



परिवेश
PARIVESH
(CPC GREEN)

पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय

Ministry of Environment, Forest and Climate Change



75
आज़ादी का
अमृत महोत्सव



Form for Uploading Half Yearly Compliance Report

Proposal Details

Proposal No

SIA/MH/MIS/258546/2021

Category

INFRA-2

Name of Project

Proposed Expansion of Residential cum Commercial bldg. S. No. 127, H. No. 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 16 and 19, Village- Mahajanwadi, Taluka and District -Thane by M/s. Raj Homes

Plot / Survey/ Khasra No.

Village(s)

Sub-District(s)

State

MAHARASHTRA

District

THANE

MoEF File No

EC22B038MH164141

Name of the Entity/

Corporate Office

M/s. Raj Homes

Entity's PAN *

NA

Update E-KYC

Entity Name as per PAN *

RAJ HOMES

Entity details mentioned above is correct ? *

☒ Agree ☐ Disagree

Covering Letter

Covering Letter

Choose File 00 COVERIN... HOMES.pdf

Document Uploaded

Compliance Reporting Details

Reporting Year *

2025

Reporting Period *

01 Dec(01 Apr - 30 Sep)

View Previous Compliances

Remark(if any)

April 2025 - September 2025

Details of Production and Project Area

Date of Commencement of Project/Activity

dd-mm-yyyy

	Project Area as per EC Granted(ha.)	Actual Project Area in Possession(ha.)
Private	1.1543	4.7271
Revenue Land	0	0
Forest	0	0
Others	0	0
Total	1.1543	4.7271


Land Documents

Choose File No file chosen

(Upload Pdf only Max 20 MB)

PRODUCTION CAPACITY

Name of the Product *	Units *	As per EC Granted *	As per CTO Granted	CTO ID
	Select			





Sr.No.	Name of the Product	Units	As per EC Granted	As per CTO Granted	CTO ID	Valid Up To	Production during last financial year	Action
1	NA	Others:NA	NA	NA	NA	NA	NA	 Delete Row


****Note : If EC Conditions are not available below, Click here to upload EC Condition.**



[Upload EC Condition](#)

Conditions *

Specific Conditions






Sr.No.	Condition Heading	Condition Details	Status of Compliance,Remarks / Reason and Supporting Documents		Enter Status of Compliance	Action
1	Statutory compliance	PP to obtain revise IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra	PPs Submission	PP have obtained IOD from MBMC vide Letter No. MBMC/NR/3113/2021-22 dated- 30/12/2021. Copy of approved plan attached as Annexure 1. Complied 17-11-2025 Attachment: Click to View	Enter	 Delete Row
2	Statutory compliance	PP to obtain SWM/ C and D NOC from planning authority.	PPs Submission	PP have obtained the SWM/ C and D NOC as Annexure 2 Complied 17-11-2025 Attachment: Click to View	Enter	 Delete Row
3	Statutory compliance	Planning authority to ensure that assured water supply, sewer and storm water network is made available in the vicinity of the project before issuing occupation certificate to the project.	PPs Submission	PP hereby ensure that water supply, sewer and storm water network is made available in the vicinity of the project before issuing occupation certificate to the project Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
4	Statutory compliance	PP to relocate OWC and Substation from RG area and submit revised RG area calculation with dimensions,	PPs Submission	PP stated that, area provided for OWC is not coming under the RG area. Location of the	Enter	 Delete Row





				<p>same is Shown in the attached plan. The substation which is located in the RG area is of existing OC received buildings, as per DC regulations total RG required is 10 percent (i.e. 969.37 sq.mt., whereas we have provided total 1124.29 sq. mt. (12 percent) RG area (i.e. 721.55 sq.mt. on mother earth and 402.74 sq. mt. Paved RG). Which is more than the required RG. 10 percent Ground coverage is permissible in the RG area. As per UDCPR clause 3.4.7 Complied 17-11-2025 Attachment:NA</p>		
5	Statutory compliance	PP to reduce discharge of treated water up to 35 percent; PP to submit plan for utilization of excess treated water till sewage from project us connect to municipal sewer line.	PPs Submission	<p>PP stated that, Total water requirement for the project is 359 KLD. Treated water generated from the project will be 284 KLD. After usage of treated water in Flushing (117 KLD) and Landscaping (8 KLD), excess treated water 159 KLD will be remaining, out of which 10 KLD Excess water will be utilized for road medians. There is a school playground nearby in 1km</p> <p>Compliance Report Half</p>	Enter	 Delete Row






				Yearly Post Monitoring Report (April, 2024 - September, 2024) Page 2 M/s Raj Homes. wherein we can try giving 15-20 KLD of excess treated water after getting the consent of school before OC of the building. 35 percent (i.e. 126 KLD) excess water will be discharged into municipal drain Agreed to Comply 17-11-2025 Attachment:NA		
6	Statutory compliance	PP to submit revise layout of internal sewer line with cross section along with invert levels up to the final disposal point	PPs Submission	PP stated that Revised layout of internal sewer line with cross section along with invert levels up to the final disposal point is attached herewith. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
7	Statutory compliance	PP to ensure that overall energy saving from the project site is 20 percent.	PPs Submission	PP submitted overall energy saving of 14 percent and renewable energy saving of 6 percent proposed in comparison of LED lights with CFL lamp and 3star equipments and also, we have included vehicle charging load into the energy saving computation because of that overall savings	Enter	 Delete Row




				comes at 14 percent . If we exclude EV charging load, we will be able to achieve 17 percent savings. Agreed to Comply 17-11-2025 Attachment:NA		
8	Statutory compliance	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 and strength to increase the water permeable area as well as to allow effective fire tender movement	PPs Submission	Condition is noted. Agreed to Comply 17-11-2025 Attachment:NA	Enter	Delete Row
9	Statutory compliance	PP to achieve at least 5 percent of total energy requirement from solar/other renewable sources	PPs Submission	Condition is noted. Energy calculations attached for the reference. Agreed to Comply 17-11-2025 Attachment: Click to View	Enter	Delete Row
10	Statutory compliance	PP shall comply with standard EC condition mentioned in the Office Memorandum issued by MoEFCC vide F.No.22-34/2018-IA.III dt.0401.2019	PPs Submission	Condition is noted. Agreed to Comply 17-11-2025 Attachment:NA	Enter	Delete Row
11	Statutory compliance	SEIAA after deliberation decided to grant EC for FSI - 38379.63 m2, Non FSI - 8891.55 m2, Total BUA - 47271.18 m2. (Plan approved No. MBMC/TP/999/2022-2023, Dated- 14.06.2022)	PPs Submission	Yes, PP received the EC for FSI- 38379.63 m2, Non FSI- 8891.55 m2, Total BUA- 47271.18 m2 Complied 17-11-2025 Attachment:NA	Enter	Delete Row




General Conditions



Sr.No.	Condition Heading	Condition Details	Status of Compliance,Remarks / Reason and Supporting Documents		Enter Status of Compliance	Action
1	WASTE MANAGEMENT	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.	PPs Submission	Condition is noted and PP shall comply the same. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
2	WASTE MANAGEMENT	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	PPs Submission	All construction waste will get collected and segregated properly. Most of that shall be reused for the construction activity. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
3	WASTE MANAGEMENT	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	PPs Submission	PP shall comply the same. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
4	Human Health Environment	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.	PPs Submission	Adequate drinking water facility shall be provided for the workers at the site during construction phase. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
5	WATER QUALITY MONITORING AND PRESERVATION	Arrangement shall be made that waste water and storm water do not get mixed.	PPs Submission	During Operational phase, covered sewage system has been proposed which is	Enter	 Delete Row




				connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed of into the sewer drain. Agreed to Comply 17-11-2025 Attachment:NA		
6	WATER QUALITY MONITORING AND PRESERVATION	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	PPs Submission	Ready mix cement, curing agents and other best practices will be carry out to minimize the water demand. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
7	WATER QUALITY MONITORING AND PRESERVATION	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	PPs Submission	There is no extraction of ground water. Not Complied 17-11-2025 Attachment:NA	Enter	 Delete Row
8	WATER QUALITY MONITORING AND PRESERVATION	Permission to draw ground water for construction of basement if any shall be obtained from the Competent Authority prior to construction/operation of the project.	PPs Submission	Use of only Tanker water for construction practice. Not Complied 17-11-2025 Attachment:NA	Enter	 Delete Row
9	WATER QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	Adequate measures will be taken into consideration to minimize the wastage of water. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row

10	ENERGY PRESERVATION MEASURES	The Energy Conservation Building code shall be strictly adhered to.	PPs Submission	Condition is noted and PP shall comply the same. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
11	GREENBELT	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	PPs Submission	Excavated top soil shall be used for landscaping. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
12	GREENBELT	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PPs Submission	Condition is noted. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
13	WATER QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	Soil testing was done, according to the reports all the parameters are within limit and so there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants. Complied 17-11-2025 Attachment:NA	Enter	 Delete Row
14	Statutory compliance	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	PPs Submission	Condition is noted. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row



15	AIR QUALITY MONITORING AND PRESERVATION	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	PPs Submission	DG of 600 KVA capacity shall be used as backup during construction phase. These are environment friendly make and provided with acoustic enclosure to avoid noise emission. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
16	AIR QUALITY MONITORING AND PRESERVATION	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport and Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	PPs Submission	Condition is noted and we shall comply the same. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
17	Noise Monitoring & Prevention	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.	PPs Submission	Following care will be taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.	Enter	 Delete Row





				Agreed to Comply 17-11-2025 Attachment:NA		
18	Noise Monitoring & Prevention	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	PPs Submission	1. D.G. sets will be provided as back up for Residential buildings. 2. 2 x 300 KVA D.G. set will be provided with silencer and acoustic enclosures. The stacks shall be provided as per MPCB norms. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
19	Statutory compliance	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.	PPs Submission	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
20	WASTE MANAGEMENT	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	PPs Submission	Garbage will be collected manually from each of the building and carted to collection spot through trolleys. In order to avoid problems associated with solid waste disposal problems, an effective solid waste	Enter	 Delete Row





		approved sites for land filling after recovering recyclable material.		management system will be followed by segregating the wet and dry garbage. Wet waste will be treated by Organic Waste Converter. Agreed to Comply 17-11-2025 Attachment:NA		
21	WASTE MANAGEMENT	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	PPs Submission	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011 Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
22	WATER QUALITY MONITORING AND PRESERVATION	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100 percent grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 percent treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 percent of water, Local authority should ensure this.	PPs Submission	STP of capacity of 345 KLD shall be provided to treat the waste water. STP will be provided by established consultant and the operation and maintenance shall be done by the technical persons of consultant. MOU will be done for the maintenance. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row




23	Statutory compliance	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.	PPs Submission	STP shall be provided for Recycling of wastewater. Proper disposal of waste will be done through well managed Solid Waste management team. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
24	Statutory compliance	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	PPs Submission	We shall agree to comply with the condition. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
25	Noise Monitoring & Prevention	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.	PPs Submission	This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned	Enter	 Delete Row

				operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the air control and management section. Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. Being Complied 17-11-2025 Attachment:NA		
26	ENERGY PRESERVATION MEASURES	PP to provide adequate electric charging points for electric vehicles (EVs).	PPs Submission	We shall propose 25 percent of charging points for Electric vehicles on total parking in the project. Agreed to Comply 17-11-2025 Attachment:NA	<div>Enter</div>	<div><div></div>Delete Row</div>
27	GREENBELT	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the	PPs Submission	The green area will be approx. 1124.29 sq.mt A combination of native evergreen trees and ornamental flowering	<div>Enter</div>	<div><div></div>Delete Row</div>

		local DFO/ Agriculture Dept.		trees, shrubs and palms are planned in the complex. Total 135 Nos of trees will be planted after development. Agreed to Comply 17-11-2025 Attachment:NA		
28	Corporate Environmental Responsibility	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PPs Submission	Separate environment management cell/ consultant with qualified staff is formed and implementing the same. Complied 17-11-2025 Attachment:NA	Enter	 Delete Row
29	Corporate Environmental Responsibility	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	PPs Submission	EMP cost has been worked out and allocated for all environmental pollution control devices and other facilities. Complied 17-11-2025 Attachment:NA	Enter	 Delete Row

30	Statutory compliance	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	PPs Submission	The advertisement was published in Marathi and English language local newspaper. In Marathi newspaper Navshakti dtd. 12.08.2022 and in English newspaper The Free Press Journal dtd. 12.08.2022. Refer Annexure 04. Complied 17-11-2025 Attachment: Click to View	Enter	 Delete Row
31	Statutory compliance	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year	PPs Submission	Condition is noted. and we are complying with the same. Being Complied 17-11-2025 Attachment:NA	Enter	 Delete Row
32	Statutory compliance	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year	PPs Submission	We shall comply the same. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
33	Statutory compliance	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	PPs Submission	Condition is noted. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row

		and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, 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.				
34	Statutory compliance	PP has to strictly abide by the conditions stipulated by SEAC and SEIAA.	PPs Submission	Condition is noted and we shall comply the same. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
35	Statutory compliance	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.	PPs Submission	We have obtained Consent to Establish from MPCB. Refer Annexure 05. Complied 17-11-2025 Attachment: Click to View	Enter	 Delete Row
36	Statutory compliance	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.	PPs Submission	Environmental Clearance is already obtained. Refer Annexure 06. Complied 17-11-2025 Attachment: Click to View	Enter	 Delete Row
37	Statutory compliance	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	PPs Submission	Condition is noted and submitted to regional office of MoEF. We are submitting herewith six-monthly reports to environment department,	Enter	 Delete Row

		MoEF, the respective Zonal Office of CPCB and the SPCB.		Mantralay and MPCB. Being Complied 17-11-2025 Attachment:NA		
38	Statutory compliance	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	PPs Submission	Condition is noted and we shall comply the same. Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
39	Statutory compliance	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	PPs Submission	Condition is noted Agreed to Comply 17-11-2025 Attachment:NA	Enter	 Delete Row
40	Statutory compliance	This environmental clearance is issued subject to obtaining NOC from Forestry and Wild life angle including clearance from the standing committee of the National board of Wild life as if applicable and	PPs Submission	As the site is not within the radius as define under the circular number and hence NOC is not applicable. Not Complied	Enter	 Delete Row

		this environment clearance does not necessarily implies that Forestry and Wild life clearance granted to the project which will be considered separately on merit.	17-11-2025 Attachment:NA		
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Last Site Visit Report (if available)

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Last Site Visit Report Date (if available)

dd-mm-yyyy

Additional Attachment (if any)

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Additional Remarks (if any)

☒

I 'M/s. Raj Homes'

hereby give undertaking that the data and information given in the filed compliance and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information found to be false or misleading at any stage, the clearance given to the project will be revoked at our risk and cost. In addition to above, I hereby give undertaking that no activity such as change in project layout, construction, expansion, etc. has been taken up without due approval.

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