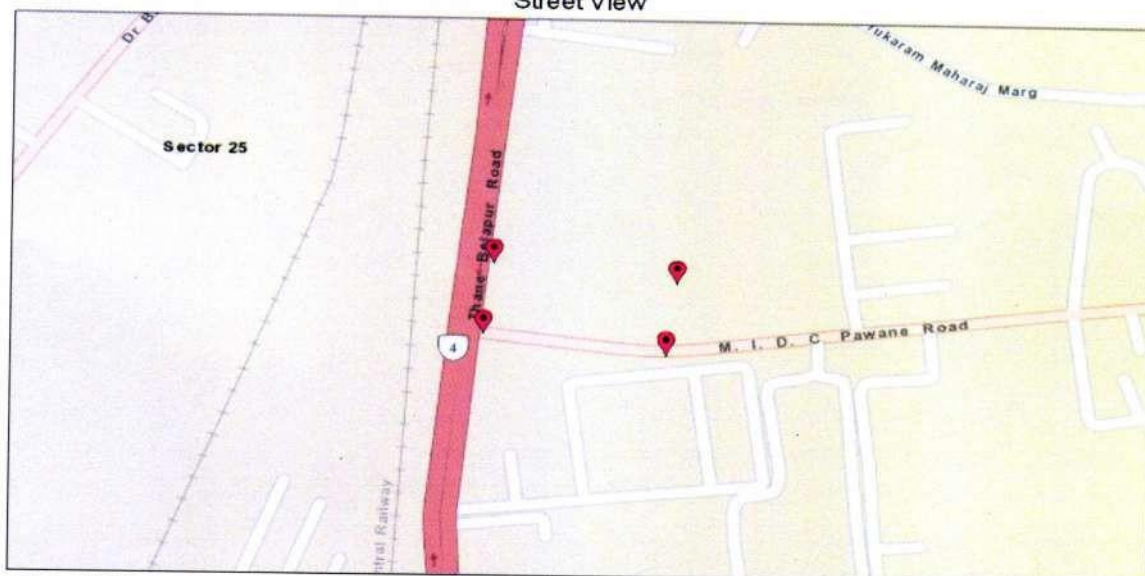
Name / Designation / Sign with Date	
Prepared By :	<i>M. K. Singh</i> 07/10/2019 NIRAJ GUPTA MAN (ATM)
Verified By :	<i>P. K. Singh</i> AGM (ATM-DOAS) 07/10/19

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

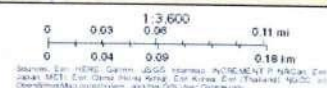
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Juhu	19356.18	94.65
Navi Mumbai	11426.46	332.36
Santa Cruz	15952.62	93.1
NOCID	NAVI/WEST/B/091819/431093	

Street View



September 18, 2019

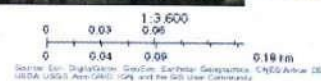


224

Satellite View



September 18, 2019



44

RG Undertaking

Date: 02/03/2024

To,
Chairman,
State Environment Impact Assessment Authority

Subject: RG Undertaking for Proposed Commercial IT development at plot no. C2, Pawane
TTC, Navi Mumbai by M/s. Vee Square Construct LLP

Ref: 222th meeting of State level Expert Appraisal committee-II Dated: 29.12.2023
Proposal No: SIA/MH/INFRA2/441625/2023 Category 8(a),B2

Respected Sir,

Proposed Commercial IT development at plot no. C2, Pawane TTC, Navi Mumbai
Maharashtra by M/s. Vee Square Construct LLP. In this regard this is to inform you that RG
area is proposed on the mother earth.

Thanking You

Yours,

**Suhas
Nalawade**

Digitally signed by
Suhas Nalawade
Date: 2024.03.02
16:36:42 +05'30'

Authorized Signatory

Ar. Suhas Hanmant Nalawade

(Registration no – CA/2004/34864)

Enclosure No. 04

Environment Management Plan

BUDGET-ENVIRONMENT MANAGEMENT PLAN- CONSTRUCTION PHASE

Sr. No.	Parameter	Total Cost/ Yr (Rs. Lacs)
1.	Dust Mitigation	
	Water Spray Machine	13.0
	Dust Mask	0.5
	Barricading	11.0
	Water	3.0
	Green Net	2.0
	Tarpaulin	0.5
2.	PPE	6.0
3.	Site Sanitation Facility	5.0
4.	Drinking water facility	3.0
5.	Solid Waste Management	3.5
6.	Safety railing, platform, ladder, hoist, Cranes etc.	7.0
7.	House keeping	3.0
8.	Health Check	2.0
9.	Environmental Monitoring	2.5
10.	Portable STP	5.0
Total Cost		67.00

ENVIRONMENT MANAGEMENT PLAN- CONSTRUCTION PHASE

Sr. No.	Component	Impacts Identified	Suggested Mitigation Measures	Auditability	Responsibility
1.	Ambient Air Quality	Fuel consumption by vehicles causing exhaust air emission Dust Generation Traffic congestion Pest control - use of insecticide by subcontractor	Fuel used in equipment should meet BS IV specifications All machinery used should conform to IS 807:2006 Water Spray Machine, Dust Mask, Barricading, Green Net, Tarpaulin will be used for mitigate the dust The construction plan should be such that loading and unloading should be carried out at a designated place having easy access to entry and exit of the site. Application of integrated pest management techniques and controlled use of pesticides should be done in order to prevent damage to non-targeted species of pests. Adequate time should be allotted keep areas under pest control treatment to be quarantined from human contact	PUC records Machinery maintenance records Machinery & maintenance records Logistics plan Pest control records	Site In-charge Site In-charge Security In-charge Project Manager

Sr. No.	Component	Impacts Identified	Suggested Mitigation Measures	Auditability	Responsibility
2.	Water Resources and Quality	Domestic wastewater discharge (from pantry, flushing) to foul sewers Discharge of vehicle wash water Potential oil leakage	Adequate number of toilets (at least 4 toilets per 100 labours) with Modular STP arrangements provided onsite by the contractor Vehicle washing should be carried out at designated isolated places on site so as to avoid any interference with the existing water bodies near the site Construction equipment and machinery should be maintained and kept free from any possible leakages	Verification in audit records Logistics plan Machinery maintenance records	Environment Health and Safety Manager Site Supervisor Equipment Operator

SN	Component	Impacts Identified	Suggested Mitigation Measures	Auditability	Responsibility
3.	Noise Environment	Noise generated during site preparation Equipment selection Noise produced by vehicle	The noise generation activity should be carried out during normal working hours with adequate safety for workers and acoustic covering to all equipment Equipment selection should be done only after a comparative analysis Obtaining an efficient and well-maintained equipment should be the approach of the contractor All vehicles deployed in construction activity should maintain noise below 85 dB as prescribed by the pollution control board Vehicles used should be well lubricated and maintained in order to reduce unnecessary noise	Work-shift records Noise monitoring Machinery maintenance records	Site Supervisor Project Manager Site Supervisor/ Contractor Security In-charge/Contractor
4.	Soil Environment	Soil Disturbances due to earth work	Soil compaction should be carried out using excavated earth so as to avoid soil loss and degradation	Site records	Site Engineer

SN	Component	Impacts Identified	Suggested Mitigation Measures	Auditability	Responsibility
5.	Solid waste Management	Use of disposable materials (cups) Use of hazardous materials (formaldehyde, lead paints, timber preservatives) and disposal of batteries and toner cartridges Use of metal works, timber resources, thermal insulation and brickwork resources	Use of hazardous materials should be done only as the requirement and should be stored in a secure place. Hazardous waste should be stored separately and should be collected by an authorized agency only after proper documentation. Raw materials should be stored in areas away from direct impact of wind & water to avoid corrosion, erosion and quality degradation Dry storage and stacking in a closed container or room should be practiced Energy should be used only when required in order to prevent wastage. Renewable sources such as using daylight saving should be practiced and energy efficient equipment should be used at night.	MSDS records Storage Records Electric bills	Project Manager Project Manager Environment Health and Safety Manager

TECHNICAL DETAIL OF STP

Sewage Quantity	145 m ³		
STP Capacity	160 KLD		
Area provision	130 Sq. m.		
Capital Cost	45.00 Lacs		
Location	Underground		
Technology	MBBR (Moving Bed Bio Reactor) Technology		
Details	MBBR is based on the fixed film attached growth biological system. The moving media are small circular rings with Polypropylene (PP) media for bacterial slime growth on its surface.		
	Primary treatment: •Bar Screen •Equalization tank	Secondary treatment: •Anoxic Tank •MBBR Tank •Settling Tank •Sludge Dewatering System-(centrifuge)	Tertiary treatment: •Filter feed tank •Pressure Sand Filter •Activated Carbon Filter •Zonation •Treated waste water Tank
Advantages	➤ Compact Design ➤ Robust Biofilm ➤ Flexible Reactor Design ➤ No Clogging of Biofilm Carriers ➤ Low Load on Particle Separation	➤ Easy to Operate and Control ➤ Minimal Maintenance ➤ Maintenance of diffused aeration system without shutdown of the system	
Outlet Characteristics in compliance with NGT order dt. 30.04.2019	pH : 6.5. to 9.0, Total Suspended Solids : <10 mg/lit., Chemical Oxygen Demand (COD) : <50 mg/lit., Biological Oxygen Demand (BOD) : <10 mg/lit., Nitrogen Total: 10 mg/lit, Phosphorus Total : 1 mg/lit, Fecal Coliform : NIL		

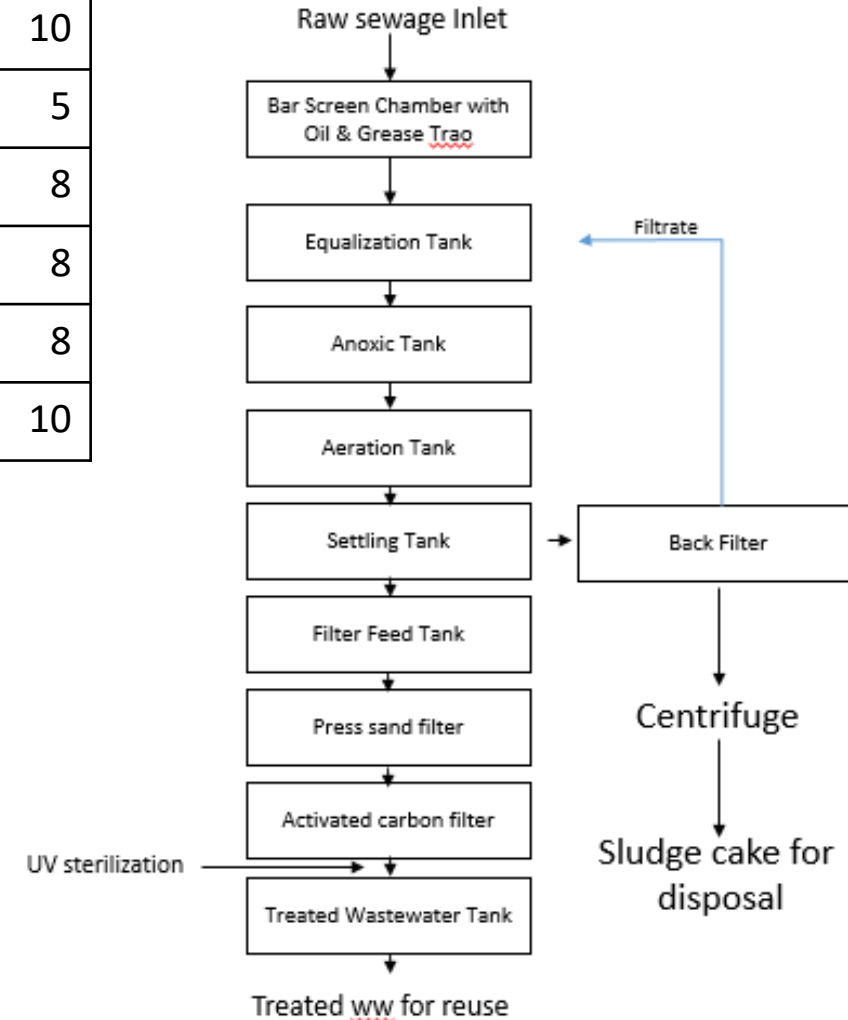
1

STP TECHNICAL DETAILS & FLOW DIAGRAM

Sr. No	Description	Volume in (m ³)	Retention Time in (Hrs)
1	Equalization Tank	68	10
2	ASC	39	5
3	Aeration Tank	54	8
4	Settling Tank	54	8
5	CCT	54	8
6	TWT	70	10

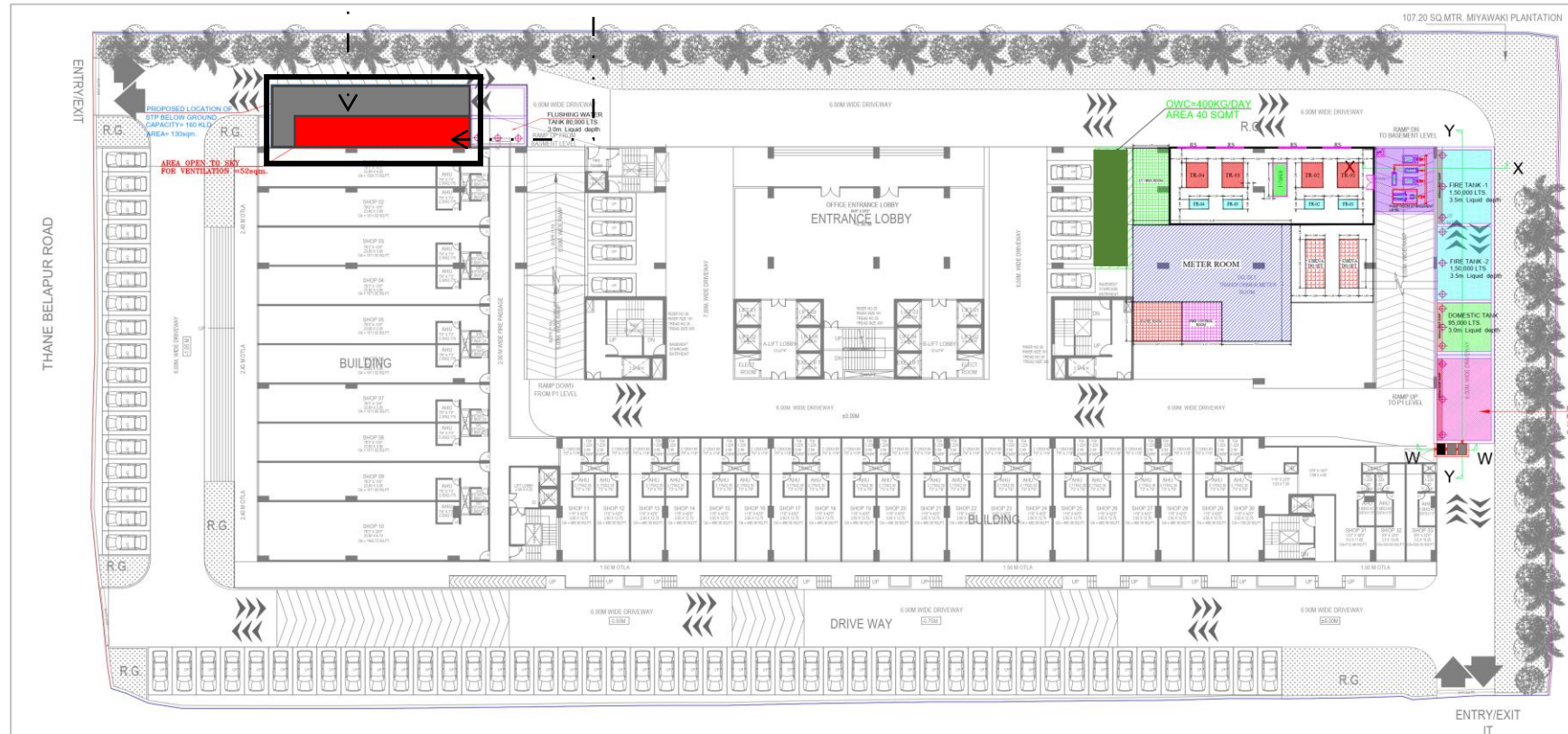
Cut out Details	
Cut out Area	48.440 Sq.m
Cut Out %	40 %

PROCESS FLOW DIAGRAM-STP



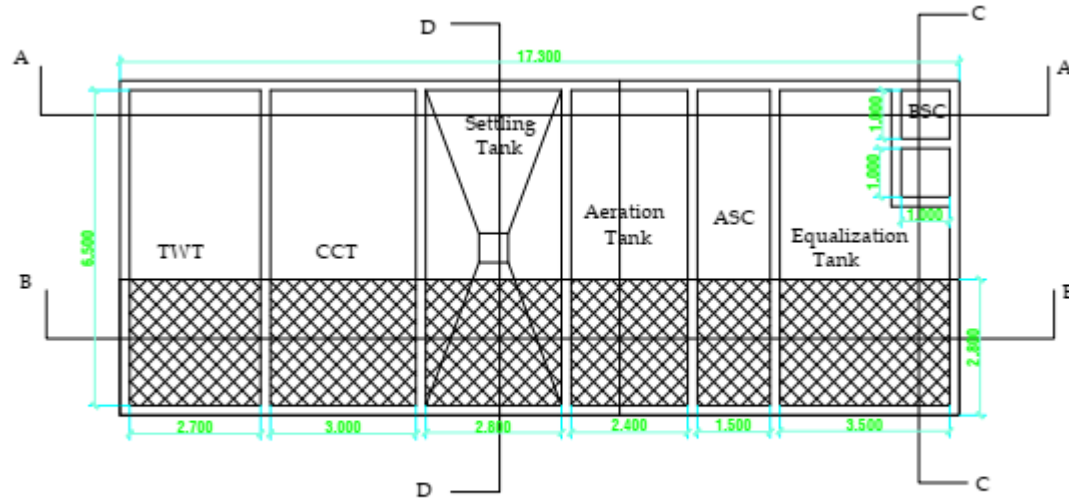
PLAN OF STP LOCATION(160 KLD)

Proposed STP 160 KLD 40% Open to sky area (48.44 Sq.m)

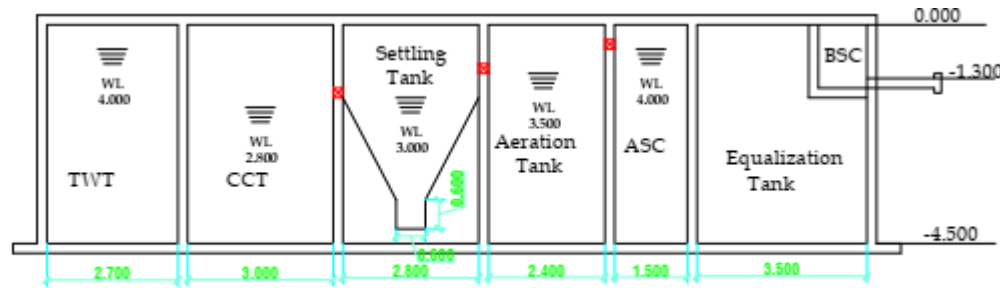
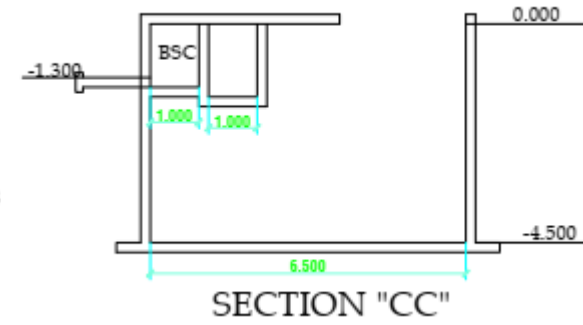


STP Capacity : 160 KLD; Location : Underground ; Area: 130 Sq. m.

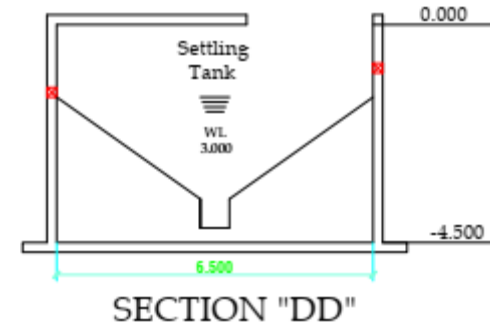
STP SECTION PLAN



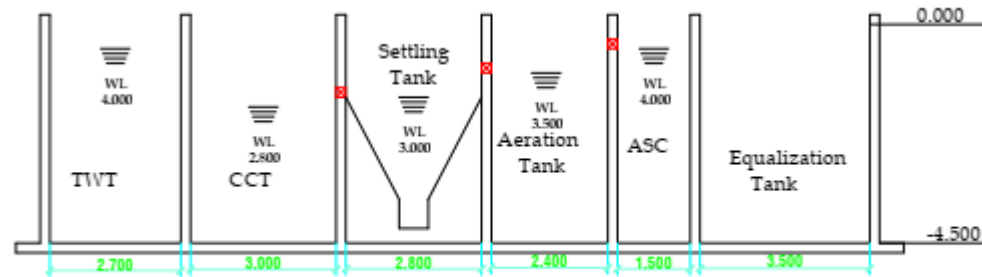
LAYOUT



SECTION "AA"

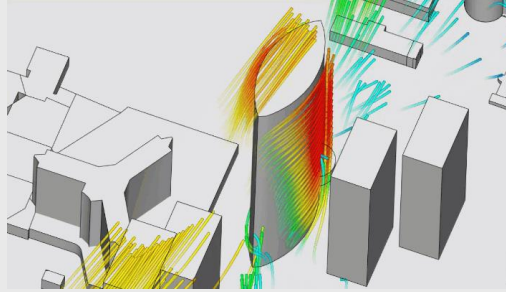


SECTION "DD"

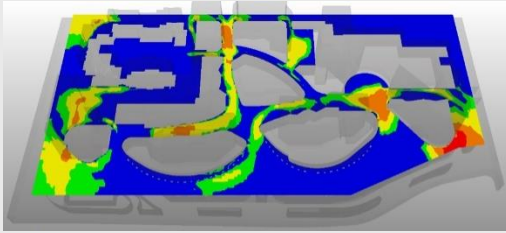


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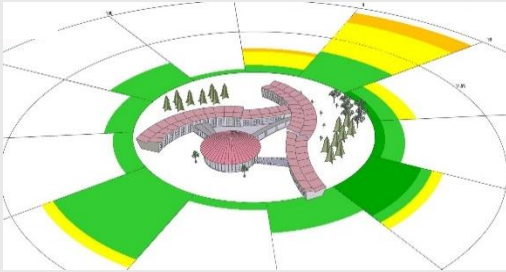
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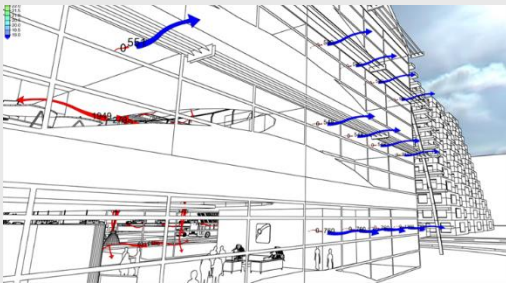
2



3



4



Wind plays a vital role in urban development because it is influenced by the orientation and placement of buildings, public spaces, and infrastructure. With **wind analysis**, effective designs can be generated to create comfortable, safe, and sustainable urban environments that promote the well-being of the residents.

It also helps in **assessing the microclimate** of specific areas within a city. Different urban forms, varied heights of buildings and a variety of street patterns can be identified to create localized wind patterns.

The following parameters can be interpreted with wind analysis in the proposed development:

1. Building Design Optimization
2. Pedestrian Comfort and Safety
3. Outdoor Space Design
4. Natural Ventilation and Energy Efficiency

PROJECT INTRODUCTION

Location	Mumbai
Project Name	Emperia
Wind direction	West

Methodology

Simulation based method :CFD

Process :

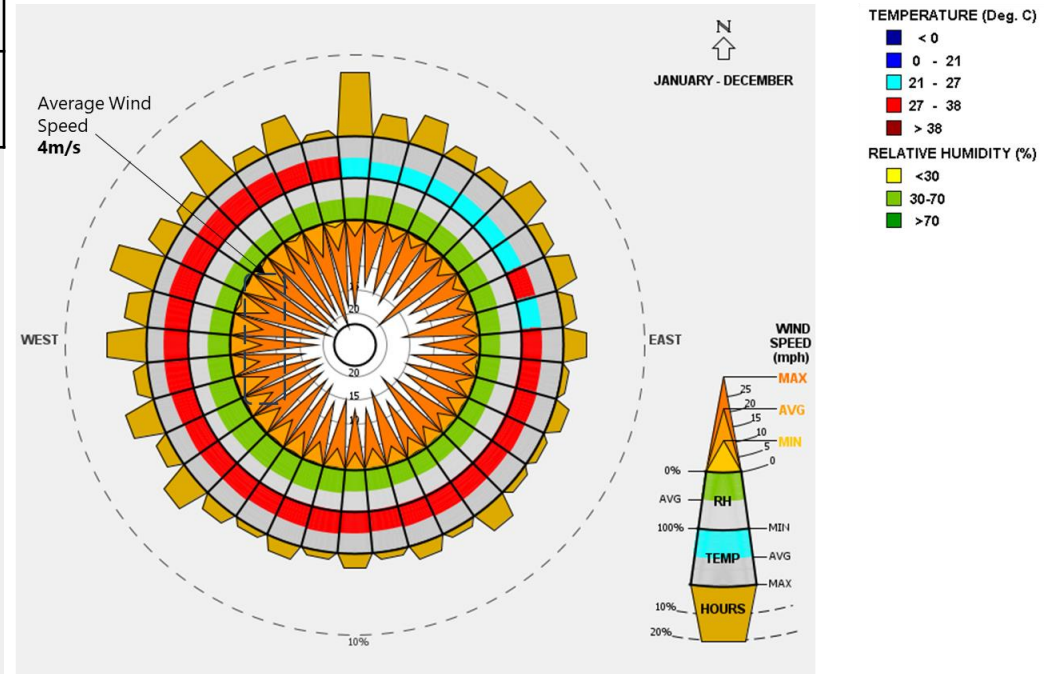
The software needs wind direction and wind speed as input for processing the wind analysis. Indian Society for Heating Refrigeration and Air Conditioning Engineers (ISHRAE) provides hourly weather data for all major cities in India.

This data is available in the epw or 'weather data file' format on the ISHRAE's website. From the website **Mumbai** data was downloaded where we can observe dominant wind direction which is **West** and sub-dominant which is **North West**.

Analysis has been done at different level to observe wind speed ranges .

Prominent wind direction

In the diagram below it can be observed that the prominent wind direction in **Mumbai** is **West**.

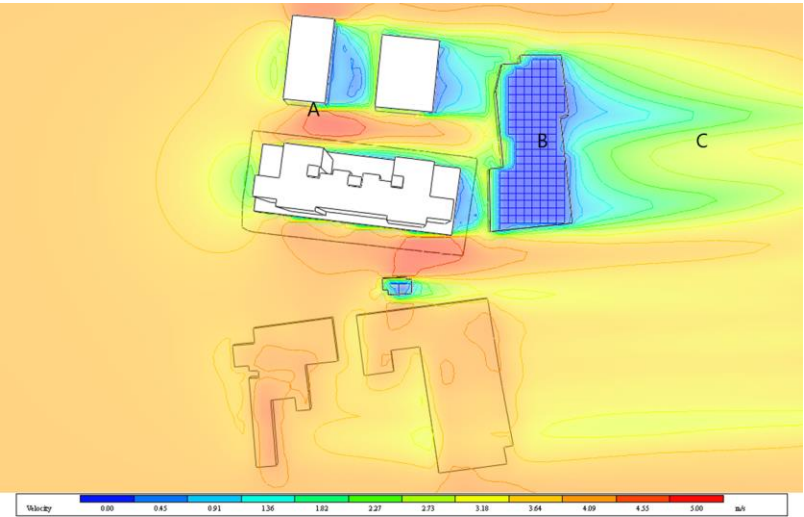


AVERAGE WIND SPEED - WEST

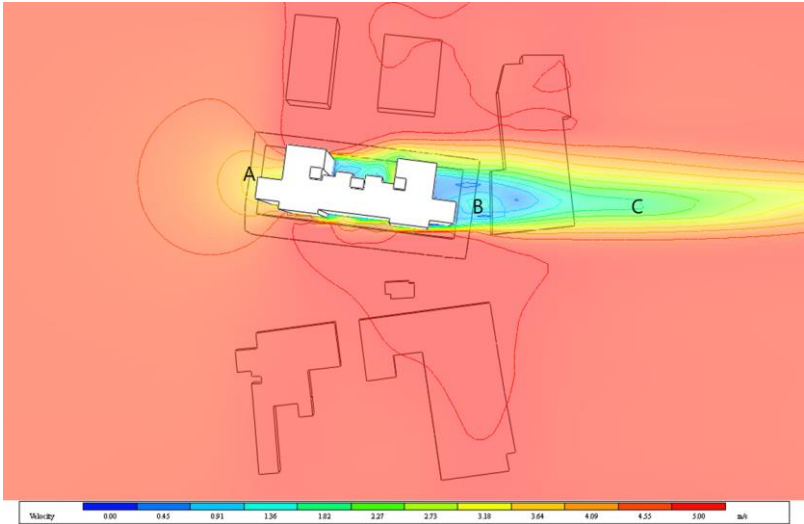
VELOCITY CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

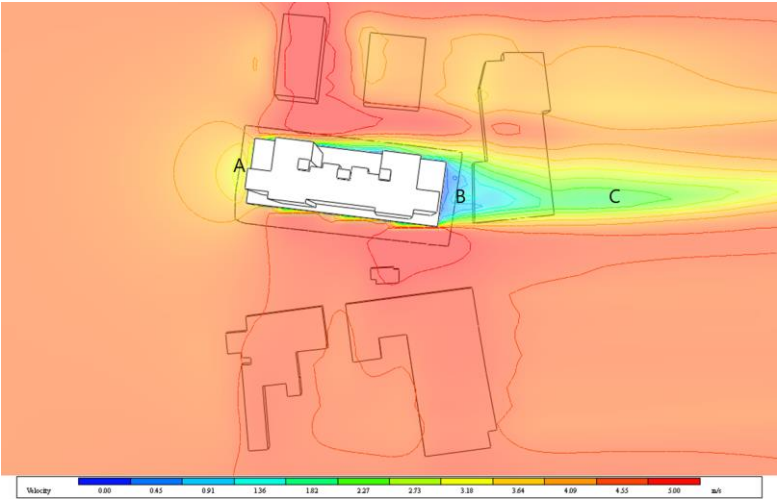
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	10M
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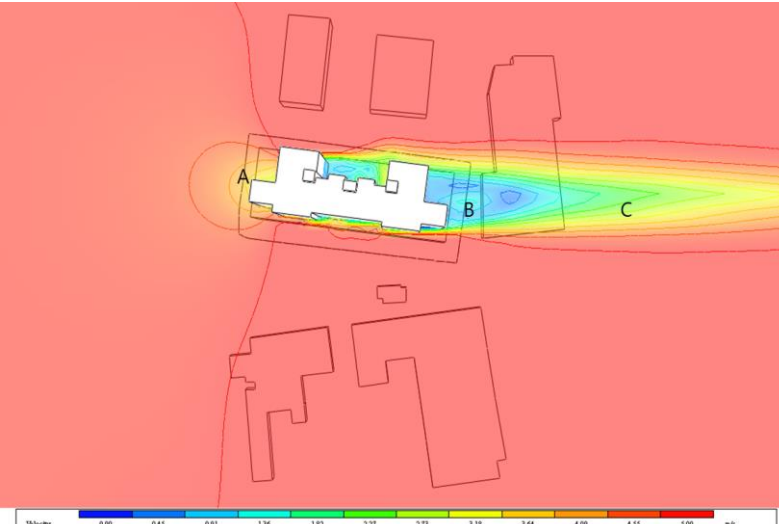
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	30M
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Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	20M
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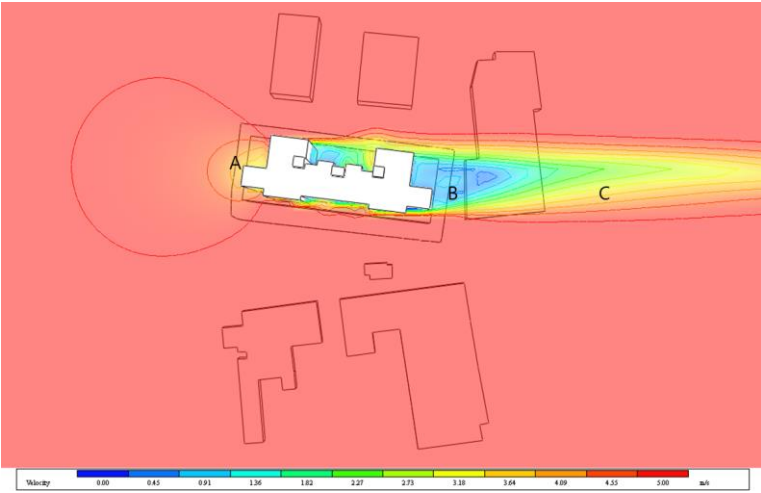
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	40M
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VELOCITY CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

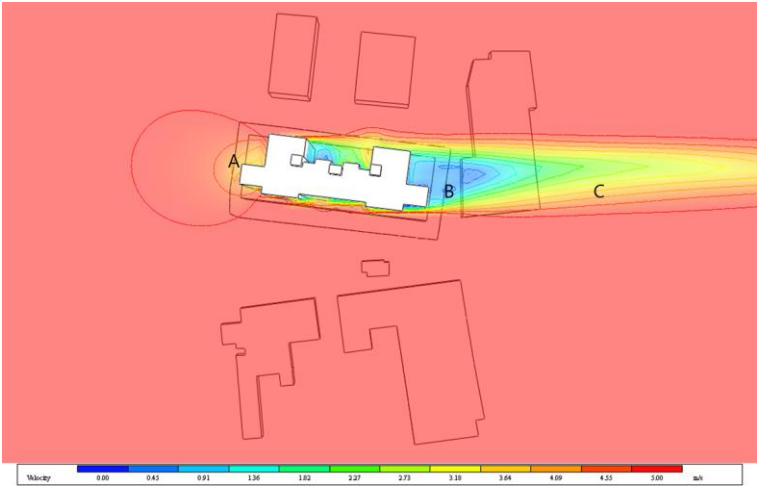
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Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	70M
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Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	60M
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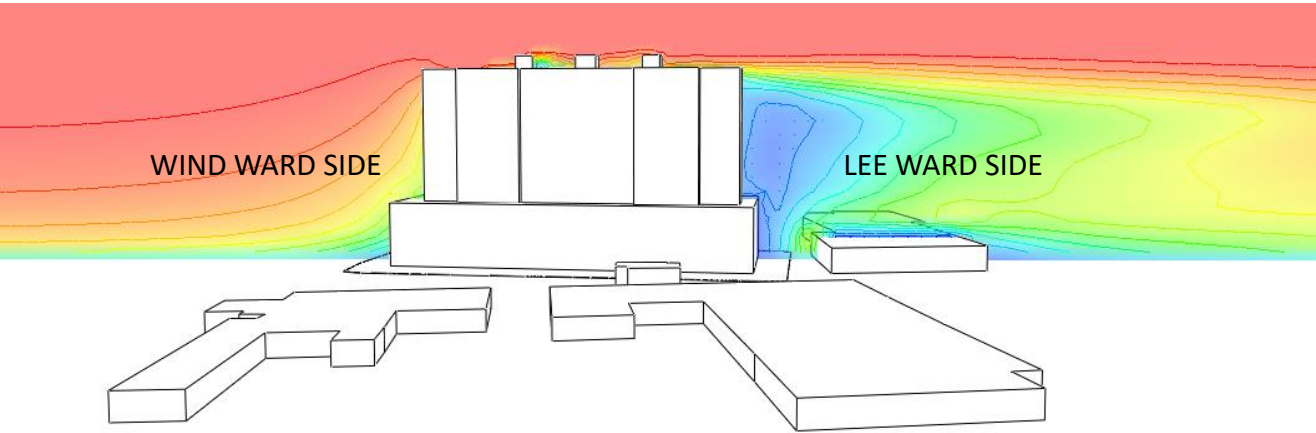
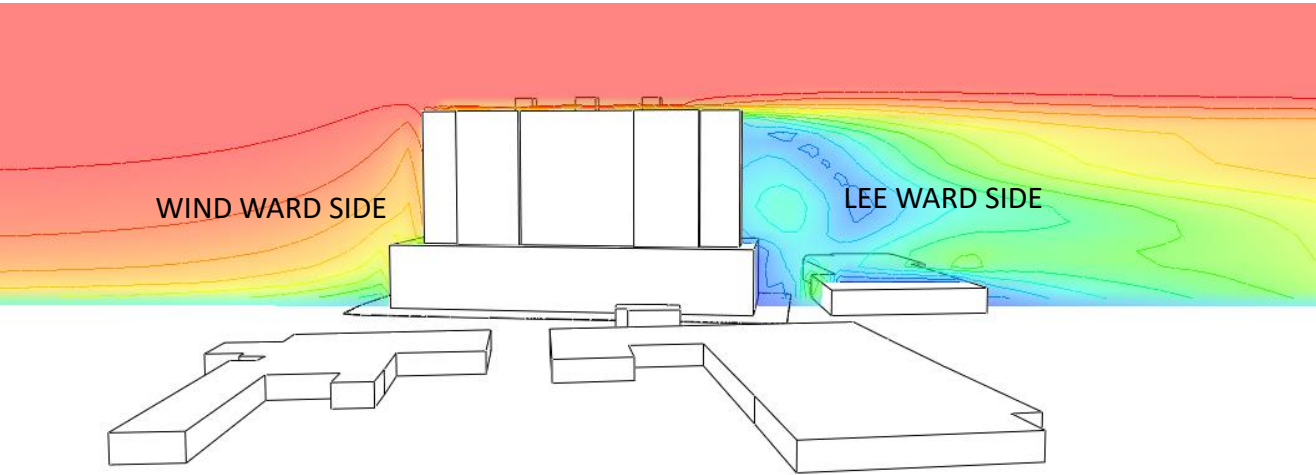
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VELOCITY CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

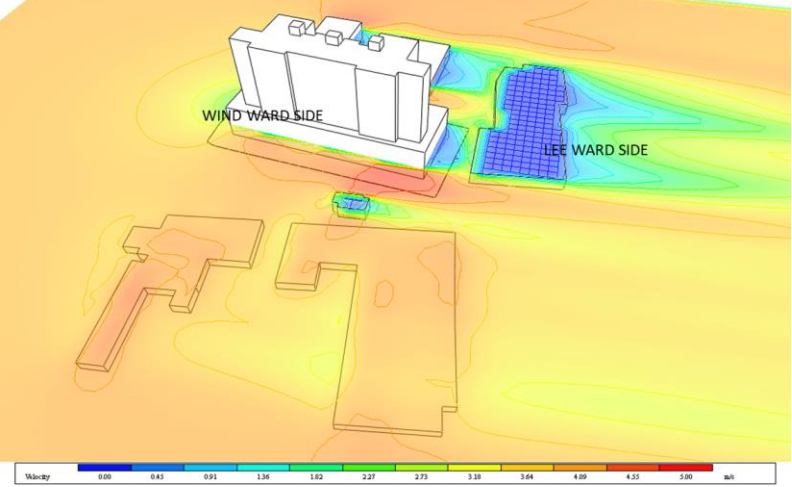
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	
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VELOCITY CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

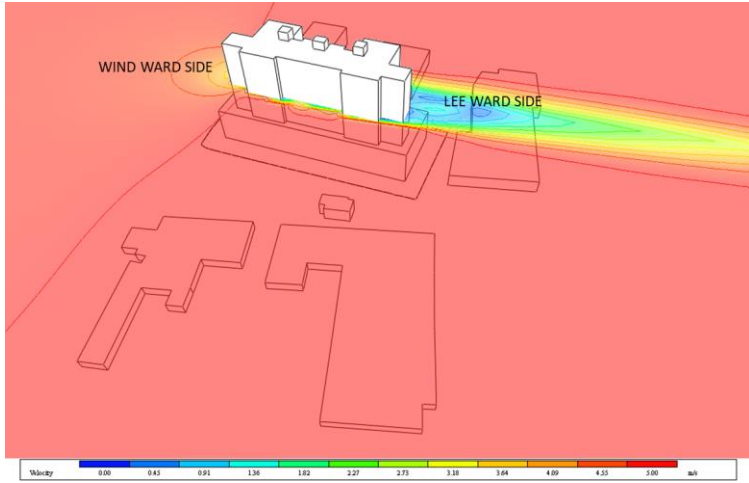
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	10M
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Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	70M
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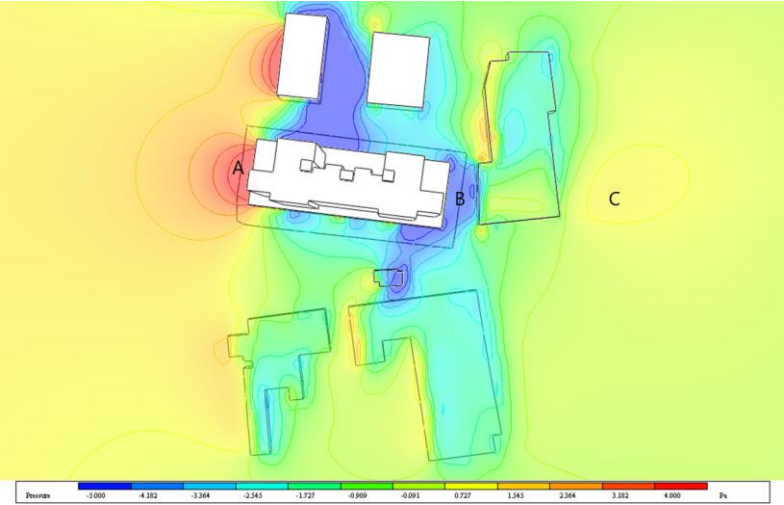
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	40M
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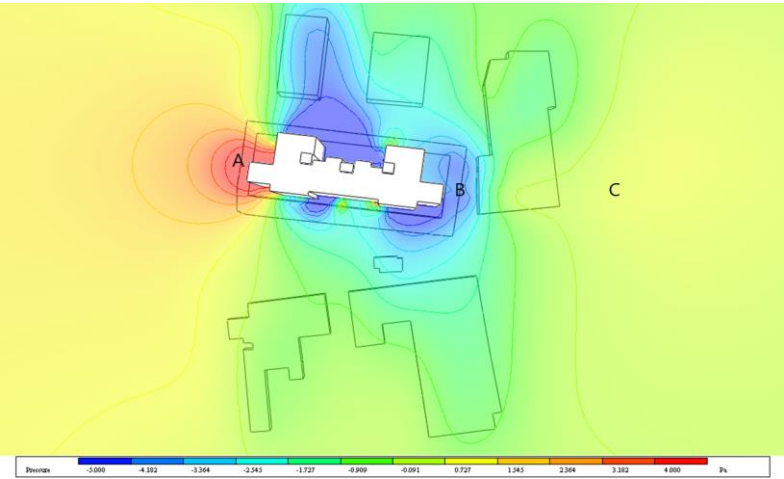
PRESSURE CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

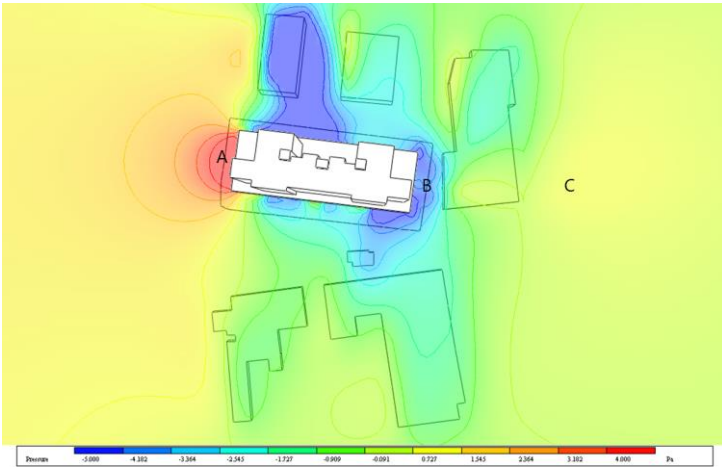
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	10M
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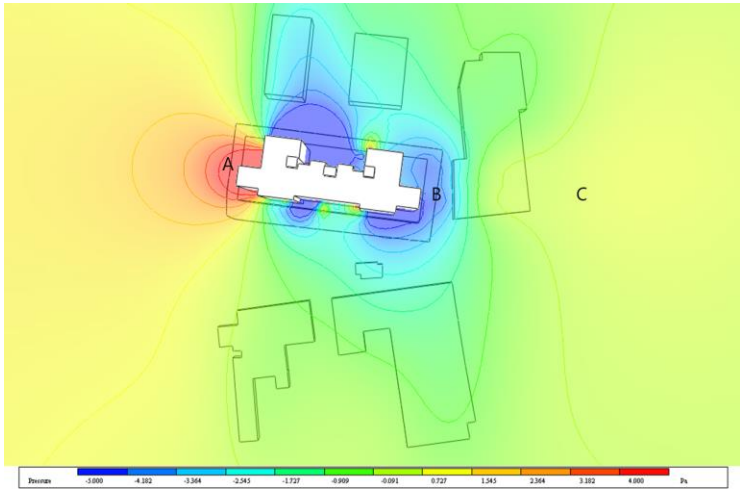
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Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	20M
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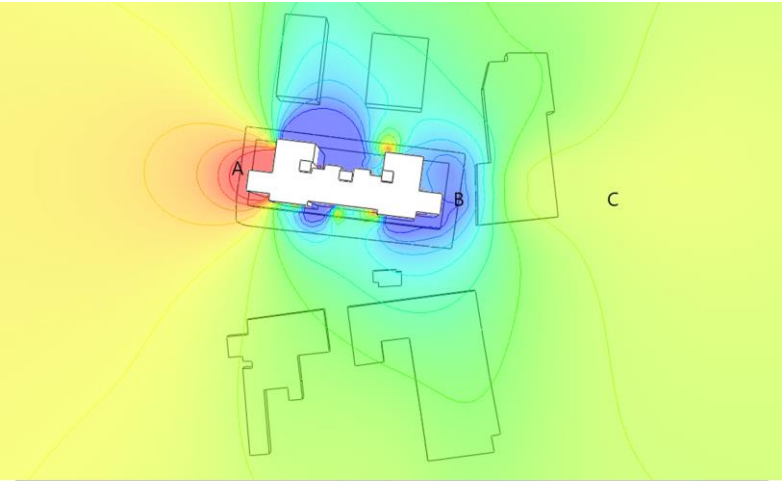
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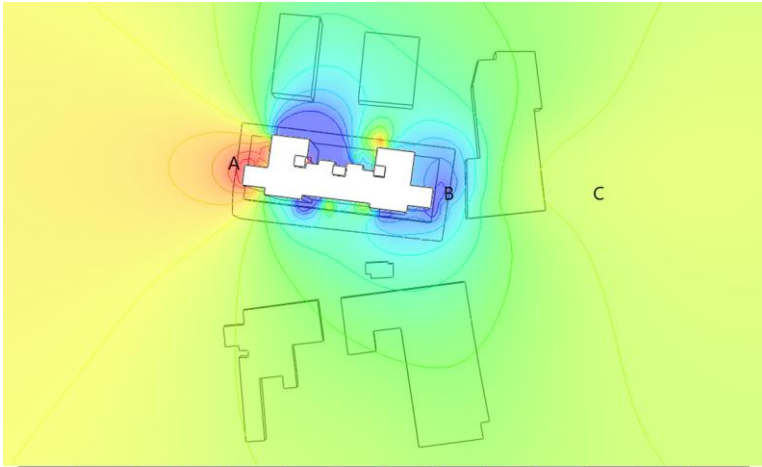
PRESSURE CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

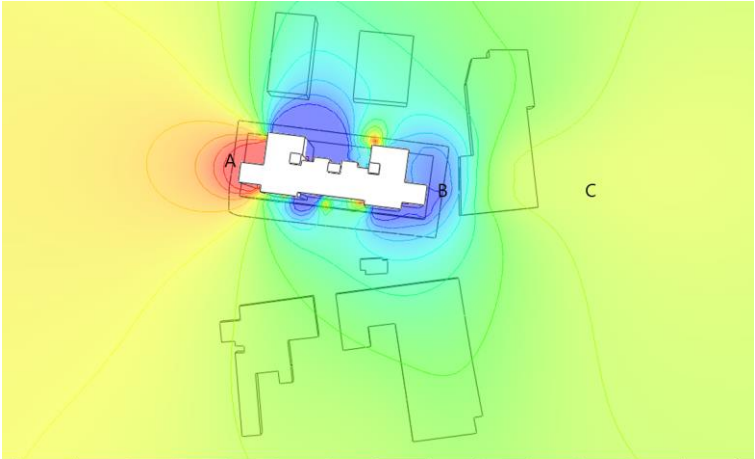
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	50M
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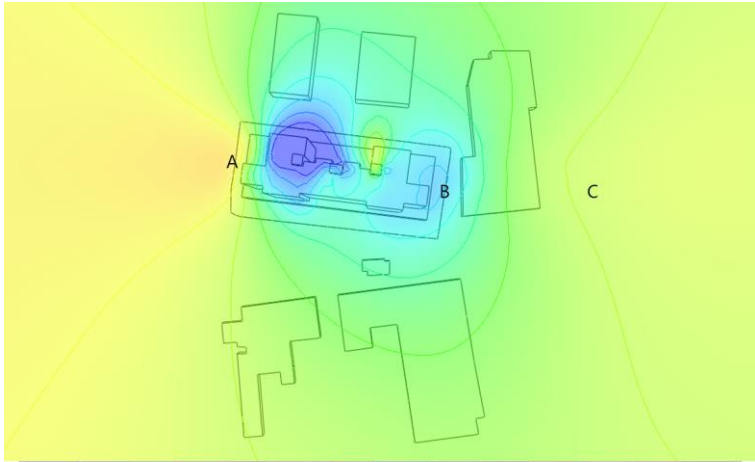
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	70M
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Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	60M
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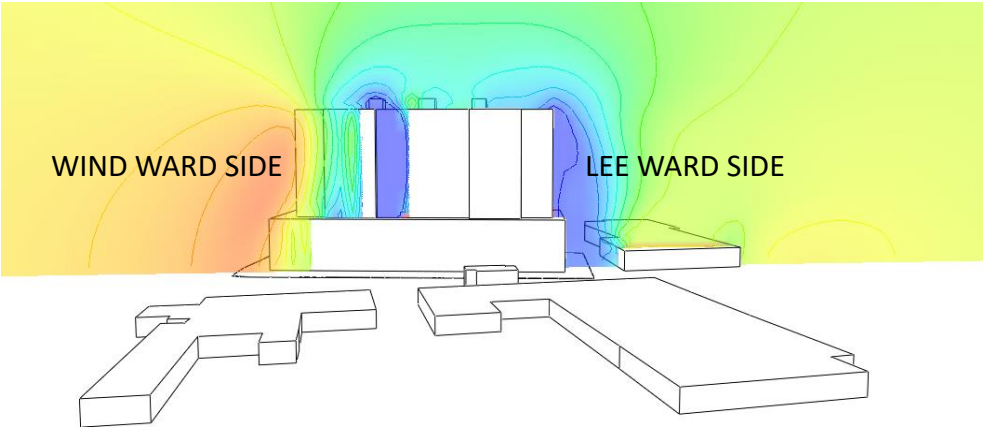
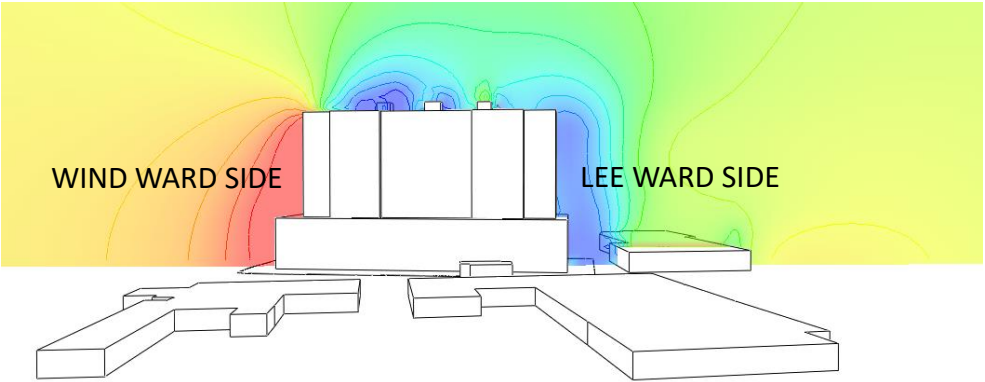
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	80M
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PRESSURE CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

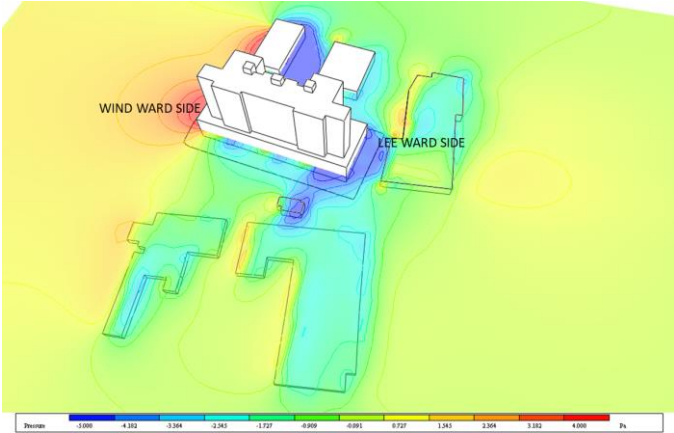
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	
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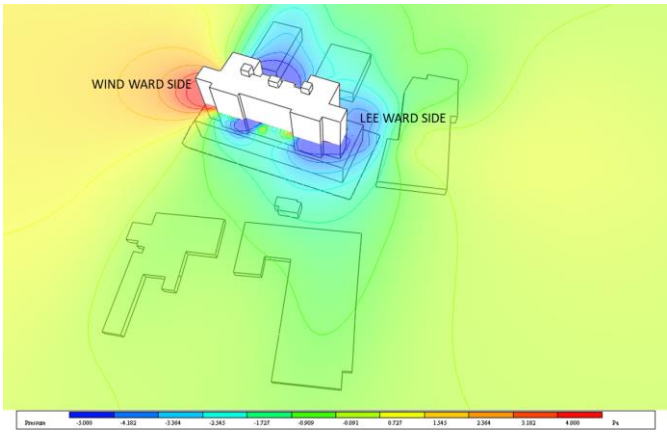
PRESSURE CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	10 M
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Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	40 M
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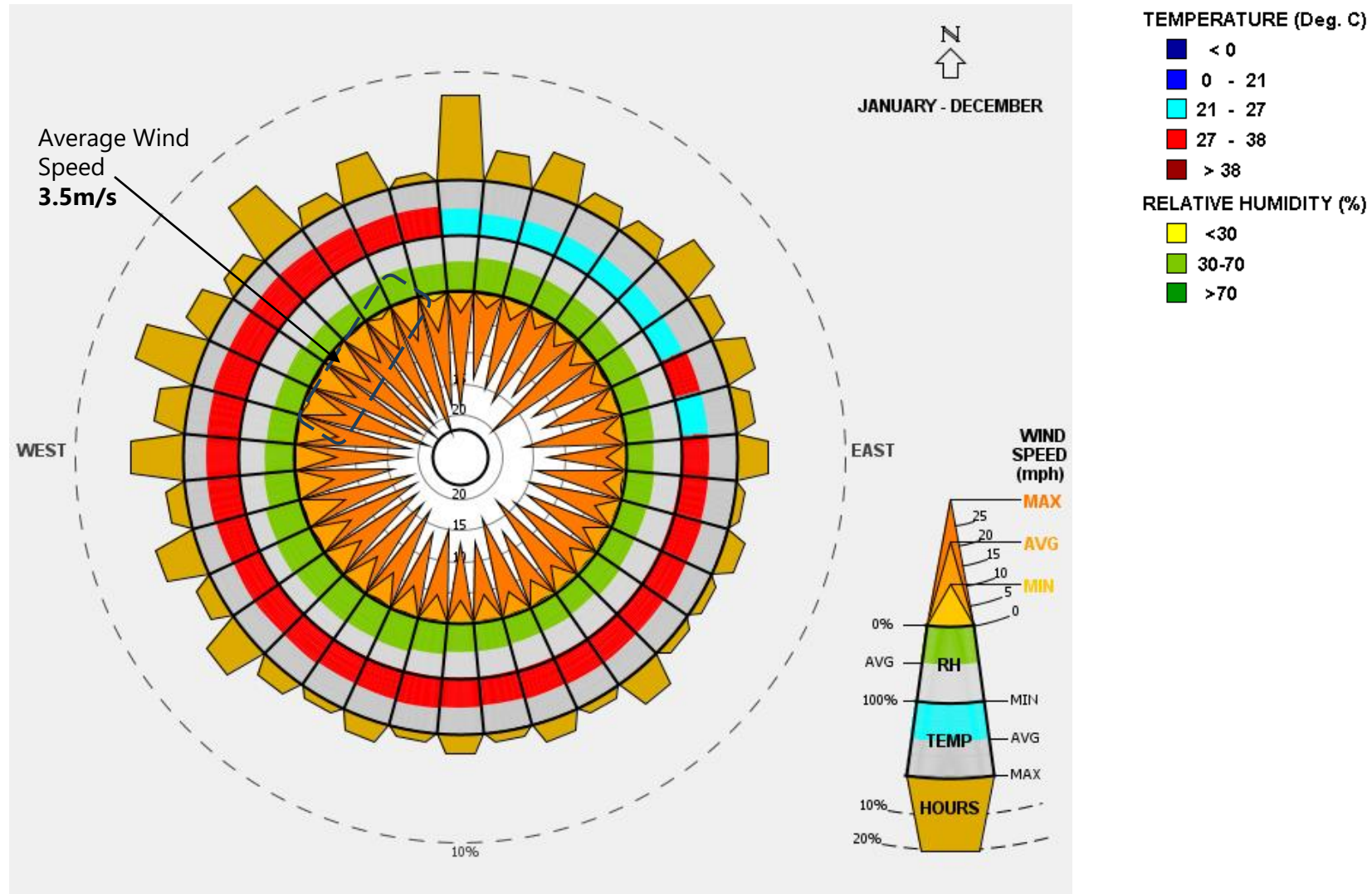
Prominent Wind direction	West	Average Wind speed	4m/s	Analysis Grid @	80 M
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AVERAGE WIND SPEED - NORTH-WEST

- Prominent wind direction

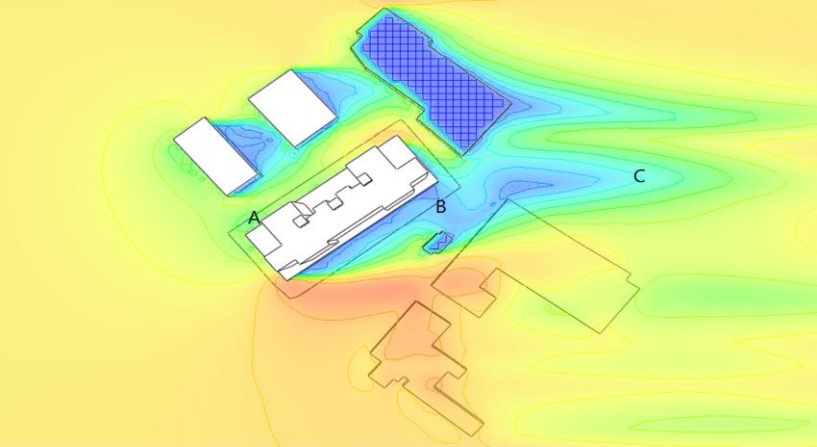
In the diagram below it can be observed that the sub-prominent wind direction in **Mumbai** is **North-West**.



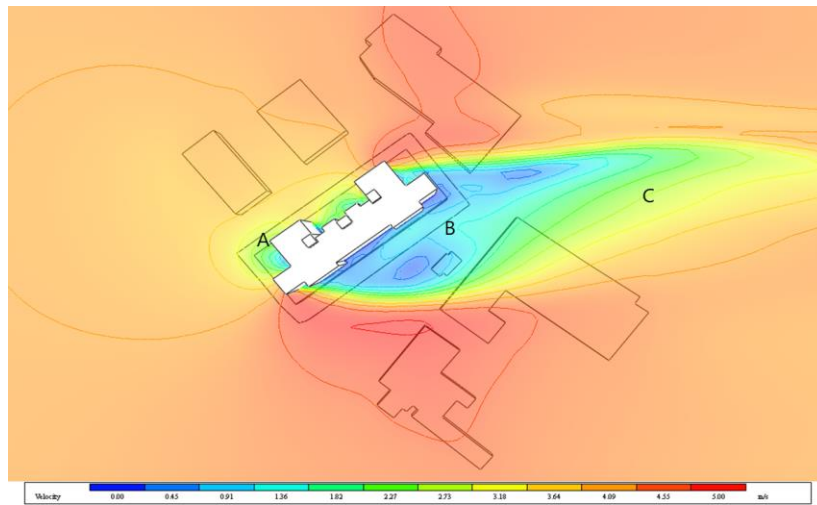
VELOCITY CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

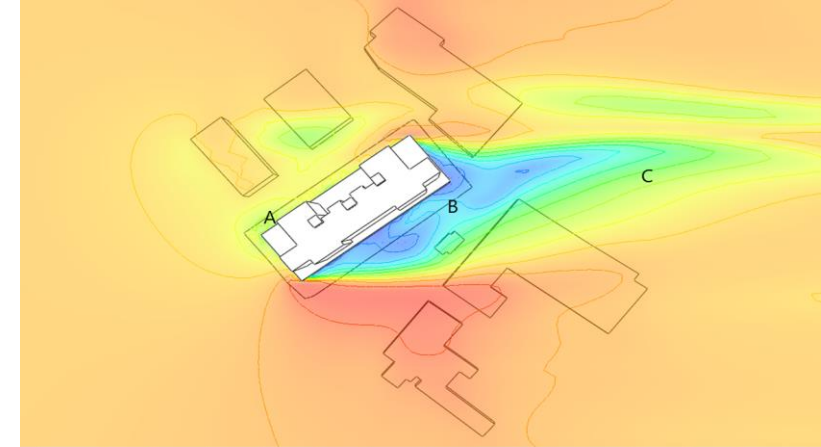
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	10M
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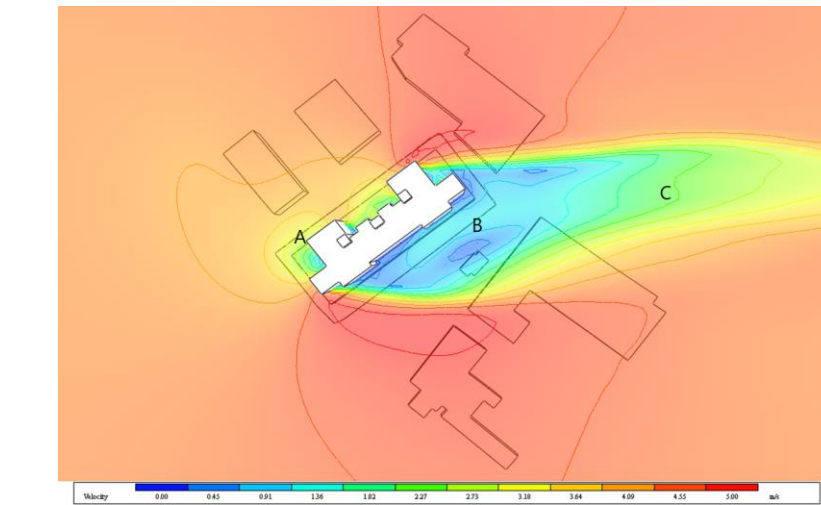
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	30M
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Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	20M
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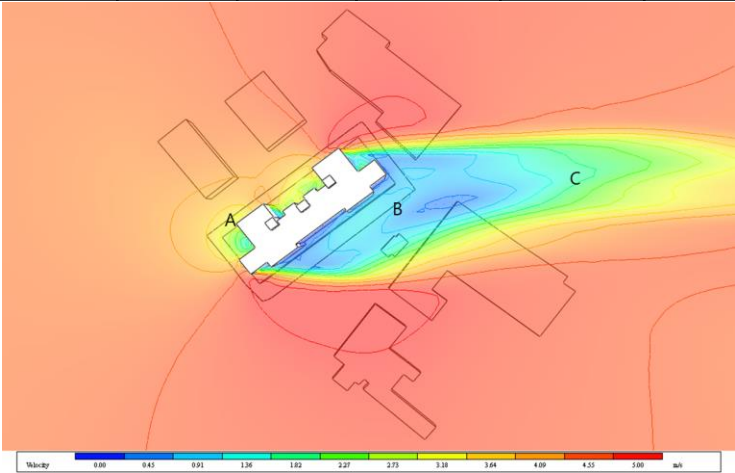
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	40M
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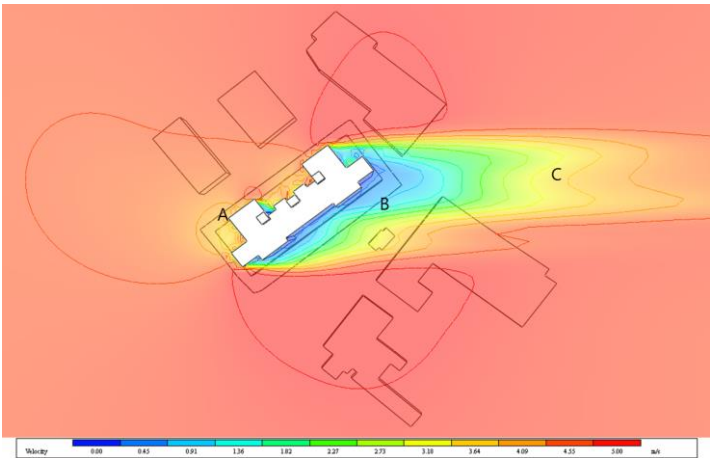
VELOCITY CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

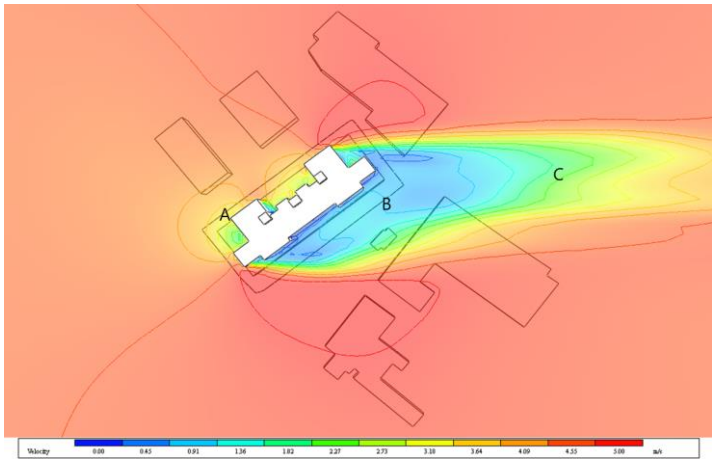
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	50M
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Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	70M
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Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	60M
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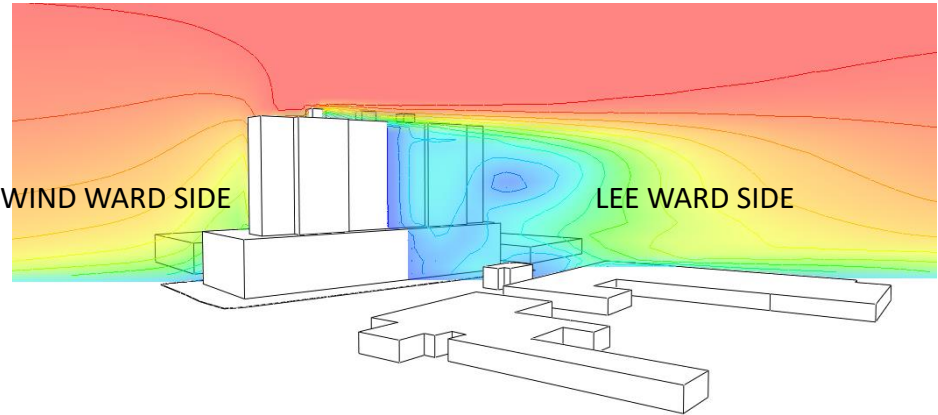
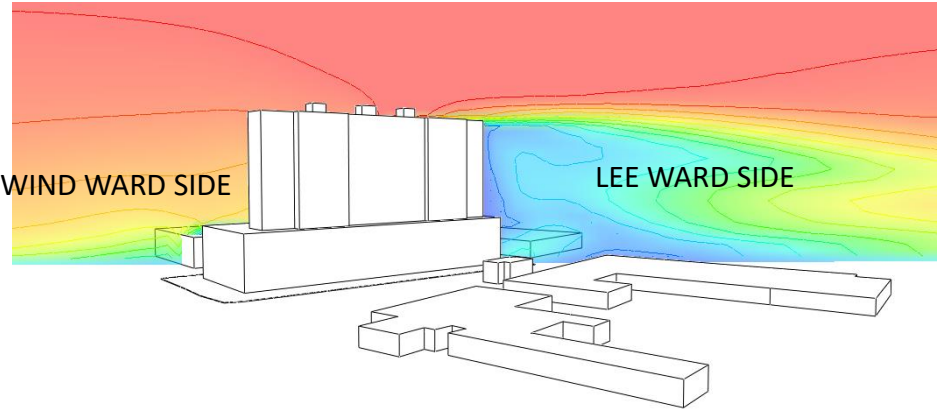
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	80M
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VELOCITY CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

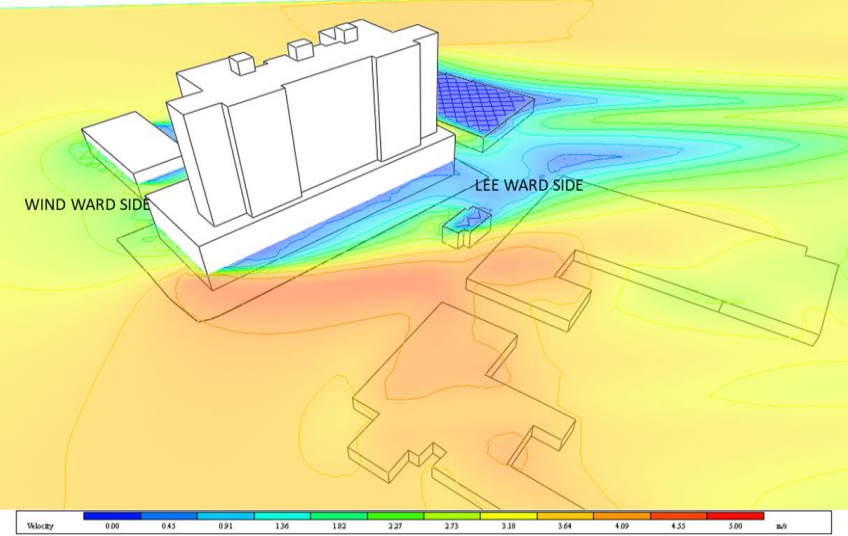
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	
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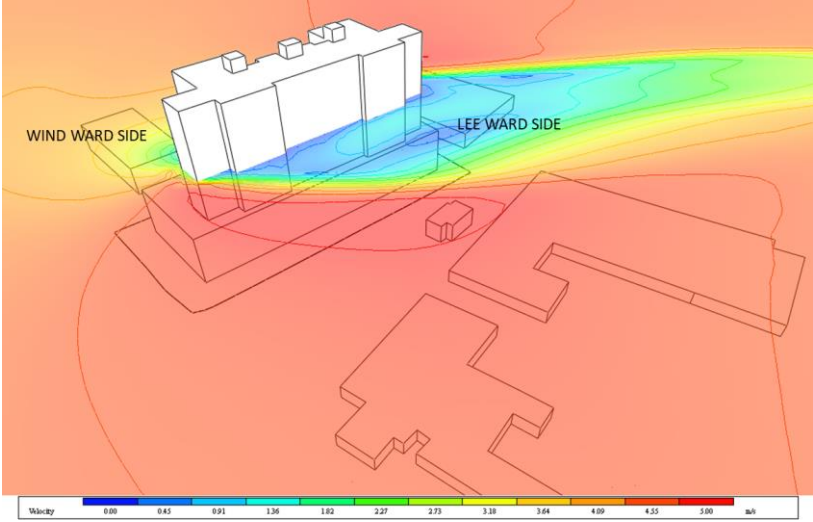
VELOCITY CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

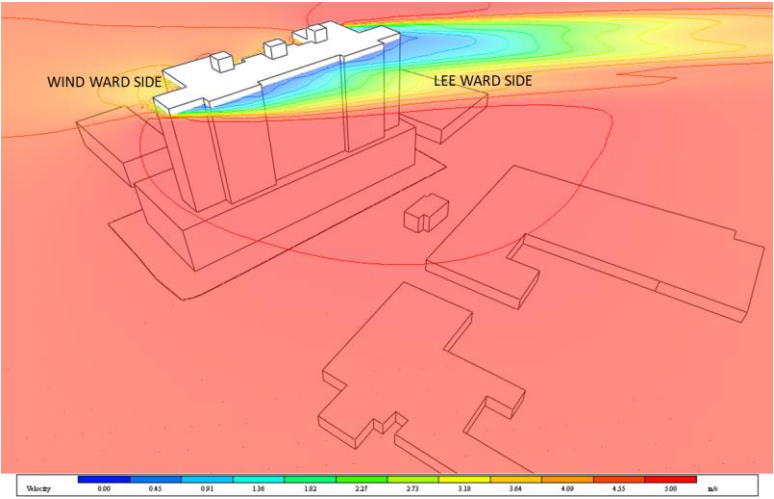
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	10M
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Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	40M
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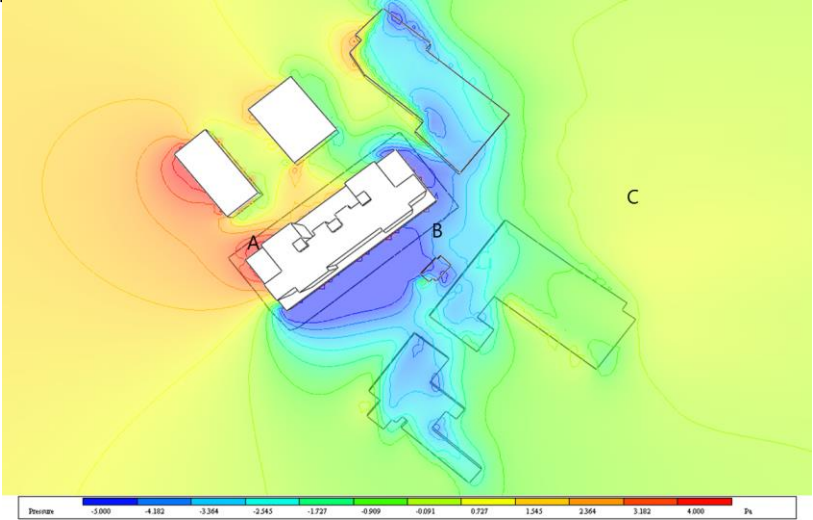
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	70M
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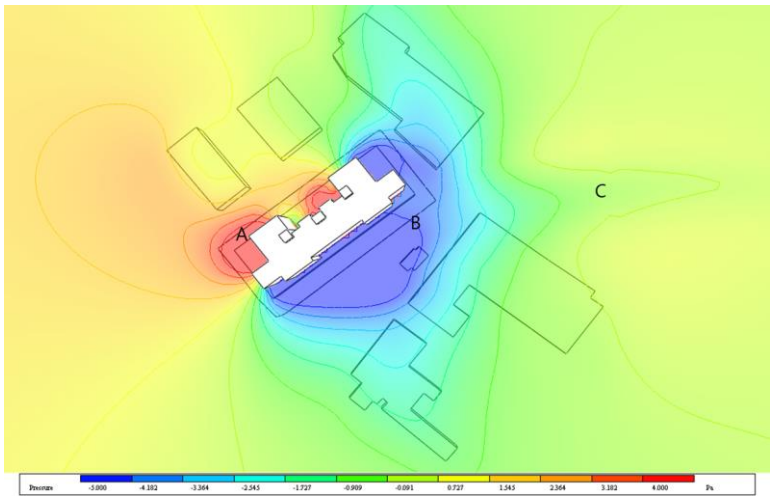
PRESSURE CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

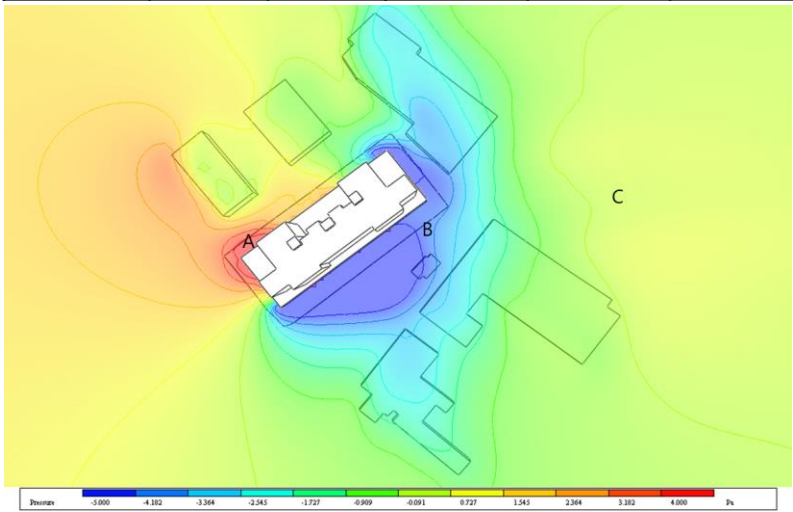
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	10M
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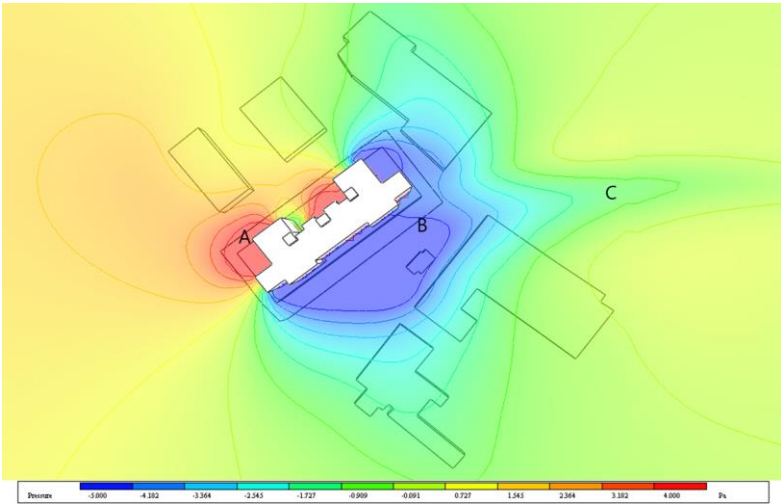
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	30M
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Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	20M
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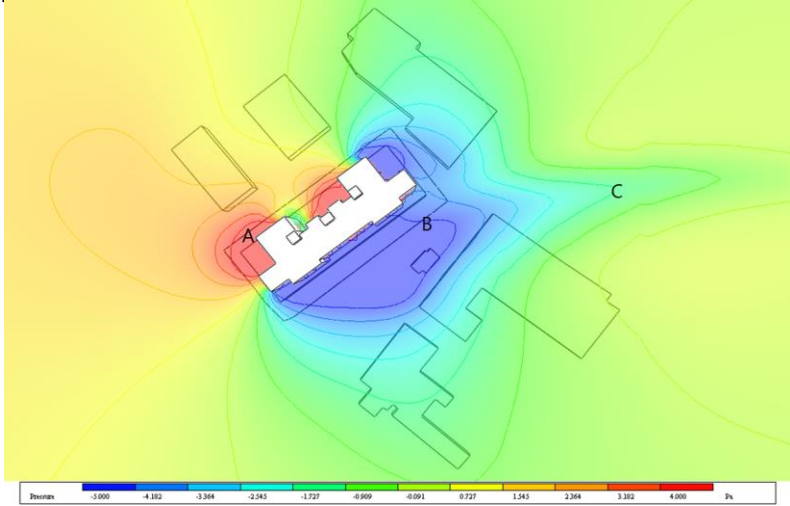
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	40M
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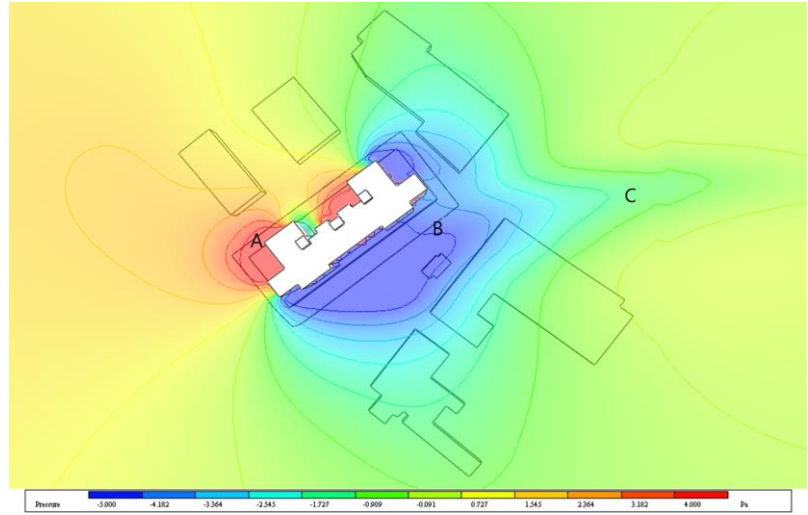
PRESSURE CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

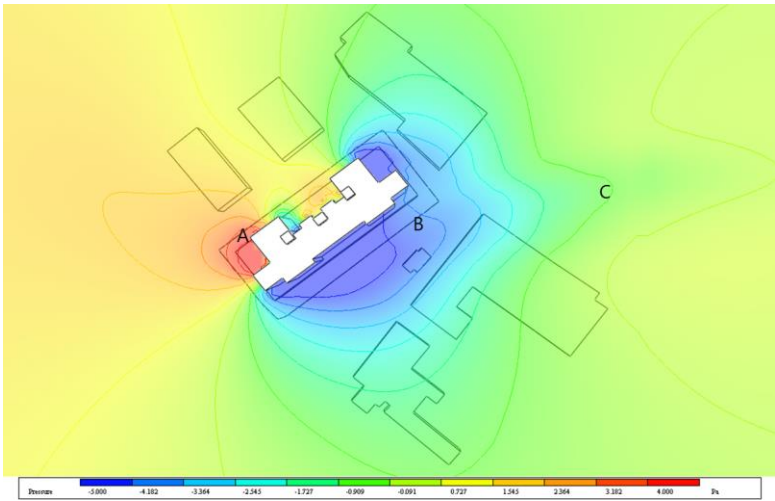
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	50M
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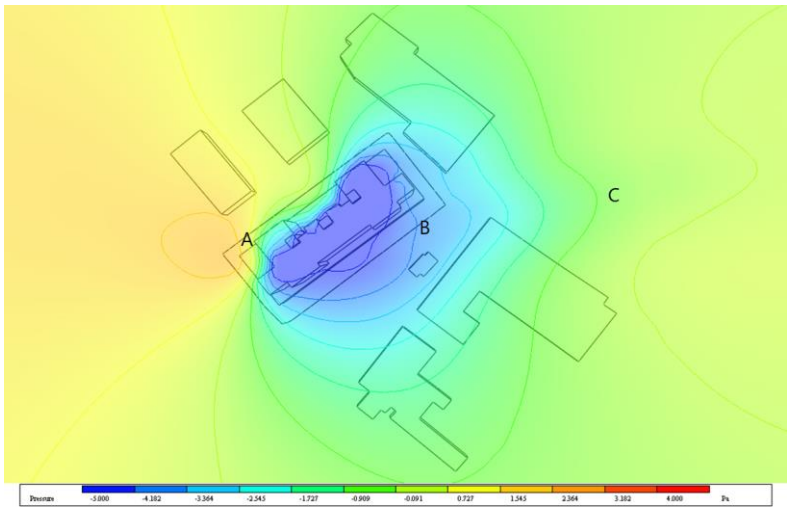
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	60M
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Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	70M
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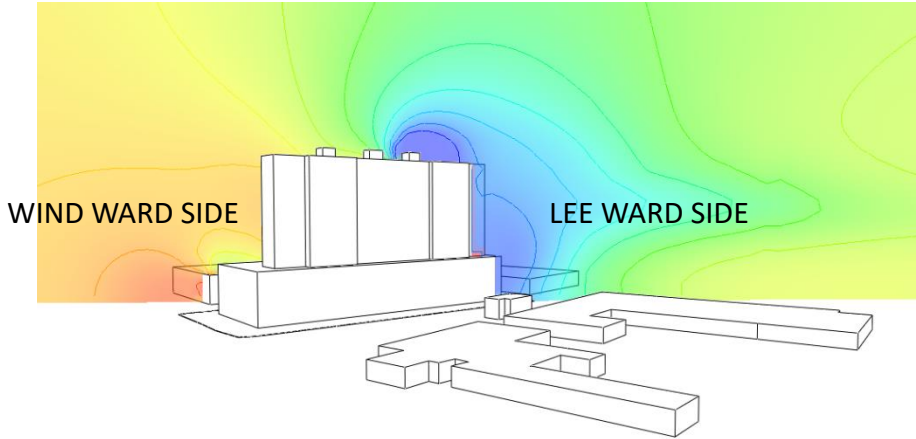
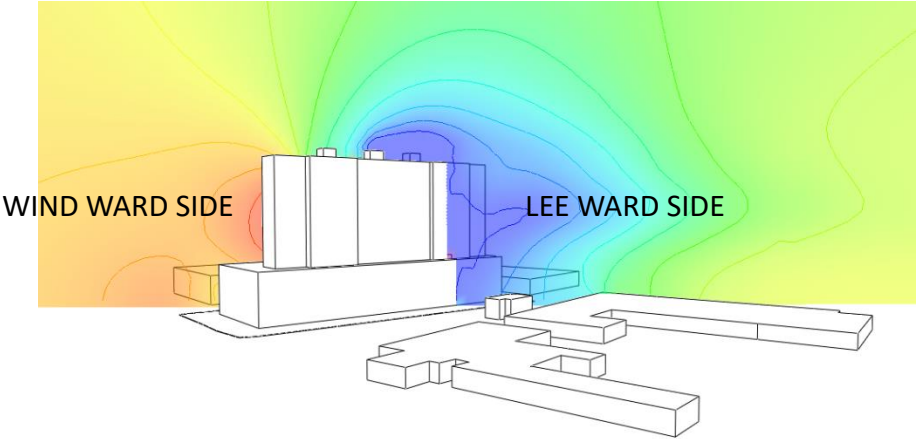
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	80M
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PRESSURE CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

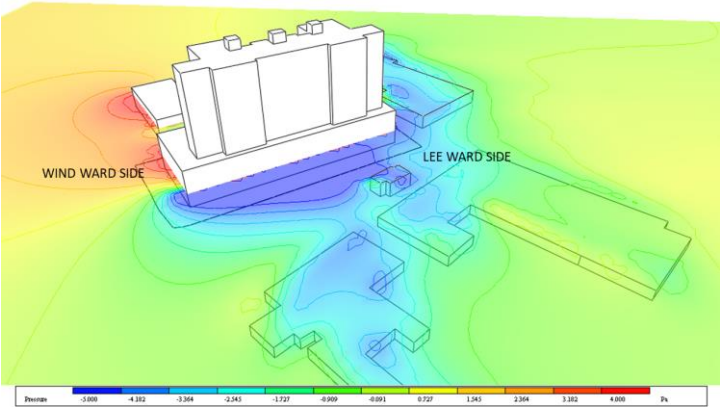
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	
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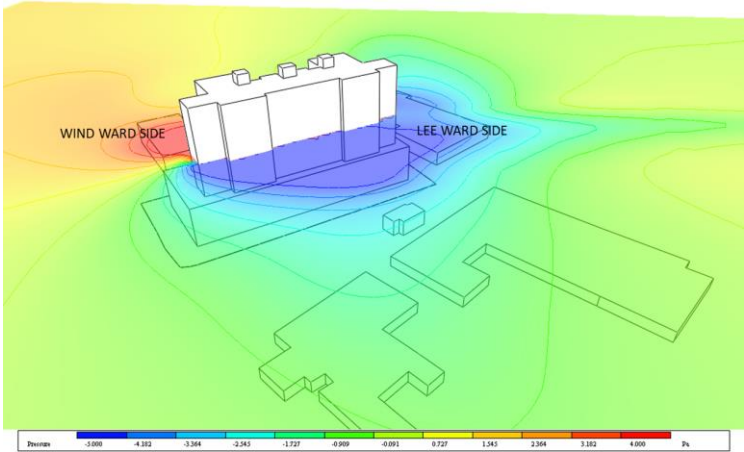
PRESSURE CONTOUR ANALYSIS WITH SIMULATION

CFD INPUTS

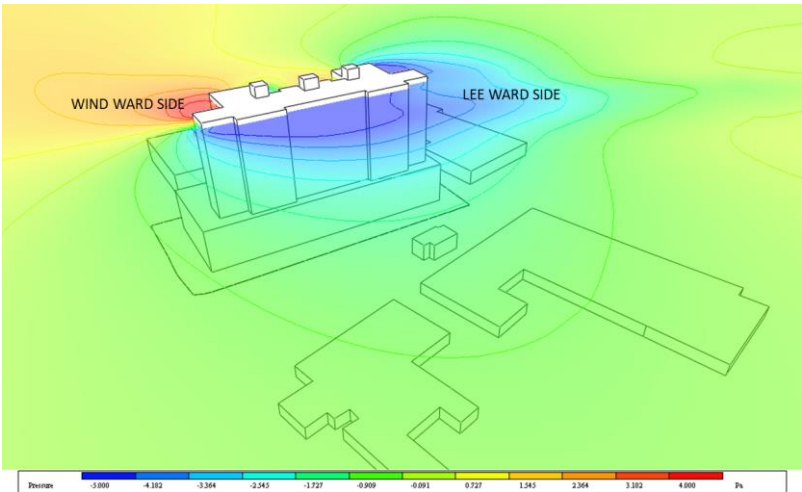
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	10M
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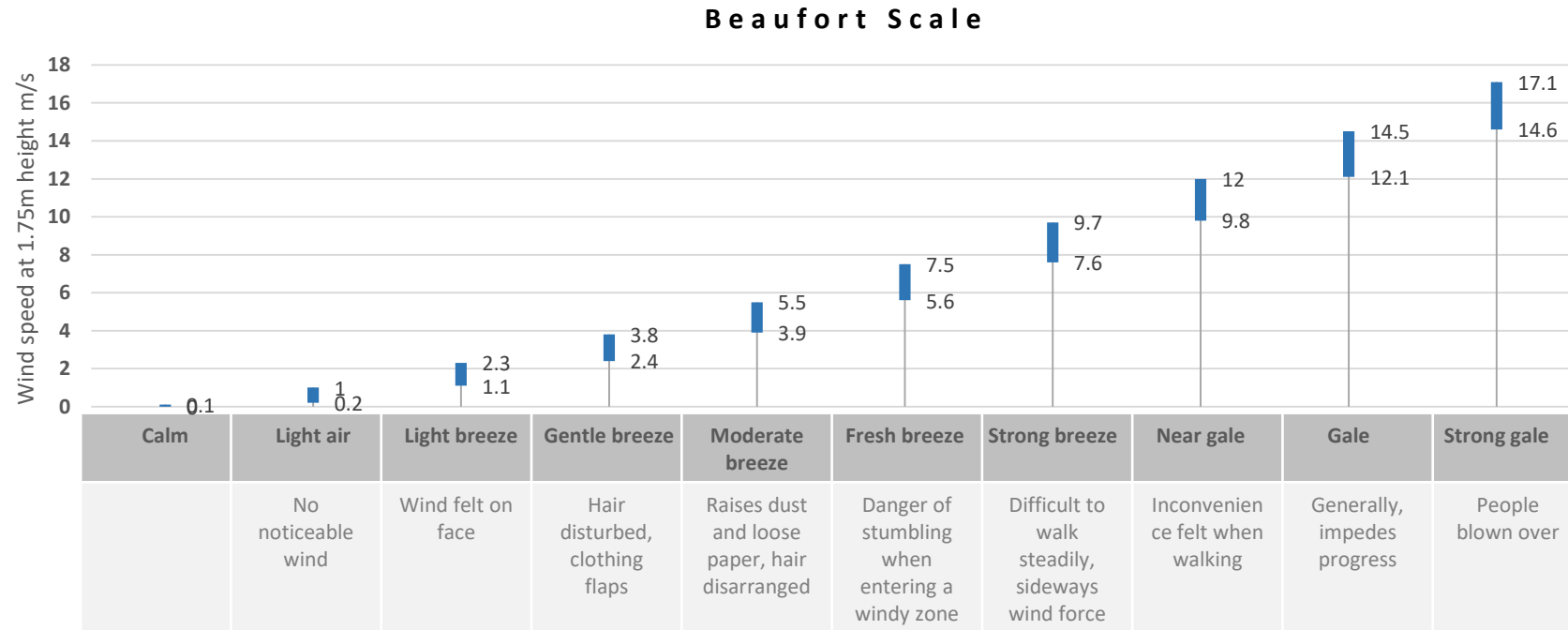
Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	40M
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Prominent Wind direction	North-West	Average Wind speed	3.5m/s	Analysis Grid @	70M
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CONCLUSION



Conclusion :

- At observation **Point A**, which lies in the Western part of the building, wind speed ranges from 1.4 to 4.8m/s with **light to moderate breeze**.
- **Point B** has observed a gentle to **light breeze** even though it is on the leeward side.
- Point C has observed wind speed ranges of 1.3 to 4.6m/s, which is a light to moderate breeze. Building placement and planning are not majorly obstructing wind movement and ventilation of surrounding buildings. Optimized form, orientation, and the overall massing of the towers enable a non-obstructed wind flow pattern throughout the site which is inferred from analysis images. The proposed development has no significant impact or substantial negative pressure zones in the surrounding areas.

Overall, wind speed at various heights is between 1.3 m/s to 4.8 m/s and no funnel effect has been observed.



VEE SQUARE TECH CONSTRUCT LLP

Date: 20/06/2023

To,
The State Level Expert Appraisal Committee (SEAC-II)
15th Floor, New Administrative Building,
Environment Department,
Mantralaya, Mumbai – 400032

Subject: Submission of undertaking for reuse of excess treated sewage available from proposed Commercial at plot no. C2, Pawane TTC, Navi Mumbai by M/s. Vee Square Construct LLP

Respected Sir,

I, Kalimullah Naushad (Partner) in M/s. Vee Square Construct LLP hereby confirm that after full occupation of the proposed Commercial development project, the total treated sewage available for reuse will be 134 KLD. Recycling of treated sewage shall be done for gardening (5KLD), flushing (73 KLD) within site which will help to reduce the quantity of treated sewage.

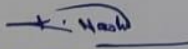
We hereby also propose to have tie up with tanker water supplier agency named as Pratik Water Supplier to whom excess treated sewage shall be given free of cost. They will supply this excess treated sewage for secondary purpose like for nearby construction sites, farms, factories etc. which will help to reduce the quantity of treated sewage to the tune of 35 % (47KLD).

Thanking you.

Yours faithfully,

For, M/s. Vee Square Construct LLP.
M/s VEE SQUARE TECH CONSTRUCT LLP

Partner


Partner



PRATIK WATER SUPPLY
WATER SUPPLIERS

Mob.: 9322255912
Off.: 39584380

House No.: 256, Opp. Manjula Cycle Co., Sector 22, Turbhe Gaon, Navi Mumbai - 400 705.

Date: 16/06/2023

To,
M/s. Vee Square Construct LLP,
Plot no. C2, Pawane TTC, Navi Mumbai

Subject: Regarding usage of excess treated sewage generation from your project.

Dear Sir,

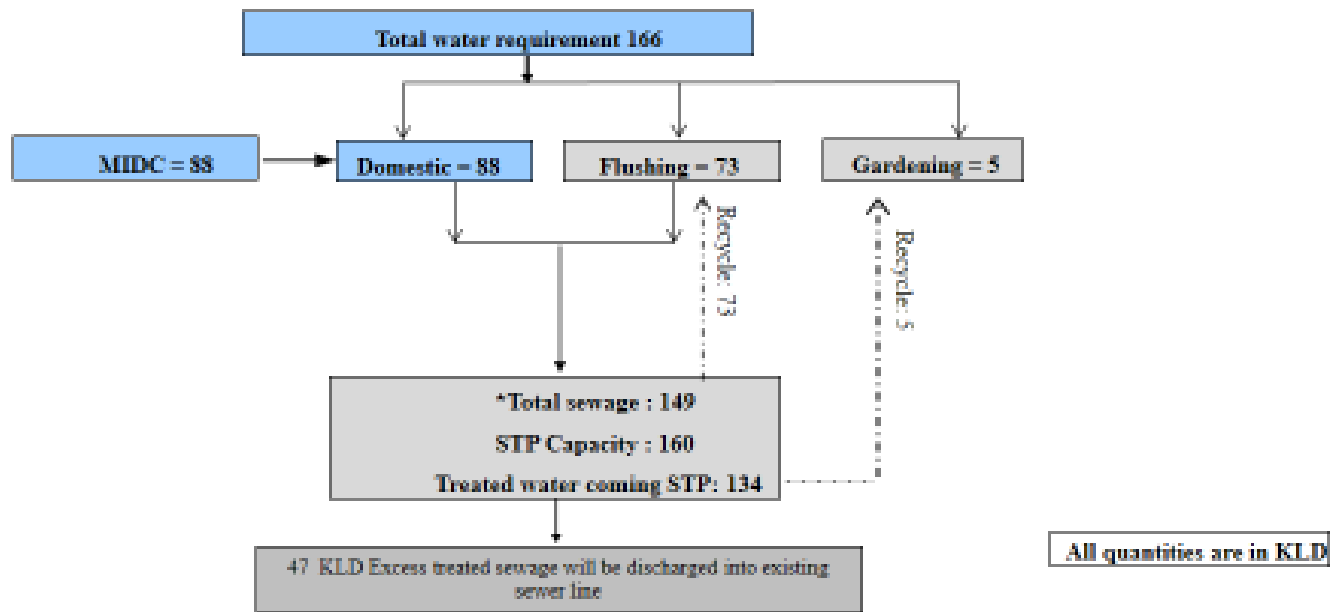
With reference to the above, this is to confirm that we will reuse the excess treated sewage water generated from your proposed Commercial at plot no. C2, Pawane TTC, Navi Mumbai for supplying water to nearby construction sites, farms, factories etc. We will take the water free of cost.

Thanking you.

For, Pratik Water Supply

Proprietor

WATER BALANCE PER DAY BASIS – NON MONSOON SEASON



Please Note:

*Considered 90 % sewage of domestic and 100% of sewage of flushing requirement, the total sewage generation is 149 KLD

•Excess treated sewage: : 47 KLD -Disposal of excess treated sewage (35%) to existing municipal sewer line as per stringent discharge standards of NGT order dt. 30.04.2019 & 9 KLD shall be given to tanker water supplier which will be used for nearby construction activities

Total water requirement = 166 KLD

Recycling of Treated water from STP (134 KLD); For flushing (73 KLD) and gardening (5 KLD)

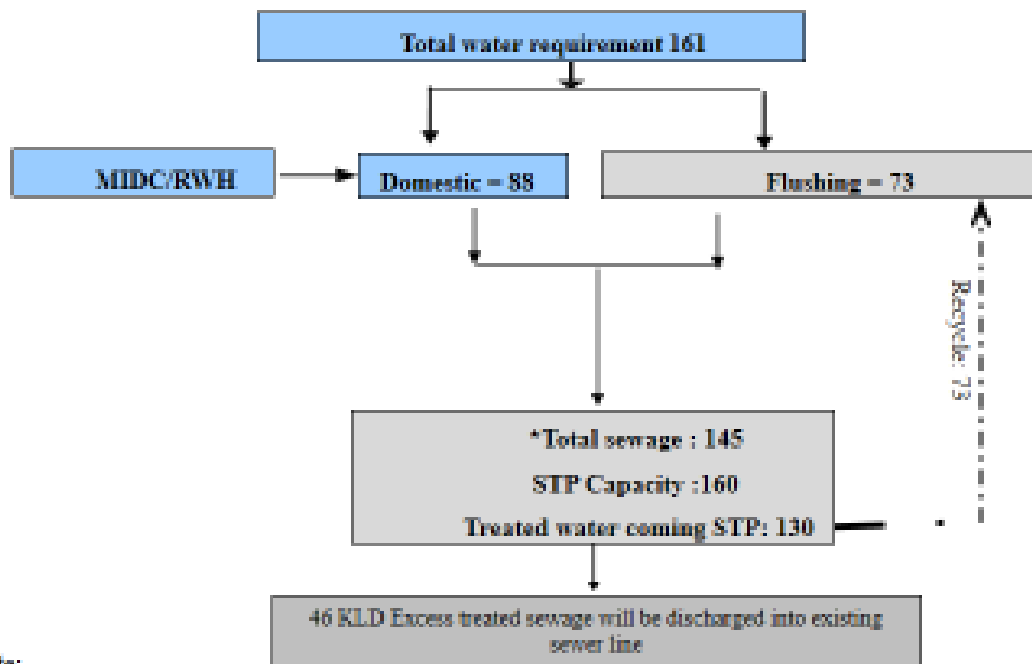
Domestic water requirement : 88 KLD (Source: MIDC)

Ref:

- Criteria For Occupancy Load : National Building Code (NBC) -2016 – Part 9, Page 11-13 Occupant Load
- Criteria For Water Requirement : National Building Code (NBC) -2016 – Part 9, Page 11-13, Water Requirement



WATER BALANCE PER DAY BASIS – MONSOON SEASON



Please Note:

*Considered 90 % sewage of domestic and 100% of sewage of flushing requirement, the total sewage generation is 145 KLD

*Excess treated sewage: : 46 KLD -Disposal of excess treated sewage (35%) to existing municipal sewer line as per stringent discharge standards of NGT order dt. 30.04.2019 & 12 KLD shall be given to tanker water supplier which will be used for nearby construction activities

Total water requirement = 161 KLD

Recycling of Treated water from STP (For flushing (73 KLD)

Domestic water requirement : 88 KLD (Source: MIDC)

Ref.:

- Criteria For Occupancy Load : National Building Code (NBC) -2016 – Part 9, Page 11-13 Occupant Load
- Criteria For Water Requirement : National Building Code (NBC) -2016 – Part 9, Page 11-13, Water Requirement



Environmental Engineering Excellence

ENVIRONMENTAL
CLEARANCE



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

To,

The -1

VEE SQUARE TECH CONSTRUCT LLP

Office no 22, 23 & 24, Shree Chmunda Harmony, plot no 68a, 69 & 69a
Sector 18 Kamothe -410209

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/441625/2023 dated 24 Aug 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B038MH174432
2. File No.	SIA/MH/INFRA2/441625/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Commercial IT Development by M/s. Vee Square Tech Construct LLP
7. Name of Company/Organization	VEE SQUARE TECH CONSTRUCT LLP
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 23/07/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

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

This is a computer generated cover page.

PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/441625/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mis. Vee Square Tech Construct LP,
Plot No. C-2, TTC Industrial Area,
Village - Papane tarf Klir rji l J hane,
Navi Mumbai.

Subject : n1ronm.9tal cle, apce fot p r og9sed C9n1mercial IT Development at
Pi9t N -, - r r rc Je1 stri l a/\ ihg : i r ne KI-l irne' Thane,
Nan .1 n1b,ai by M/s. ves t ieJ e Iif 2 stnict LLBit ,

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proposal ; , as c b r s i d r e d l y , the § Xc-2 h i t s 3 2 n f f u e e t i n & u r i d e r s c r e n i n g c a g o 8 (a) B2 as
p e E I A o t i f i c t i : 2 ? ? 6 a n i i h n g , l i s i I A A 89J> a L n i h i : ? g e d ' i t 27 th meeting
of State Level Env1ron,ment Impact se s, l l l < ! Q A u t J : w n t y (S E I A { \} ; h e ! d o n : : 24, th J t 1 ; n e , i o 24.

2.) l B r i e f 4 i . f 6 h n a t i o n o (t h i p r 6 j e f 6 t i f u i t t d , b y y 6 , l i s t i s e r K v i - f + , ; i l ; J H I

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/441625/2023 Dated 24.08.2023	
2	Name of Project	Proposed Commercial IT development at Plot no. C2, Pawane TTC, Navi Mumbai	
3	Project category	8(a) Building and Construction, B (2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Kalimullah Naushad
		Regd. Office address	Office No: 22,23,24, Shree (harnunda Hrrhony, Plot o.68a,69&.69a, Sector -18 Kamothe, Navi Mumbai-410209
		Contact number	9820641612
		e-mail	veesquarellp@gmail.com
6	Consultant	Mis. Kesari Infrabuild Pvt. Ltd. ABET/EIA/2225/IA 0103, Validi -10/12/2025	
7	Allied for	New Project	
8	Location of the project	Plot no. C2, Pawane TTC, Navi Mumbai	
9	Latitude and Longitude		
10	Plot Area (sq.m.)	10545 Sq. m	
11	Deductions (sq.m.)		
12	Net Plot area (sq.m.)	10545 S .m	

3	Ground coverage (m ²) & %	5403.12Sq.m
4	FSI Area (sq.m.)	31110.41 Sq.m
5	Non-FSI (sq.m.)	51154.44 Sq.m
16	Proposed built-up area (FSI + Non FSI) s.m.	82264.85 Sq.m
17	Earlier EC details with Total Construction area, if an .	NA
18	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	NA

	type during Operation Phase & Capacity of OWC to be installed	Dry waste 207.6 Wet waste (including sludge) 140.4	Channelized To MIDC Will be treated in OWC machine
30	R.G. Area in sq.m.	Required RG: 1054.50 Sq.Mtrs. (10% of net plot area) RG area on Ground: 1064.90 sq.m. RG area on Podium: 1718.63 sq.m. Total R.G. area: 2783.53 sq.m	
31	Power requirement	During Operation Phase: Details Connected load (kW) 6720.29 KW Demand load (kW) 2553.3 KW	
32	Energy Efficiency	a) Total Energy saving (%): 21; b) Solar efficiency % : 5.00	
33	D.G. set capacity	2 DG set of 320 KVA	
34	No. of 4-W & 2-W Parking with 25%EV	Required (4-W): 38 nos., Provided (4-W): 75 nos. Required (2-W): 32 nos., Provided (2-W): 78 nos. EV P (25.00%) if 100% EV Required (4-W): 18 nos., Provided (4-W): 174 nos. Required 2 W : 18 nos. Provided 2-W : 20	
35	No. & capacity of Rain water harvesting tanks /Pits	1 RWH tank - 1 @ 2-layers	
36	Project Cost in (Cr.)	373.52 Cr.	
37	EMP cost	a) Construction Phase: Rs. 37 Lakhs/Annum. b) Operation Phase: 1. Capital Cost: Rs. 457.09 Lakhs. 2. O & M Cost: Rs. 37.95 Lakhs/Annum.	
38	CER Details with justification if any, as per MoEF&CC circular dated 01/05/2018	Not Applicable	
39	Details of Court Cases/ litigations w.r.to the project and project location, if any.	Not Applicable	

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 276th meeting held on 24th June, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit 1OD/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

wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to start of operation of the project.
- IX. Fixtures for showers, toilets, hand basins, etc., should be of the type which will flow either by use of aerators or pressure reducing devices, sensor based, etc.
- X. The Energy Conservation Building Code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be saved for use in horticulture / landscape development of the project site.
- XII. All the oil for the use of the project should be stored in the designated sites (to the extent possible) that are situated in the area is protected and
- XIII. Soil and water samples will be tested to ascertain that there is no threat to groundwater.
- XIV. Provisions for the use of all the materials, etc., in the project should be as per the provisions of the Maharashtra (Urban Areas) Environmental Protection and Conservation Act, 1986.
- XV. The diesel generators should be of the type which will not emit sulphur dioxide and should conform to the provisions of the Maharashtra (Urban Areas) Environmental Protection and Conservation Act, 1986.
- XVI. Vehicle should be used for transportation of all the materials, etc., and the emission of the vehicle should be as per the provisions of the Maharashtra (Urban Areas) Environmental Protection and Conservation Act, 1986.
- XVII. All the activities should be carried out in such a manner that the noise level should not exceed the limit specified in the Maharashtra (Urban Areas) Environmental Protection and Conservation Act, 1986.
- XVIII. Diesel power generating sets proposed as a 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.
- 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.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be

utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP should be reused to the maximum extent possible. Treatment of 100% of the effluent should be done. Necessary effluent treatment should be done for the STP. b) To give 100% of the effluent to the local water body or to recycle at least 50% of the effluent, the proponent should ensure this.
- IV. The project should have a dedicated waste disposal facility, green belt and a plan for the utilization of water in the adjacent area for gardening. Before the construction of the project, the proponent should ensure that the necessary environmental infrastructure is installed and made functional including water requirement.
- V. The project should obtain a local authority to the availability of drinking water, connectivity of sewer line for the project, and disposal of treated effluent as per environmental norms.
- VI. The project should obtain a local authority to the availability of drinking water, connectivity of sewer line for the project, and disposal of treated effluent as per environmental norms.
- VII. The project should obtain a local authority to the availability of drinking water, connectivity of sewer line for the project, and disposal of treated effluent as per environmental norms.
- X. The project should obtain a local authority to the availability of drinking water, connectivity of sewer line for the project, and disposal of treated effluent as per environmental norms.
- XI. The project should obtain a local authority to the availability of drinking water, connectivity of sewer line for the project, and disposal of treated effluent as per environmental norms.
- 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.
- 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, SO₂, 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.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment is obtained from Maharashtra Pollution Control Board/under relevant Water Act; a copy shall be submitted to the Environment Dept., before start of construction at the site.
- III. Under the provisions of Environmental Protection Act, 1986, legal action shall be initiated against the project if it is found that the project has been started without obtaining environmental clearance.
- IV. The project proponent shall submit a copy of the status of compliance to the relevant authorities in the form of a report (both in hard copies and soft copies) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB, and the SPCB.
- V. The project proponent shall submit a copy of the status of compliance to the relevant authorities in the form of a report (both in hard copies and soft copies) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB, and the SPCB.
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- VII. The project proponent shall submit a copy of the status of compliance to the relevant authorities in the form of a report (both in hard copies and soft copies) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB, and the SPCB.

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

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions,

Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by: Shri Pravin C. Darade, I.A.S.
Designation: Member Secretary
Date and Time: 7/23/2024 1:50:57 PM

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **11/05/2025**
Time : **11:28:34 AM**
Validity upto : **10/05/2026**



Certificate SL. No. : MH04600480017766
 Registration No. : MH46BM0034
 Date of Registration : 30/May/2019
 Month & Year of Manufacturing : April-2019
 Valid Mobile Number : *****3264
 Emission Norms : BHARAT STAGE IV
 Fuel : DIESEL
 PUC Code : MH0460048
 GSTIN :
 Fees : Rs.150.00
 MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.2
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **11/05/2025**
Time : **11:57:07 AM**
Validity upto : **10/05/2026**



Certificate SL. No. : MH04600480017770
Registration No. : MH46BM0186
Date of Registration : 12/Jun/2019
Month & Year of Manufacturing : April-2019
Valid Mobile Number : *****3264
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0460048
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.31

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **13/03/2025**
Time : **17:35:02 PM**
Validity upto : **12/03/2026**



Certificate SL. No. : MH04600480016691
Registration No. : MH43BX3808
Date of Registration : 10/Mar/2022
Month & Year of Manufacturing : December-2021
Valid Mobile Number : *****3264
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0460048
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.21
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

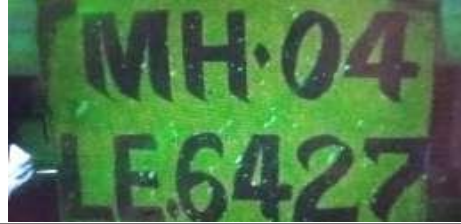
Authorised By :
Government of Maharashtra

Date : **14/01/2025**
Time : **19:46:16 PM**
Validity upto : **13/01/2026**



Certificate SL. No. : MH00502690013380
Registration No. : MH04LE6427
Date of Registration : 19/Jan/2023
Month & Year of Manufacturing : November-2022
Valid Mobile Number : *****6896
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0050269
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.67

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date : 07/11/2025
Time : 12:51:47 PM
Validity upto : 06/11/2026



Certificate SL. No. : MH00404360000394
Registration No. : MH04KU2783
Date of Registration : 03/Nov/2021
Month & Year of Manufacturing : April-2021
Valid Mobile Number : *****3456
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040436
GSTIN :
Fees : Rs. 150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.38

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

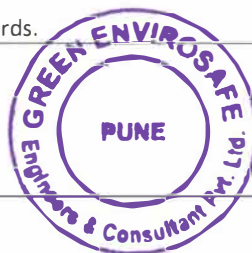
Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

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

TEST REPORT				
Test Report No. -	GESEC/PRO/AAQM/2026-27/05/595		Report Date	16.05.2026
Sample ID. -	GESEC/PRO/AAQM/2026-27/05/595			
Name & Address of the Customer	M/s. Vee Square Tech Construct LLP, Plot No. C-2, Pawane MIDC, TTC Industrial Area, Navi Mumbai			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Main Gate		Green EnviroSafe Engineers & Consultant Pvt. Ltd, Pune	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
11.00 am	11.00 am		24 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	30.2	Wet Bulb Temperature °C	22.2	
Dry Bulb Temperature °C	30.2	Relative Humidity % RH	49.6	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
10.10.2026 To 15.10.2026	10.10.2026	10.10.2026	16.10.2026	
Name Of Instrument	Fine Particulate Sampler	Date Of Calibration	26/03/2026	
Instrument ID No.	FDS/2019-20/344/GESEC/Lab/Inst/83	Due Date of Calibration	25/03/2027	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	20.23
Oxides of Nitrogen (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	23.04
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	43.58
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	25.02
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	10.02
Ammonia (NH ₃) For 24 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤ 400	9.88
Carbon Monoxide (CO)	CPCB Guidelines, Volume I ,37/2012-13, Page no. 16	mg/m ³	≤ 04	0.57
Benzene (C ₆ H ₆)	Method TO-17	µg/m ³	≤ 05	<0.5
Benzo(a)Pyrene (BaP)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 40	ng/m ³	≤ 01	<0.02
Arsenic (As)	MASA-822 3rd Edition	ng/m ³	≤ 06	<0.3
Nickel (Ni)	MASA-822 3rd Edition	ng/m ³	≤ 20	<0.3
Lead (Pb)	MASA-822 3rd Edition	µg/m ³	<1.0	<0.003
Note -				
➤ All above results are within National Ambient Air Quality standards.				

END OF REPORT



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

Page 1 of 1

Terms and conditions

- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
- 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 reveal 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 28/02/2028 and NABL approved by Quality Council of India. till 28/02/2028.

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

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2026-27/05/596		Report Date	16.05.2026
Sample ID: -	GESEC/PRO/ANLM/2026-27/05/596			
Name & Address of the Customer	M/s. Vee Square Tech Construct LLP, Plot No. C-2, Pawane MIDC, TTC Industrial Area, Navi Mumbai			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	Green Envirosafe Engineers & Consultant Pvt. Ltd, Pune			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
06.05.2026	--	--	--	
Name of Instrument	Sound Level Meter	Date of Calibration	14/02/2026	
Calibration Certificate No.	GESEC/LAB/INST/29	Due Date of Calibration	13/02/2027	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB (A)	65.9	55.2	During Day time = 75 dB (A) During Night time = 70 dB (A)
Note - ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -75/70 dB.				
 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

END OF REPORT

Page 1 of 1

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

TEST REPORT				
Test Report No: GESEC/PRO/DW/2026-27/05/597	Report Date		16.05.2026	
Sample ID : GESEC/PRO/DW/2026-27/05/597	Sample Details		Drinking Water	
Name and Address of the Customer: M/s. Vee Square Tech Construct LLP, Plot No. C-2, Pawane MIDC, TTC Industrial Area, Navi Mumbai	Type of Sample		Drinking Water	
	Volume Of Sample		1 Lit. Plastic Can	
	Sample Status		Sealed	
	Sample Collected By		Green EnviroSafe Engineers & Consultant Pvt. Ltd, Pune	
	Date of Sample Collection		10.05.2026	
	Date of Sample Received in lab		10.05.2026	
	Analysis Start Date		10.05.2026	
	Analysis End Date		15.05.2026	
WATER ANALYSIS REPORT				
Parameters	Results	Limits as per IS 10500:2012	Unit	Standard Method
Physical Parameter				
Turbidity	<0.1	Max 1	NTU	APHA 2130 B 24 th Edition:2023
Total Dissolved Solids	122.0	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Odor	Agreeable	Agreeable	--	APHA 2150 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter				
pH at 25 °C	7.15	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	38.5	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	36.5	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	9.52	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	13.27	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium	9.58	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium	7.54	Max 30	mg/l	IS 3025 (Part 46):2023
Residual Chlorine	<0.1	Min 0.2	mg/l	EPA 334.0
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100 ml	APHA 9222 J 24 th Edition:2023
E.coli.	Absent	Absent	/100 ml	APHA 9222 J 24 th Edition:2023
Remark(s):				
➤ The above water sample is Comply with required limit as per IS 10500:2012 for above tested parameters.				



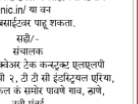
Mr. Vinod Hande
Mr. Vinod Hande
 (Technical Manager)
 Reviewed & Authorized By

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 28/02/2028 and NABL approved by Quality Council of India. till 28/02/2028.



जाहीर सूचना

सर्व संबंधित व्यक्ती, अधिकृत रहिवाशी, पर्यावरण
विषयक मंडळे, एन.जी.ओ. आणि इतर यांना या
जाहीर सूचनेद्वारे असे कळविण्यात येते कि पर्यावरण, वन आणि हवामान बदल
मंत्रालय

यांनी खालील वसाहत बांधकामासाठी पर्यावरण
अनुमती प्रदान केली आहे.

मेसर्स. व्ही. स्क्वेअर टेक कन्स्ट्रक्ट एलएलपी

पत्ता : प्लॉट नं. सी २, टी टी सी इंडस्ट्रियल एरिया, सविता केमिकल कं समोर
पावणे गाव, ठाणे,

नवी मुंबई, महाराष्ट्र पत्र क्र. EC24B038MH174432, File No. SIA/MH/
INFRA2/441625/20223 दिनांक

सदर पत्राच्या प्रति महाराष्ट्र शासन, पर्यावरण अनुमती विभाग, मंत्रालय व
महाराष्ट्र राज्य प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहे. त्याचप्रमाणे
<https://parivesh.nic.in/> या वन

व पर्यावरण मंत्रालयाच्या वेबसाईटवर पाहू शकता.

दिनांक : १४/०६/२०२५

सही/-

स्थळ : नवी मुंबई.

संचालक

मेसर्स. व्ही. स्क्वेअर टेक कन्स्ट्रक्ट एलएलपी

पत्ता : प्लॉट नं. सी २, टी टी सी इंडस्ट्रियल एरिया,

सविता केमिकल कं समोर पावणे गाव, ठाणे,

नवी मुंबई

notices

VASHI TIMES June 14 - 20, 2025 • 9

PUBLIC NOTICE

NOTICE is hereby given public at large that my client M/s. Abhimaan Developers through its authorized Partner Mr. Damji Dhanji Bambhaniya having Address at A- 806, Groma, Sector 19, Vashi, Navi Mumbai 400703, have agreed to purchase below mentioned plot to be allotted to Shri. Namdeo Padu Dapolkar (died) through his legal heirs Mr. Sakharan Namdev Dapolkar & other 34 residing at - Vahal, Tal - Panvel, Dist - Raigad. Description of Plot is given in schedule herein under & the Said Plot is to be allotted under 12.5% Scheme by CIDCO LTD.

SCHEDULE OF PROPERTY CIDCO FILE No. - Ulwe 1273

Node	Plot No.	Sector No.	Area (Sq. Mtrs.)
Ulwe	44	15A	600

Any person / persons having any claim against or to the said property by way of sale, mortgage charge, gift, lease, easement, use, trust, possession, inheritance, lien or otherwise however, is hereby required to make the same known to the undersigned at his office address given herein below, with sufficient documentary Proof, within a period of 15 days from the date of publication hereof with sufficient documentary proof, otherwise the Sale Agreement will be completed without reference to such claim and the same if any will be considered as waived.

Sachin S. Tambat, Advocate B.Sc. LLB

No.214, 2nd Floor, Bhoomi Mall, Sector-15, CBD Belapur,
Navi Mumbai. Tel.: (022) 4964 3366

Date: 14.6.25

NOTICE

Dr. PARIKH's Nursing Home & ICCU

Dr. Parikh's Nursing Home & ICCU, situated at 20-30-31, Mahavir Centre, Sector 17, Vashi, Navi Mumbai, is planning to DESTROY its INDOOR PATIENT'S HOSPITALIZED RECORDS form (April 1st, 2017 till 31st March 2020).

Anyone who wishes to avail these records should contact within 15 days from publication of this Notice.

Tel.: (022) 27892622 / 2623. Mob.: 7304276789.

PUBLIC NOTICE

All the concerned persons including bonafied residents, environmental groups, NGO's and others are hereby informed that the Ministry of Environment, forest and Climate Change, has accorded Environmental Clearance to M/s. Vee Square Tech Construct LLP.

(Address: Plot No. C2, TTC Industrial Area, Village-Pavane, Tahsil, Thane, Navi Mumbai)
EC Letter No. EC24B038MH174432.

File No. SIA/MH/INFRA2/441625/20223. Dated 23/07/2024. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and forest at <https://parivesh.nic.in/>

M/s. Vee Square Tech Construct LLP
Plot No. C2, TTC Industrial Area,
Village-Pavane, Tahsil-Thane, Navi Mumbai

PUBLIC NOTICE

Notice is hereby given that under the instructions of our client we are investigating the right, title and interest of SHIVAJI ROLLER FLOUR MILLS PRIVATE LIMITED (CIN: U15311MH1973PTC016230), a company incorporated under the provisions of the Companies Act, 1956 and deemed registered under the provisions of the Companies Act, 2013 having its registered office at Plot No. 48, Kalwa Industrial Area, Thane-Belapur Road, Airoli, Navi Mumbai, Maharashtra 400 708 ("the Company") to the leasehold property more particularly described in the SCHEDULE hereunder written ("the said Property").

We have been further instructed to investigate the right, title and interest of the Shareholders in the entire issued, subscribed and paid-up share capital of the Company, ("Company Shares"), being as under:

Name of the Shareholder	No. of Equity Shares	% of Shareholding
Ajay Bilasrai Goyal	10,32,300	34.43
Ajay Goyal jointly with Ajay Goyal HUF	6,900	0.23
Ajay Goyal jointly with Sonia Goyal	4,02,380	13.42
Ajay Goyal jointly with Sumitradevi Goyal	2,59,200	8.65
Ajay Goyal HUF	77,200	2.58
Ajay Goyal HUF jointly with Ajay Goyal	25,000	0.83
Ajay Goyal HUF jointly with Sonia Goyal	2,00,000	6.67
Sonia Goyal	80,000	2.67
Sonia Goyal joint Ajay Goyal	1,05,000	3.50
Sonia Goyal joint Mehak Jaipuria	3,15,000	10.51
Mehak Jaipuria	1,00,000	3.34
Mehak Jaipuria jointly with Sonia Goyal	1,04,000	3.47
Muskaan Khemka	1,08,000	3.60
Muskaan Khemka jointly with Sonia Goyal	2,000	0.07

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
 and 4th floor, Opp. Cine
 Planet Cinema, Near Sion
 Circle, Sion (E),
 Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000213873/CE/2411000454

Date: 09/11/2024

To,
 M/s.Vee Square Tech Construct LLP
 Plot no C2,Pawane TTC Industrial Area,
 Navi Mumbai



Sub: Consent to Establish in RED category for Commercial IT Building Development Project project.

- Ref:**
1. Application submitted by Sub-Regional Office, Navi Mumbai-I vide UAN No. MPCB-CONSENT-0000213873
 2. Environmental Clearance granted vide no.EC24B038MH174432 Dt.23/07/2024
 3. Minutes of the 9th Consent Committee Meeting dated 30/09/2024.

Your application NO. MPCB-CONSENT-0000213873

For: Your application NO.MPCB-CONSENT-0000214560 For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. The Consent to Establish in RED category is hereby granted for a period up to commissioning of the Project or of 05 years whichever is earlier.
2. The capital investment of the project is Rs.373.52 Cr. (As per C.A Certificate submitted by industry).
3. The consent to establish is valid for proposed Commercial IT Building Development Project named as M/s. Vee Square Construct LLP?,Plot C2,Pawane TTC, Navi Mumbai. on Total Plot Area of 10545 SqMtrs and for proposed total construction BUA of 82264.85 SqMtrs as per EC granted dated 23/07/2024 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC Dated 23/07/2024	10545.00	82264.85

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	0

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	144.79	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	D.G.Set (320 KVA)	1	As per Schedule -II
S-2	D.G.Set (320 KVA)	1	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable	140.4 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Non Biodegradable	207.6 Kg/Day	Segregation and Storage in covered shed	Handed over to MPCB Authorized Vendor

7. Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	200	Ltr/M	Sale to MPCB/CPCB Authorized vendor	Through MPCB/CPCB Authorized vendor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

15. The Project Proponent shall comply with the Environmental Clearance obtained vide No EC24B038MH174432 Dt.23/07/2024 for construction project having total plot area of 10545 Sqm and total construction BUA of 82264.85 Sqm as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
17. This consent is issued as per the Minutes of the 9th Consent Committee Meeting dated 30/09/2024.
18. This consent is issued after receipt of Penal Charges of Rs. 4,83,836/- as penal charges applicable from plan approved date and CC date is 14/11/2022. Penal charges=747040X2/1825X591(Days upto application date ie 27/06/2024) is Rs 4,83,836/- (Payment Received).

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-11-09 17:50:08 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	747040.00	MPCB-DR-27594	27/06/2024	RTGS
2	483836.00	MPCB-DR-28413	05/08/2024	NEFT

-

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the bank guarantee of Rs. 10 lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you are going to provide MBBR Technology based sewage treatment plant (STP's) of capacity 160 CMD for treatment of domestic effluent of 144.79 CMD.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	165.92
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	Landscaping 5.03 KLD

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set 320 KVA	Acoustic Enclosure Stack	5.00	HSD 100 Lit/Day	1	SO ₂	2 Kg/Day
						Other	-
						Sox & Nox	-
S-2	DG Set 320 KVA	Acoustic Enclosure Stack	5.00	HSD 100 Lit/Day	1	SO ₂	2 Kg/Day
						2.5	-
						Sox & Nox	-

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) Conditions for utilities like Kitchen, Eating Places, Canteens:-

- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- The toilet shall be provided with exhaust system connected to chimney through ducting.
- The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs.10 Lakhs	Submit within 15 days after grant of C to E	Towards compliance of consent conditions	05/8/2029	05/8/2030

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



Enclosure No. 13





