

Shree Munisuvrat Realtor LLP

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date: 19-11-2024

To,
State Level Environment Impact Assessment Authority,
Environment Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
State: Maharashtra

Subject : Submission of December 2024 Six Monthly Compliance Report for our Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Reference : Environmental Clearance EC Identification No. EC24B038MH152252 dated on October 09, 2024, as per General Conditions XIII and IV

Respected Sir,

With reference to above mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the **December 2024 Six Monthly Compliance Report** after receipt of Environmental Clearance for above mentioned site.

Hereby we are enclosing Data-Sheet along with annexure in format along with above mentioned Enclosures.

Please find this December 2024 six monthly compliance report as per the condition mentioned in Environmental Clearance letter.

Thanking you,

Yours Sincerely,

For M/s. Shree Munisuvrat Realtor LLP.

For Shree Munisuvrat Realtor LLP


Auth. Sign./Partners

AUTHORIZED SIGNATORY

Shree Munisuvrat Realtor llp

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date: 19-11-2024

To,
Sh Praseon Gargava (Scientist 'E' & Regional Director)
CENTRAL POLLUTION CONTROL BOARD,
Parivesh Bhawan, Opp. VMC Ward Office No. 10,
Subhanpura, Vadodara-390 023
Tel 0265-2392603
E-mail: praseon.cpcb@nic.in

Subject : Submission of December 2024 Six Monthly Compliance Report for our Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

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AUTHORIZED SIGNATORY

Shree Munisuvrat Realtor llp

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date: 19-11-2024

To,

Shri Kanwarjit Singh, IFS

Additional Principal Chief Conservator of Forests (C),

Ministry of Environment, Forest and Climate Change,

Regional Office (WCZ), Ground Floor, East Wing,

New Secretariat Building Civil Lines, Nagpur 440001

Tel.No.0712-2531318

Email: apccfcentral-ngp-mef@gov.in

Subject : Submission of December 2024 Six Monthly Compliance Report for our Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

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AUTHORIZED SIGNATORY

Shree Munisuvrat Realtor llp

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date: 19-11-2024

To,
S.R.O. Bhiwandi
Siddhivinayak Sankul,
3rd & 4th floor, Station Road,
Kalyan (West), Kalyan-421301.
Tel no: 0251-2310167
srokalyan1@mpcb.gov.in

Subject : Submission of December 2024 Six Monthly Compliance Report for our Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

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Yours Sincerely,

For M/s. Shree Munisuvrat Realtor LLP.

For Shree Munisuvrat Realtor LLP



Auth. Sign./Partners

AUTHORIZED SIGNATORY

SIX MONTHLY COMPLIANCE REPORT

(December 2024)

Of

Proposed Residential cum commercial building
[Ground + 23rd floor] under Accommodation
reservation of Vegetable Market as per sanction
D.P. Reservation No. (252) & As per Draft D.P.
Reservation No. (202) on Land Bearing
S.NO.124/125/159/161 (PT), 125/5/125/7/125/9
(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT)
At Village Kamatghar, Tal. Bhiwandi, Dist. Thane

Submitted By

M/S. Shree Munisuvrat Realtor LLP

Prepared By



NABET Accreditation No.: NABET/EIA/24-27/RA 0346

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no EC24B038MH152252 as on dated 09.10.2024

Sr. No.	EC condition	Reply
	Specific conditions	
A.	SEAC Conditions -	
1.	PP to obtain revised IOD/IOA/Concession Document/ Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing mandatory/ required RG area on mother earth as per Hon'ble Supreme Court Order.	Agreed and Complied. Our Project has received a Letter of Approvability (along with Plan Approval) vide letter no. जा.क्र./भिनिसमनपा/ नगररचना/१५८ for Plot Area: 4997.87 Sq.mt, FSI area 20429.88 Sq.mt. and Non-FSI Area 10360.70 Sq.mt. Total Construction Area: 30,790.58 Sq.mt. Refer Annexure no. 4
2.	PP to obtain following NOC & Remarks a) Final CFO NOC, b) SWD/ C&D NOC	Agreed and Complied. PP has Obtained all NOCs as follows, a) CFO NOC: Vide Letter No. MFS/51/2024/09 Dated 04.01.2024 b) We are using our C & D waste to our construction site. Hence C & D NOC is not required. Refer Undertaking of Debris by PP. Refer Annexure no. 5
3.	PP to ensure that area under STP proposed in RG area is excluded from RG area calculation & submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble supreme court order regarding RG area.	Agreed and Complied. As per UDCPR, the plot requires RG area 10% ie 394.16 sq.mt and whereas the PP has provided RG on ground ie 398.45 sq.mt. STP area is not included in RG area calculation. Refer the approved RG drawing details & Architect Certificate for RG Area. Refer Annexure no.15
4.	Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.	We have obtained Water supply NOC, Sewer NOC and SWD NOC from the Planning department. Refer Combined water supply, Sewer & SWD NOC vide letter No. जा. क्र. भिनिसमनपा/पा.पु.वि./३३/२०२४ Dated 09.01.2024. Our site has access to all the infrastructure in the vicinity. Refer Annexure no. 5
5.	PP to submit revised layout of STP with area provided for STP, 40% open to sky area.	Agreed and Complied. Total STP area: 92 sq.mt, Open to sky area: 41 sq.mt (44.56 % STP area open to ground). Kindly refer Revised STP layout. Refer Annexure no. 7
6.	PP to relocate the tree plantation proposed adjacent to the STP.	Agreed & complied. We have relocated tree plantation adjacent to the STP. Refer the Revised Landscape Layout. Refer Annexure no. 15

December 2024 Six Monthly Compliance Report

7.	PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.	Agreed & complied. Refer Throughout Section Plan for the same. Refer Annexure no. 11
8.	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.	Agreed & complied. Project has excess treated sewage i.e. 67 KLD in Wet Season & 61 KLD in Dry Season after Reusing it for flushing and gardening. Tie up for the same is done with Tanker water supplier who will supply water to nearby construction activity etc. Refer undertaking for the same along with acknowledgment from Tanker Owner. Refer for undertaking for use of excess treated water & Tanker letter. Refer Annexure no. 9
B.	SEIAA Conditions-	
1.	PP has provided mandatory RG area of 508.8 m ² on mother earth without any construction. Local planning authority to ensure the compliance for the same.	Agreed.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Agreed.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Yes. Saving up to 5.89% will be achieved from solar/other renewable sources proposed.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F. No. 22-34/2018- IA III dt.04.01.2019.	Agreed and Noted.
5.	SEIAA after deliberation decided to grant EC for – FSI – 20,259.94 m ² , Non-FSI – 10360.70 m ² , total BUA- 30,620.64 m ² . (Plan approval No- MNCMC/TP/158, dated-19.01.2024) (FSI restricted as per appraisal and Non-FSI as per approval)	Agreed and Noted. Refer to Annexure no. 2 for the same.
	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 landfilling after recovering recyclable material.	Solid waste segregation will be practiced. Dry garbage will be given to recyclers. Wet waste from the project will be composted by Mechanical Composting (Eco-Biocompack). Refer Annexure no. 10.
II.	Disposal of muck, Construction spoils, including bituminous material during the	Agreed to comply with the same.

December 2024 Six Monthly Compliance Report

	construction phase should not create any adverse effect on the neighboring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval the of competent authority.	
III.	Any hazardous waste generated during the construction phase should be disposed as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Agreed to comply with the same.
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.	Agreed to comply.
V.	Arrangement shall be made waste water and storm water do not get mixed.	Separate drain lines for Storm water and Sewerage system. Sewerage lines will be connected to STP.
VI.	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices.	Yes, We will adopt such best Construction practices.
VII.	The groundwater level and its quality should be monitored regularly in consultation with Ground Water Authority.	Agreed and comply with the same.
VIII.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Agreed to comply with the same.
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 flow water fixtures will be proposed.
X.	The Energy Conservation Building Code shall be strictly adhered to.	Yes. Energy Conservation will be done by use of solar hot water & solar PV as per ECBC.
XI.	All the top soil excavated during construction activities should be stored for use in horticulture / Landscape development within the project site.	Yes. Top soil will be utilized for landscape development within the project site.
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.	Yes. The earth debris will be utilized for leveling and for road construction within site.
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.	Agreed and comply with the same.

December 2024 Six Monthly Compliance Report

XIV.	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Areas) Protection and preservation of trees Act, 1975 as amended during the validity of Environment Clearance.	Agreed to comply the same.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur Diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Agreed to comply with. During Construction phase 1 DG set of 100 KVA & 1 x 600 kVA is in Operation Phase. The same will be with acoustic enclosure.
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.	Agreed to comply with the same.
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.	Agreed to comply with the same. Refer Annexure no. 13 for Monitoring results of Air and Noise. All parameters are within stipulated standards by CPCB/ MPCB.
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Agreed to comply with the same.
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.	Environmental Management cell will be formed to monitor implementation of EMP. Refer Annexure no. 16.
B)	Operation Phase	

December 2024 Six Monthly Compliance Report

I.	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>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.</p> <p>c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<p>Solid waste segregation will be practiced. Dry garbage will be given to recyclers. Wet waste from the project will be composted by Mechanical Composting (Eco-Biocompack). Refer Annexure no. 10.</p>
II.	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p>	<p>Yes, E-waste will be handed over to Authorized recycler.</p>
III.	<p>a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. b) PP to give 100% treatment to sewage/Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.</p>	<p>Agreed to comply with. Proposed 245 KLD STP during operational phase. Recycled Water will be used for Flushing & Gardening. Refer Annexure no. 7 and 9 for STP details.</p>
IV.	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</p>	<p>Agreed to comply with the same.</p>
V.	<p>The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.</p>	<p>Yes, Agreed to comply with the same.</p>
VI.	<p>Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should</p>	<p>Sufficient parking as per the local norms will be given. i.e. 2W – 482 & 4W – 71 The parking plans are approved from competent authority and followed the</p>

December 2024 Six Monthly Compliance Report

	be fully internalized and no public space should be utilized.	same to avoid traffic congestion in nearby area. Refer Annexure no. 12 for the same.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Yes, Agreed to comply the same
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.	Refer Annexure no. 15 for Landscape Plan and the list of trees to be planted in the premises.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Refer Environment Management Cell structure enclosed as Annexure no. 16.
X.	Separate funds shall be allocated for implementation of environmental protection measure/EMP along with item- wise break-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.	Refer Annexure no. 17 the Budgetary allocation and expenditure for Environment Management Plan.
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 parivesh.nic.in.	Refer Annexure no. 14 We had given advertisement in local newspapers.
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.	Yes, Copy of clearance letter is given to KDMC Refer Annexure no. 18.
XIII.	The proponent shall upload the status of compliance of the stipulated EC conditions. Including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sectoral 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.	The Six Monthly Compliance Report will be uploaded online.
C)	General EC Condition	

December 2024 Six Monthly Compliance Report

I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Agreed to comply with the same.
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.	Received Consent to Establish vide Letter no. Format1.0/JD (WPC)/UAN No.0000194143/CE/2404001051 dated 15/04/2024. Refer Annexure no. 3
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.	Agreed & comply the same. We have not started any construction work prior to the Environment clearance.
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.	Yes. This is our December 2024 Six Monthly Compliance Report & monitoring reports.
V.	The environmental statement for each financial year ending 31 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.	Agreed to comply with the same, We will Proceed for the Form V Report at the financial year ending 31 March
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Agreed to comply with the same.
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.	Agreed and Noted.

December 2024 Six Monthly Compliance Report

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.	Agreed and Noted.
5.	This Environment clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permission/ NOCs shall be obtained before starting proposed work at site.	Agreed to comply with the same.
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department Will revoke or suspended the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Agreed and Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Agreed and Noted.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Agreed and Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010	Agreed and Noted.

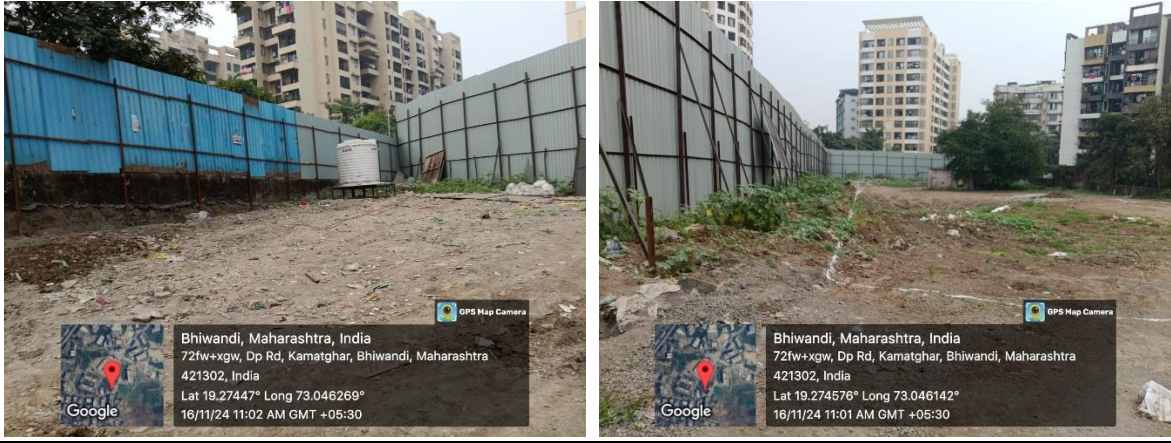
ANNEXURE LIST

Annexure No.	Details
1.	Current Status of Work
2.	Environment Clearance Letter
3.	Consent to Establish
4.	Approval from KDMC
5.	CFO NOC, Water, SWD & Sewer NOC
6.	Undertaking for Debris by PP
7.	Revised STP Layout
8.	Cross Section of Roads
9.	Water Balance Details
10.	Details of Solid waste management
11.	Sanitary and Hygiene Measures
12.	Details of Parking Layouts
13.	Monitoring Report
14.	Advertisement in local newspaper in Marathi and English
15.	Details of Landscape layout & List of Trees.
16.	Environment Management Cell
17.	Budgetary allocation and expenditure for EMP
18.	Acknowledgment of copy of the clearance letter submitted to KDMC
19.	Data Sheet for Annexure A,B and C

Annexure 1: Current Status of Work

Sr. No.	No. of Buildings	No of Floors	Current Status
1	Commercial (Common for Wing A & B)	Ground	Work not yet started
		1st Floor	
		2nd to 6th Floor	
		7 th Floor	
2	Residential (Wing A & B)	8th Floor to 23rd Floor	
Total			

Site Photographs:



Annexure 2:Environmental Clearance

ENVIRONMENTAL
CLEARANCE

PARIVESH

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

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

To,

The Partner
SHREE MUNISUVRAT REALTOR LLP
Flat No. 201, 2nd Floor, Munisuvrat Royal, Near Tapowan School,
Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, India-421302 -421302

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/INFRA2/456743/2023 dated 26 Dec 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B038MH152252 |
| 2. File No. | SIA/MH/INFRA2/456743/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential cum commercial
building (Ground + 23rd floor) under
Accommodation reservation of Vegetable
Market as per sanction D.P. Reservation
No. (252) & As per Draft D.P. Reservation
No. (202) on Land Bearing S.NO.
124/125/159/161(PT), 125/5/125/7/125/9
(PT), 126/3/2(PT), 161/3/2(PT) &
161/3/1/D (PT) At Village Kamatghar, Tal.
Bhiwandi, Dist. Thane By M/s. Shree
Munisuvrat Realtor LLP. |
| 7. Name of Company/Organization | SHREE MUNISUVRAT REALTOR 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: 09/10/2024

(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.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/456743/2023
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Shree Munisuvrat Realtor LLP,
 S.NO. 124/125/159/161(PT), 125/5/125/7/125/9 (PT),
 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT),
 Village: Kamatghar, Tal. Bhiwandi, Dist. Thane.

Subject : Environmental Clearance for proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village: Kamatghar, Tal. Bhiwandi, Dist. Thane by M/s. Shree Munisuvrat Realtor LLP.

Reference : Application no. SIA/MH/INFRA2/456743/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 224th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 278th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th July, 2024.

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/456743/2023	
2	Name of Project	Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village: Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.	
3	Project category	8 (a) B 2	
4	Type of Institution	Partnership	
5	Project Proponent	Name	Punit Atul Gosrani
		Regd. Office address	Flat No. 201, 2nd Floor, Munisuvrat Royal, Near Tapowan School, Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, India-

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			421302					
		Contact number	9867851056					
		e-mail	munisuvratrealtor.parivesh@gmail.com					
6	Consultant	Name: Mrs. Vaishali Harshal Tambat NABET Certificate No. NABET/EIA/2023/SA0194/Rev NABET Certificate Validity: 24 Feb 2024						
7	Applied for	New Greenfield Project						
8	Location of the project	on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village: Kamatghar, Tal. Bhiwandi, Dist. Thane						
9	Latitude and Longitude	Latitude: 19°16'28.61"N Longitude: 73° 2'47.43"E						
10	Plot Area (sq. m.)	4997.87 Sq.mt (As per 7/12)						
11	Deductions (sq. m.)	1056.27 (18 M Wide DP Road)						
12	Net Plot area (sq. m.)	3941.60 Sq. m						
13	Ground coverage (m ²) & %	2246.91 Sq. m with (57.01 % of Net Plot area)						
14	FSI Area (sq. m.)	20,259.94 Sq. m						
15	Non-FSI (sq. m.)	11,521.27 Sq. m						
16	Proposed built-up area (FSI + Non-FSI) (sq. m.)	31,781.21 Sq. m						
17	TBUA (m ²) approved by Planning Authority till date	LOI is under Process						
18	Earlier EC details with Total Construction area, if any.	Nil						
19	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)	NA						
20	Previous EC / Existing Building			Proposed Configuration		Reason for Modification / Change		
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)	
	NA	NA	NA	Commercial (Common for Wing A & B)	Ground		80.50	NA
					1st Floor			
					2nd to 6th Floor			
			7th Floor					
NA	NA	NA	Residential (Wing A & B)	8th Floor to 23rd Floor				
21	No. of Tenements & Shops	Flats – 128, Shops- 1, Office -2 & Vegetable Market-1						
22	Total Population	1074 nos.						
23	Total Water Requirements CMD	127 KLD						
24	Under Ground Tank (UGT) location	Flushed to grounds with raised walls						

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25	Source of water	BNCCM		
26	STP Capacity & Technology	1 STP of capacity 125 KLD		
27	STP Location	Partially below ground and 40% open to sky		
28	Sewage Generation CMD & % of sewage discharge in sewer line	112 KLD & 63 % of sewage discharge in sewer line.		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	30	Will be segregated and Handed over to Authorized recyclers
		Wet waste	45	Handed over to KDMC by daily collection system
		Construction waste	Will be of different types	Will be segregated at site Broken bricks and tiles will be used for Plinth filling, Landscaping, waterproofing Etc.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	242	Handed over to Authorized recyclers
		Wet waste	161	Wet garbage treatment in 1 OWC's of 400 Kg/day
		E-Waste	959	Handed over to Authorized recyclers at KDMC collection centre in Dombivli
		STP Sludge (dry)	20	Will be treated in OWC and then used as manure.
31	R.G. Area in sq. m.	RG required ~ 398.23 Sq.mt; 10% of net plot area		
		RG provided on Mother earth ~ 398.23 Sq. mt.		
		RG provided on the Podium (Elevated RG) - 0 sq.mt		
		Total ~ 398.23Sq. mt.		
		Existing trees on plot: 7 nos.		
		Number of trees to be cut: 0		
		Number of trees to be transplanted: 0		
		Number of trees to be planted: a) In RG area: 49 Nos. b) In Miyawaki Plantation (with area): 60 Nos. (20 sq.mt.) Total nos. of trees after the development: 109 nos.		
32	Power requirement	During Operation Phase:		
		Details	Construction	Operational

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			phase	phase
		Source	MSEDCL	MSEDCL
		Connected Load (kW)	80 KW	2363 KW
		Demand Load (kW)	64 KW	1233 KW
33	Energy Efficiency	a) Total Energy saving (%): 22.53 % b) Solar energy (%): 5.89 %		
34	D.G. set capacity	Construction phase: -1 DG set of 100 kVA Operational phase: - 1 x 600 kVA will be provided for Common Lighting and Firefighting.		
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 155 2-W: 271 EV parking 25% of above parking		
36	No. & capacity of Rain water harvesting tanks /Pits	1 Rain water harvesting tanks of 110 Cum total capacity.		
37	Project Cost in (Cr.)	Rs. 68.54 Cr		
38	EMP Cost	Construction Phase: Capital cost: Rs. 101.06 Lakhs, O & M Cost: Rs. 39.41 Lakhs/ Year operation phase: Capital cost: Rs. 145.04 Lakhs, O & M Cost: Rs. 30.08 Lakhs/ Year		
39	CER Details with justification if any...as per MoEF&CC circular dated 01/05/2018	As per F. No. 22-65/2017-IA.III dated 30 September 2020 Office Memorandum the OM dated 1st may 2018 is suppressed. Hence, we will go along with SEAC recommendation.		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 278th (Day-3) meeting held on 24th July, 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 obtain revised IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing mandatory/required RG area on mother earth as per Hon'ble Supreme Court order.
2. PP to obtain following NOCs & remarks:
 - a)Final CFO NOC; b) SWM/C&D NOC.

3. PP to ensure that area under STP proposed in RG area is excluded from RG area calculation & submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble supreme Court order regarding RG area.
4. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
5. PP to submit revised layout of STP with area provided for STP, 40% open to sky area.
6. PP to relocate tree plantation proposed adjacent to the STP.
7. PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.
8. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 398.45 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-20,259.94 m², Non FSI-10360.70 m², total BUA-30,620.64 m². (Plan approval No-MNCCM/TP/158, dated-19.01.2024) (FSI restricted as per appraisal and non FSI as per approval)

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.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- 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.

- 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 construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. 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.
- 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- 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.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- 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.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- 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 shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
 - 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.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
 - 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.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - 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.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - 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 parivesh.nic.in
 - 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" 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.
 - 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.
 - 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.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - 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.
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, Bhiwandi Nizampur City Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Kalyan.

Annexure No.03 Consent to Establish

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@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/JD (WPC)/UAN No.0000194143/CE/2404001051

Date: 15/04/2024

To,

M/s. Shree Munisuvrat Realtor LLP
 D.P. Reservation No.(252) & As per Draft
 D.P. Reservation No.(202) on Land Bearing
 S.NO. 124/125/159/161(PT),
 125/5/125/7/125/9(PT), 126/3/2(PT),
 161/3/2(PT) & 161/3/1/D(PT) At Village
 Kamatghar, Tal.Bhiwandi, Dist.Thane.



Sub: Consent to Establish for Proposed Residential cum commercial building with reservation of Vegetable Market construction project granted under Red Category.

Your application NO. MPCB-CONSENT-0000194143

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:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.68.54 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed construction of Residential cum commercial building with reservation of Vegetable Market project named as M/s. Shree Munisuvrat Realtor LLP, D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane. on Total Plot Area of 4997.87 Sq Mtrs for construction BUA of 31781.21 Sq Mtrs out of Total Construction BUA of Sq Mtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

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

Proposed Residential cum commercial building (Ground+23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane.by M/s. Shree Munisuvrat Realtor LLP/CE/UAN No.MPCB-CONSENT-0000194143/Indus-Id.223408 (15-04-2024 01:31:34 pm) /QMS.P06_F01/00

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Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	112	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:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (600 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	161 Kg/Day	Treated in Organic Waste Converter (OWC)	Used as Manure
2	Non-Biodegradable waste	242 Kg/Day	segregate	Segregate & Handed over to Local body

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

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 comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
15. 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 utilized on land for gardening.
16. PP shall obtain Environmental Clearance for proposed activity from competent authority. .PP shall not take to any effective steps towards the construction without obtaining Environmental Clearance from competent authority.
17. PP shall comply with the conditions stipulated in consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same.



Sangewar

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Signed by: **Dr J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2024-04-15 13:31:47 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-23891	17/01/2024	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Bhivandi
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

Proposed Residential cum commercial building (Ground+23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane.by M/s. Shree Munisuvrat Realtor LLP/CE/UAN No.MPCB-CONSENT-0000194143/Indus-Id.223408 (15-04-2024 01:31:34 pm) /QMS.PO6_F01/00

SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **125 CMD for treatment of domestic effluent of 112 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	127.00
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) 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.

Proposed Residential cum commercial building (Ground+23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane.by M/s. Shree Munisuvrat Realtor LLP/CE/UAN No.MPCB-CONSENT-0000194143/Indus-Id.223408 (15-04-2024 01:31:34 pm) /QMS.PO6_F01/00

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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
1	DG set (600 KVA)	Acoustic Enclosure	3.00	HSD 162.01 Ltr/Hr	-	SO2	77.76 Kg/Day

- 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
-------------------------	---------------	------------------------

- 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	10.0 Lakh	15 days	Towards Compliance of Consent conditions	Commissioning of the unit	Commissioning of the unit

** 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
NA						

BG Return details

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



Proposed Residential cum commercial building (Ground+23rdfloor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane.by M/s. Shree Munisuvrat Realtor LLP/CE/UAN No.MPCB-CONSENT-0000194143/Indus-Id.223408 (15-04-2024 01:31:34 pm) /QMS.PO6_F01/00

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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.

Annexure no.4 Approval from KDMC

**BHIWANDI NIZAMPUR
CITY MUNICIPAL
CORPORATION
(Dist. Thane)
MAHARASHTRA
OLD S.T.STAND, KAP-ALL,
BHIWANDI - 421 302, DIST.THANE.**



भिवंडी निजामपूर शहर महानगरपालिका,
भिवंडी, जि.ठाणे
महाराष्ट्र,

जुना एस.टी.स्टॅण्ड, कापआळी,
भिवंडी - ४२१ ३०२, जि.ठाणे.

TEL : 02522-55314/55315, FAX : 02522-52074

जा.क्र./भिनिसमनपा/नगररचना/ १५८

दिनांक :- १९/१२/२०२४

प्रति,
मे. श्री. मुनिसुव्रत रियाल्टर एल.एल.पी. तर्फे श्री. पुनित ए. गोसराणी व इतर-७
द्वारा : श्री. रविश धुरु, इंजिनियर, मे. आर.आर.कंस.
१७/१९, काप इस्लामपूरा, भिवंडी

विषय :- मौजे-कामतूर येथील स.नं. १२४/१२५/१५९/१६९ पै.स.नं.१२५/५/
१२५/७/१२५/९ पै.स.नं.१२६/३/२ पै.स.नं.१६९/३/२ पै व स.नं.१६९/
३/९/६ पै या भुखंडावरील प्रस्तावित प्रकल्पाकरीता Letter of
Approvability (LOA) मिळणेबाबत.

संदर्भ :- प्रस्तावाचे नियुक्त इंजिनियर, श्री. रविश धुरु, मे. आर.आर.कंस. यांचा
दि.११/०९/२०२४ रोजीचा प्रस्ताव.

महोदय,

उपरोक्त संदर्भिय पत्रान्वये आपण प्रस्तावातील भुखंडाचे जमिनमालक मे. श्री. मुनिसुव्रत रियाल्टर एल.एल.पी. तर्फे श्री. पुनित ए. गोसराणी व इतर-७ यांचे करीता दाखल केलेल्या प्रस्तावांतर्गत नियोजित इमारती करीता अनुज्ञेय कमाल भुनिर्देशांक वापराची मर्यादा (Maximum Building Potential) विचारात घेऊन दाखल केलेल्या नकाशांना Letter of Approvability (LOA) मिळणेबाबत विनंती केलेली आहे.

इमारत प्रकार	Letter of Approvability (LOA) करीता दाखल नकाशानुसार	उंची (मीटर)
१	तळमजला(अंशतः मनपा भाजीपाला मार्केट + अंशतः मनपा वाहनतळ + अंशतः वाणिज्य वापर(विकासकसाठी) + पहिला मजला(अंशतः वाणिज्य वापर + अंशतः वाहनतळ व इ.) + दुसरा मजला ते सहावा मजला(वाहनतळ)+ सातवा मजला (क्लब हाऊस व इ. रहिवासी वापरा करीता)+ आठवा मजला ते तेवीसवा मजला + अंशतः चोवीसवा मजला(रहिवस वापर)	८३.७० मी.

भुनिर्देशांकाबाबत (F.S.I.Calculation) :-

1.	PLOT AREA STATEMENT	IN SQ.MT.
	AREA OF - PLOT (Minimum area of a,b,c to be considered)	4997.87
	d) AS PER OWNERSHIP DOCUMENTS (7/12 , CTS EXTRACT)	4997.87
	e) AS PER MEASUREMENT SHEET	5206.82
	f) AS PER SITE	.....
2.	DEDUCTION FOR -	
	A) PROPPSED ROAD
	a1) 18.0 MT WIDE D.P.ROAD	1056.27
	a2) 24.0 MT WIDE D.P.ROAD

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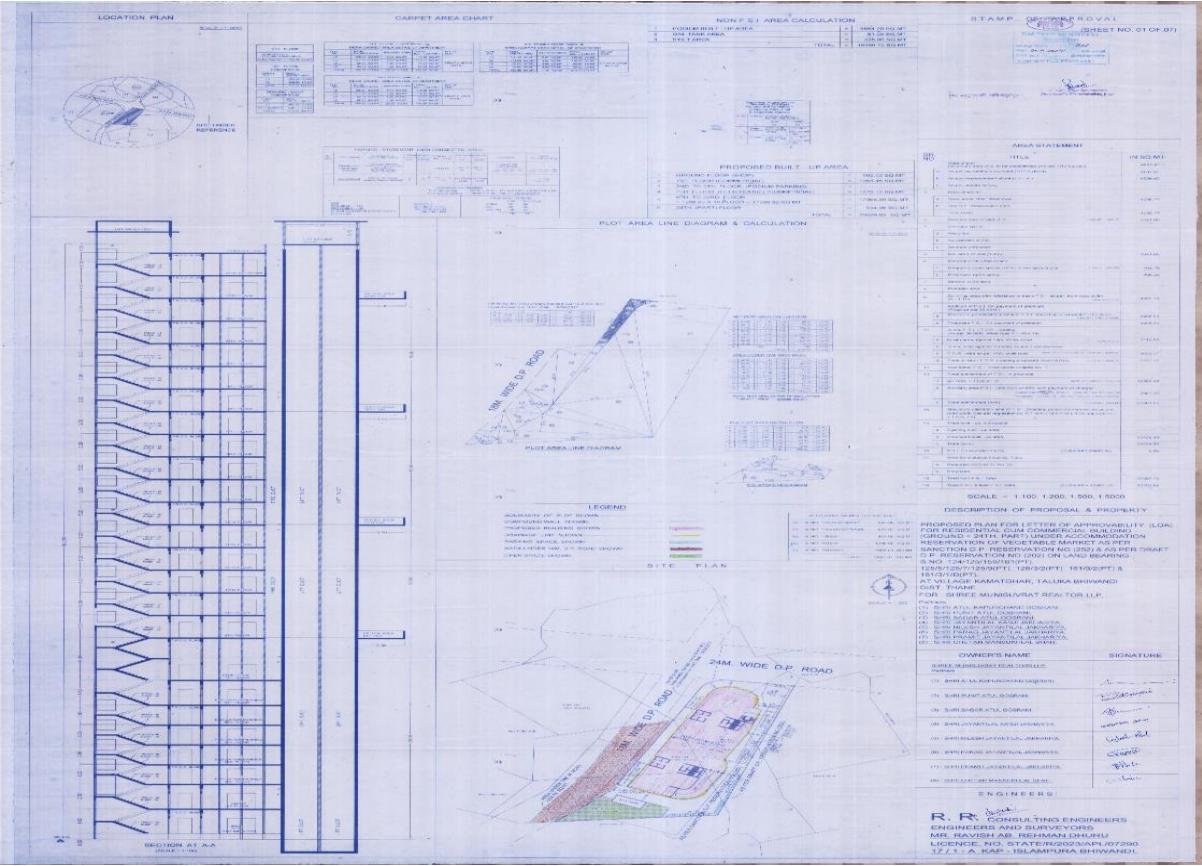
	b) ANY RESERVATION/ Encroachment
	TOTAL a + b
3.	BALANCE PLOT AREA	3941.60
4.	AMENITY SPACE (IF APPLICABLE)
	A) REQUIRED -	.....
	B) ADJUSTMENT (2B IF ANY )	.....
	C) BALANCE PROPOSED	.....
5.	NET PLOT AREA	3941.60
6.	RECREATION OPEN SPACE	.....
	a) REQUIRED 10%	394.16
	b) PROPOSED (as per Old Santion)	398.45
7.	INTERNAL ROAD AREA	.....
8.	PLOTTABLE AREA (IF APPLICABLE )	.....
9.	BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH - SR NO-5 X BASIC F.S.I - (3941.60 X 1.10)	4335.76
10.	ADDITION OF F.S.I ON PAYMENT OF PREMIUM	.....
	a) MAX.FSI PERMISSIBLE ON PAYMENT FSI-basse on road width SR NO-5 X 0.50 (4997.87 X 0.50 = 2498.93)	2498.93
	b) PROPOSED FSI ON PAYMENT OF PREMIUM (100%)	2498.93
11.	IN SITU F.S.I / TDR LOADING (SR.NO-5 X 1.15= 4997.87 X1.15 S.MT)=5747.55(100%)	5747.55
	a) IN SITU F.S.I AGAINST D.P. ROAD (1056.27 X 2= 2112.54)	2112.54
	b) IN SITU F.S.I AGAINST AMENITY / RESERVATION	.....
	c) TDR AREA (4997.87X1.15=5747.55 - 2112.54=3635.01)	3635.01
	d) TOTAL INSITU / TDR LOADING PROPOSED -(a+b+c)	5747.55
12.	ADDITIONAL FSI AREA UNDER (CHAPTER-7)	.....
13.	TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL	.....
	A) TOTAL ENTITLED FSI - SR NO-9 + 10 + 11(D)	12582.24
	B) ANCILLARY F.S.I UPTO 60% / 80% ON 13 (A) WITH PAYMENT OF CHARGES	.....
	1. Commercial 2987.53/1.8= 1659.73 (1659.73 of 80%) =1327.78	7881.28
	2. Residential 12582.24 -1659.73= 10922.51 (10922.51 of 60%) =6553.50	.....
	C) TOTAL ENTITLEMENT OF (A + B)	20463.52
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATIONS NO 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE X 2.75 1.6 X 2.75	21999.62 4.4
15.	TOTAL BUILTUP AREA IN PROPOSAL PROPOSED (excluding area at Sr No )	.....
	a) EXISTING BUILT-UP AREA	.....
	b) PROPOSED BUILT-UP AREA (AS PER P LINE)	20429.88
	c) TOTAL (a + b)	20429.88
16.	FSI CONSUMED (15/13) NOT BE MORE THAN SR,NO - 14	0.998
17.	AREA OF INCLUSIVE HOUSING IF ANY	.....
	c) REQUIRED (20% OF SR NO -5)	.....
	d) PROPOSED	.....
18.	Total Non FSI Area	10360.70
19.	Total FSI and Non FSI area	30790.58

उपरोक्त संदर्भिय पत्रान्वये दाखल केलेल्या नकाशांची मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुदीच्या (6.3, टेबल 6G) अनुषंगाने केलेल्या प्राथमिक छाननी केली असता अनुज्ञेय कमाल भुनिर्देशांक विचारात घेऊन सादर केलेले सादर नकाशे हे आवश्यक कागदपत्रांची/शुल्क/अधिमुल्य व इतर आवश्यक बाबींच्या पूर्ततेच्या अधिन राहून Approvable आहेत असे आपणांस खालील अटी /शर्तीना अधिन राहून कळविण्यांत येत आहे.

अटी/ शर्ती

- सादरचे पत्र फक्त शासनाच्या पर्यावरण विभागाकडील (MoEF) शिफारस मिळणेकरिता देण्यांत येत आहे.

Annexure: Approved Layout Plan



Annexure no. 5: CFO NOC, Water, SWD and Sewer NOC

GOVERNMENT OF MAHARASHTRA

No. MFS/51/2024/09
Tel No. 2667 7555
Fax No.2667 7666

Directorate of Maharashtra Fire Service
Maharashtra Fire Service Academy
Vidyanagri, Hans Bhugra Marg,
Santacruz (East), Mumbai – 400 098
Date: 04.01.2024

To,
M/s. Shree Munisurvat Realtor LLP.,
Survey No. 124/125/159 /161(pt),
125/5/ 125/7/125/9(pt), 126/3/2(pt),
161/3/2(pt) & 161/3/1/D (pt),
Village-Kamatghar, Tal.-Bhiwandi,
Dist.-Thane

Sub: Provisional Fire safety Approval for your Proposed Construction of Residential Cum Commercial Building on Survey No. 124/125/159 /161(pt), 125/5/ 125/7/125/9(pt), 126/3/2(pt), 161/3/2(pt) & 161/3/1/D (pt), At-Village-Kamatghar, Tal.-Bhiwandi, Dist.-Thane.
Ref: Application No. MFS.598.23, dated 01.12.2023.

This is a proposal for construction of residential cum commercial building having Gr. Floor & Podium + 23rd upper floor only with a total height of **80.50 mtrs.** from general ground level to terrace level.

These will be the tallest buildings proposed outside the major cities like Mumbai, Thane, New Mumbai etc near Outskirt of Mumbai i.e. Bhiwandi Nizampur City. The said project is coming under Bhiwandi Nizampur City Municipal Corporation and Section 21 of The Maharashtra Fire Prevention & Life Safety Measure Act-2006, it is the responsibility of the Planning Authority i.e BNMC to provide Fire Service having special appliances like Aerial Ladder Platform or Turn Table Ladder is available with them.

The Plot area is **3941.60 Sq. mts** and proposed built up area is **31781.21 Sq. mts (incl area free of FSI)** The height of the Building is **80.50 mtr.** The area wise details of constructions are as under:

Residential Cum Commercial Building :-

Sr. No.	Floor	Built up area in Sq. Mtrs.	
		Wing A	Wing B
01	Ground Floor	2169.09	
02	First Floor	1053.45	
03	Second Floor (Podium)	1970.94	

MFS 598 23



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04	Third Floor (Podium)	1970.94	
05	Fourth Floor (Podium)	1970.94	
06	Fifth Floor (Podium)	1970.94	
07	Sixth Floor (Podium)	1970.94	
08	Seventh Floor (Club House)	1270.13	
09	Eight Floor	531.81	531.81
10	Ninth Floor	531.81	531.81
11	Tenth Floor	531.81	531.81
12	Eleventh Floor	531.81	531.81
13	Twelfth Floor	566.47	566.47
14	Thirteenth Floor	531.81	531.81
15	Fourteenth Floor	566.47	566.47
16	Fifteenth Floor	531.81	531.81
17	Sixteenth Floor	566.47	566.47
18	Seventeenth Floor	531.81	531.81
19	Eighteenth Floor	566.47	566.47
20	Nineteenth Floor	531.81	531.81
21	Twenty Floor	566.47	566.47
22	Twenty-One Floor	531.81	531.81
23	Twenty-Two Floor	566.47	566.47
24	Twenty-Three Floor	531.81	531.81
Height in Mtr.		80.50	
Total Built Up Area Sq Mtrs		31781.21	

This N.O.C. is valid subject to fulfillment of the following conditions: - Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006

- 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



- iii) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking the glass.

SIGNAGES :-

Self glowing / fluorescent EXIT signs in green colour shall be provided showing the means of escape for the entire building.

In addition to the above, all provision under the National Building Code of India-2016 shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot, NOC from this department is essential.

This is a "**Provisional No-Objection Certificate**". After compliance with above mentioned recommendations / conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department & after satisfactory performance of the system "**Final No-Objection Certificate**" will be issued.

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.

As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006, Section 25-Annexure-Part III, M/s. Shree Munisuvrat Realtor LLP., has paid Fire Protection Fund Fees amounting to Rs. 39,75,490/- (Rs. Thirty Nine Lac Seventy Five Thousand Four Hundred and Ninety Only) Vide Reference UTR No. KKBKH23348918147, dated. 14.12.2023 & Rs.2,54,595/- (Rs. Two Lac Fifty Four Thousand Five Hundred and Ninety Five Only) vide Reference UTR No. HDFCR52023122765747183, dated. 27.12.2023 at Bhiwandi Nizampur City Municipal Corporation.

However, Town Planning is requested to verify the total built up area and inform this Department for the purpose of levying additional Capitation fee.

Santosh
Shridhar
Warick

Digitally signed
by Santosh
Shridhar Warick
Date: 2024.01.05
11:22:11 +05'30'

Hatyal
Kiran

(S.S Warick)
Director
Maharashtra Fire Services.

Copy to The Municipal Commissioner, Bhiwandi Nizampur City Municipal Corporation



Water, SWD and Sewer NOC



भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी.



जुना एस.टी.स्टॅण्ड काप आळी, भिवंडी-४२१३०२, जि. ठाणे.

Phones : 02522 – 25314 / 255315 Fax: 02522 – 252074.

Email : bncmewsd@gmail.com

जा.क्र.भिनिशमनपा/पा.पु.वि./ 33 /२०२४

दिनांक २६/०९/२०२४

प्रति,
श्री. मुनीसुव्रत रियल्टर
एलएलपी द्वारा आर. आर. कॅन्स. भिवंडी.

विषय :- पाणी पुरवठा, ड्रेनेज व मलनिःसारण व स्टॉर्म वॉटर ड्रेनेजच्या व्यवस्थेबाबत ना हरकत दाखला मिळणेबाबत. मौजे – कामतघर येथील स.न. १२४/१२५/१५९ /१६१,१२५/५/१२५/७/१२/९, १२६/३/२,१६१/३/२,१६१/३/१/डी,या भुखंडावरील बांधकाम प्रस्तावाबाबत.

संदर्भ :- आपला दि. दि. १९/१०/२०२३ रोजीचा अर्ज

- उपरोक्त संदर्भित पत्रानुसार विषयाकित जागेतील बांधकाम प्रस्तावाच्या अनुषंगाने पाणी पुरवठा, मलनिःसारण (ड्रेनेज) व स्टॉर्म वॉटर ड्रेनेजच्या व्यवस्थेबाबत ना हरकत प्रमाणपत्राची मागणी केलेली आहे.
- त्या अनुषंगाने प्रस्तावित कार्यक्षेत्राची पहाणी केली असता मौजे – कामतघर येथील स.न. १२४/१२५/१५९/१६१,१२५/५/१२५/७/१२/९,१२६/३/२,१६१/३/२,१६१/३/१/डी, प्रस्तुत ठिकाणी एकूण २ इमारती बांधण्याचे प्रस्तावित असून या नमूद ठिकाणी १९२ सदनिका व तळ मजल्यावर महानगरपालिके करीता भाजी मार्केट बनविण्याचे प्रयोजन असल्याचे सादर केलेल्या आराखड्यामध्ये दिसून येत आहे.
- विषयाधिन उपरोक्त प्रस्तावासाठी इमारत बांधून पूर्ण झाल्यानंतर अंदाजे १७५००० ते २००००० लि. प्रतिदिन इतक्या पाण्याची आवश्यकता भासणार असून सद्यस्थितीत भिवंडी मनपास मंजूर झालेली १०० द.ल.लि. प्रतिदिन पाणी पुरवठा योजना कार्यान्वित झाल्यानंतर विषयाकित जागेतील इमारतीस उपलब्ध होणा-या पाणी पुरवठ्यानुसार पाणी पुरवठा करण्यांत येईल,
- विषयाधिन प्रस्तावासाठी मलनिःसारण व स्टॉर्म वॉटर ड्रेनेजच्या अनुषंगाने खालील नमुद अटी व शर्तीना अधिन राहून नाहरकत दाखला देण्यात येत आहे.

- मलप्रक्रिया केंद्र बांधणेपूर्वी त्याचे Design हे सल्लागाराकडून करून त्यासाठी आवश्यक असणारे Consent to Establish व बांधलेनंतर Consent to Operate प्रमाणपत्र महाराष्ट्र प्रदुषण मंडळाकडून (MPCB) घेणे बंधनकारक राहिल.
- अर्जदार यांनी स्वखर्चाने आवश्यक त्या क्षमतेचा मलप्रक्रिया केंद्र (STP) बांधणे व त्याची कायम देखभाल, दुरुस्ती करणे बंधनकारक राहिल.
- मलमिश्रित पाण्यावर प्रक्रिया करणे बाबत MPCB/CPCB यांचे निकषानुसार असलेले नियम लागू राहतील
- मलप्रक्रिया केंद्रामुळे कोणतेही सार्वजनिक हितास बाधा येणार नाही तसेच सादरचे परिसरात दुर्गंधी व अस्वच्छता होणार नाही याची दक्षता घेणे आवश्यक आहे.

- ५) मलप्रक्रिया केंद्रामधुन प्रक्रिया केलेले सांडपाण्याचा पुर्नरवापर करणे बंधनकारक राहिल
- ६) आपण आपला भुखंड विकसित करीत असत्यामुळे भविष्यात शेजारील रहिवाशांना तसेच शेजारच्या भुखंडात सांडपाणी व पावसाळी पाणी साचणार नाही किंवा जाणार नाही याची संपूर्ण जबाबदारी आपल्यावर राहिल.
- ७) रस्त्याच्या कडेला बांधण्यात येणा-या / बांधलेल्या गटारीच्या भिंतीवर आपणास कोणत्याही प्रकारे बांधकाम करता येणार नाही. अन्यथा तसे केल्यास तोडण्याचा महापालिकेला कायदेशिर अधिकार राहिल.
- ८) सदर बांधकाम पुर्ण झाल्यानंतर नाल्यात/गटारात पडलेले बांधकामाचे साहित्य त्वरीत बाहेर काढुन टाकावेत
- ९) उर्वरीत इमारतीच्या जोत्याची उंची (Plinth Level) डी.सी. नियमाप्रमाणे (Development Control Rule) उंच असणे आवश्यक आहे.
- १०) सदर गटार/नाला/स्लॅबचे बांधकाम पुर्ण झाल्यावर महापालिकेला जागेसहित हस्तांतरित करावयाचे आहे.
- ११) भविष्यात महानगरपालिकेने आपल्या नियोजित प्रकल्पाच्या शेजारी मलनिस्सारण वाहिनीचे काम पूर्ण केले असल्यास आपण महापालिकेची मंजूरी घेऊन जोडणी करणे बंधनकारक राहिल
- १२) गटार/ नाला इत्यादी बांधण्यासाठी स्वतःच्या भूखंडाचा वापर करावा व आपल्या भूखंडातून गटार/नाला महानगरपालिकेच्या मुख्य नाल्यास जोडण्यात यावे.
- १३) भविष्यात इतर भूखंडातून पावसासाठी पाण्याचा / सांडपाण्याचा निचरा करण्याचे दृष्टिकोनातून गटार किंवा मलवाहिनी बांधावयाचे/ टाकावयाची झाल्यास आपणास किंवा आपल्या अशिलास तसेच सदनिकाधारकास कोणतीही हरकत घेता येणार नाही.
- १४) आजुबाजुच्या भूखंडामधील स्टॉर्म वॉटर ड्रेनेजचे पाणी आपले भूखंडामधील स्टॉर्म वॉटर ड्रेनेजमध्ये घेणे बंधनकारक राहिल (आवश्यक असल्यास) आपणास आपले अशिल सदनिका धारक यांना कोणतीही हरकत घेता येणार नाही.
- १५) पोडीयम वरील पावसाचे पाणी ठिकठिकाणी पुरेशे पाईपचे सहाय्याने स्टॉर्म वॉटर ड्रेनेजला जोडणे बंधनकारक राहिल. त्यासाठी पोडीयम खाली स्टील लेव्हल/ग्राउंड लेव्हलला स्टॉर्म वॉटर ड्रेनेज बांधुन नजीकच्या स्टॉर्म वॉटर ड्रेनेजला जोडणे बंधनकारक राहिल. सदरचे काम स्टॉर्म वॉटर ड्रेनेज हे स्लॅबने बंदिस्त करणे ऐवजी लोखंडी जाळीने कव्हर करण्यात यावे,
- १६) प्रस्तूत इमारतीचे बांधकाम प्रस्तावासाठी नियमानुसार रेनवॉटर हार्वेस्टिंगची व्यवस्था करणे बंधनकारक राहिल.
- १७) नियोजन प्राधिकरणाने दिलेल्या बांधकाम परवानगीमधील सर्व शर्ती/अटी अर्जदार यांना बंधनकारक राहतील
- १८) शासनाचे पर्यावरण विभागाकडील संबंधित परिपत्रकाचे शासन नियमांचे सर्व शर्ती/अटी अर्जदार यांना बंधनकारक राहतील.
- १९) सदर जागेबाबत कोणत्याही न्यायालयात/प्राधिकरणासमोर कोणत्याही प्रकारचा दावा/वाद चालू असल्यास त्याची जबाबदारी अर्जदार/जमीन मालक यांची राहिल.

वरील अटी व शर्तीच्या अधिन राहून या कार्यालयाकडून बांधकाम परवानगी करिता पाणी पुरवठा व मलनिःसारण करिता दाखला देणेत येत आहे.



(संदिप पटणावर)

कार्यकारी अभियंता (प्र.)

पाणी पुरवठा व मल निःसारण विभाग,
भिवंडी नि.शहर महानगरपालिका, भिवंडी.

प्रत माहितोस्तव सादरः
१.. मा. सहा. संचालक, नगररचना विभाग.

Make one annexure with CFO NOC

Annexure No. 6: Undertaking of Debris by PP

SHREE MUNISUVRAT REALTOR LLP

Add: 201, 2nd Flr, Munisuvrat Royal, Near Oswal School, Kamalghar Road, Bhiwandi - 421302

Undertaking for Debris

We, M/s. Shree Munisuvrat Realtor LLP, Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamalghar, Tal. Bhiwandi, Dist. Thane. We have applied for the Environmental Clearance for our above-mentioned project. We have proposed to Excavation for Construction of Building purpose and the estimated quantity of Excavated material is **2316.85 cu.mt.** We have proposed to reuse the excavated material **2316.85 cu.mt.** is generation of construction waste and same will be utilised within our plot.

The quantity of Top soil 802.17 cu.mt will be used for landscaping and tree plantation at the same project site.

This is for your information.

For Shree Munisuvrat Realtor LLP

Punit Gosrani
Auth. Sign./Partners

Authorized Signatory,

Mr. Punit Atul Gosrani

Partner,

M/s. Shree Munisuvrat Realtor LLP.

Date: 27/06/2024

Place: Bhiwandi

Annexure No. 7 Revised Landscape Layout

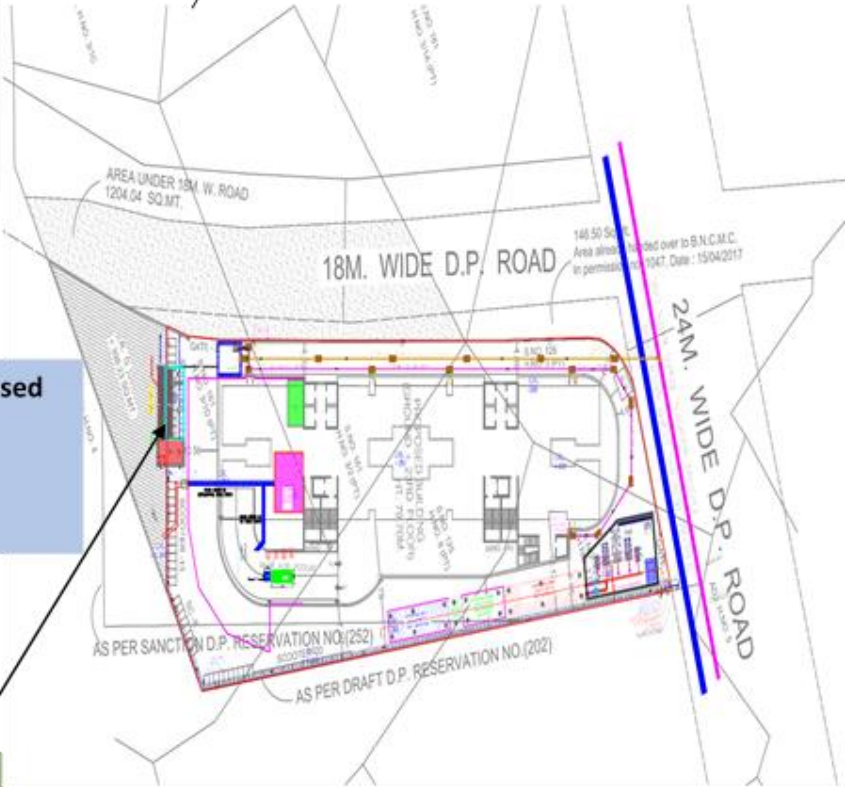


Previous Layout

**Miyawaki Area Proposed
20 sq.mt
Tree: 60 Nos.**

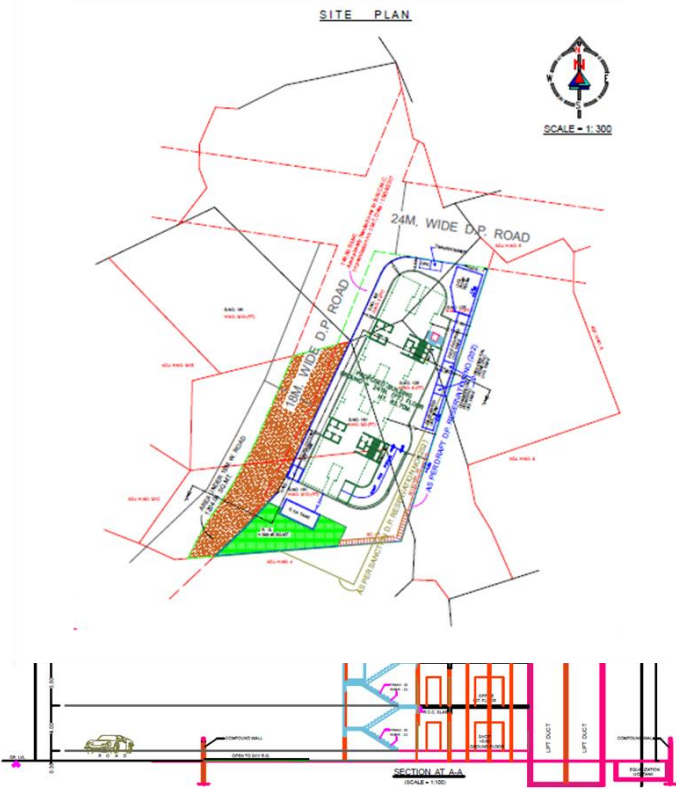
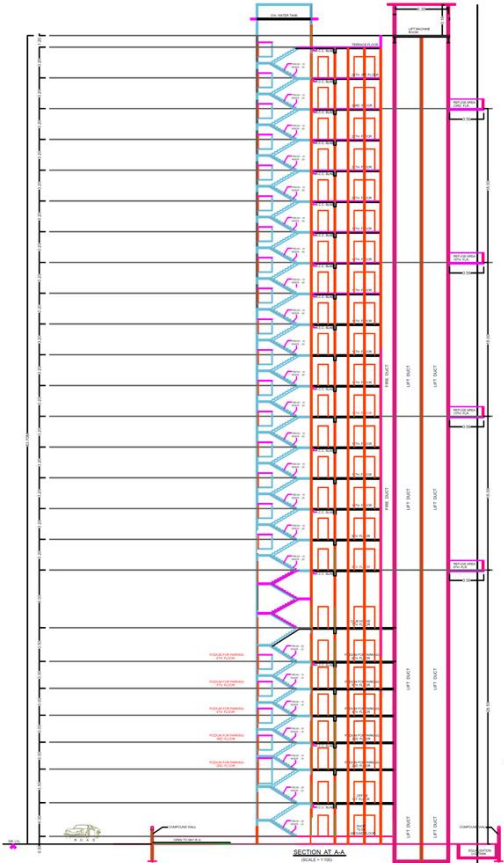
STP

Relocated tree plantation adjacent to the STP



Revised Layout

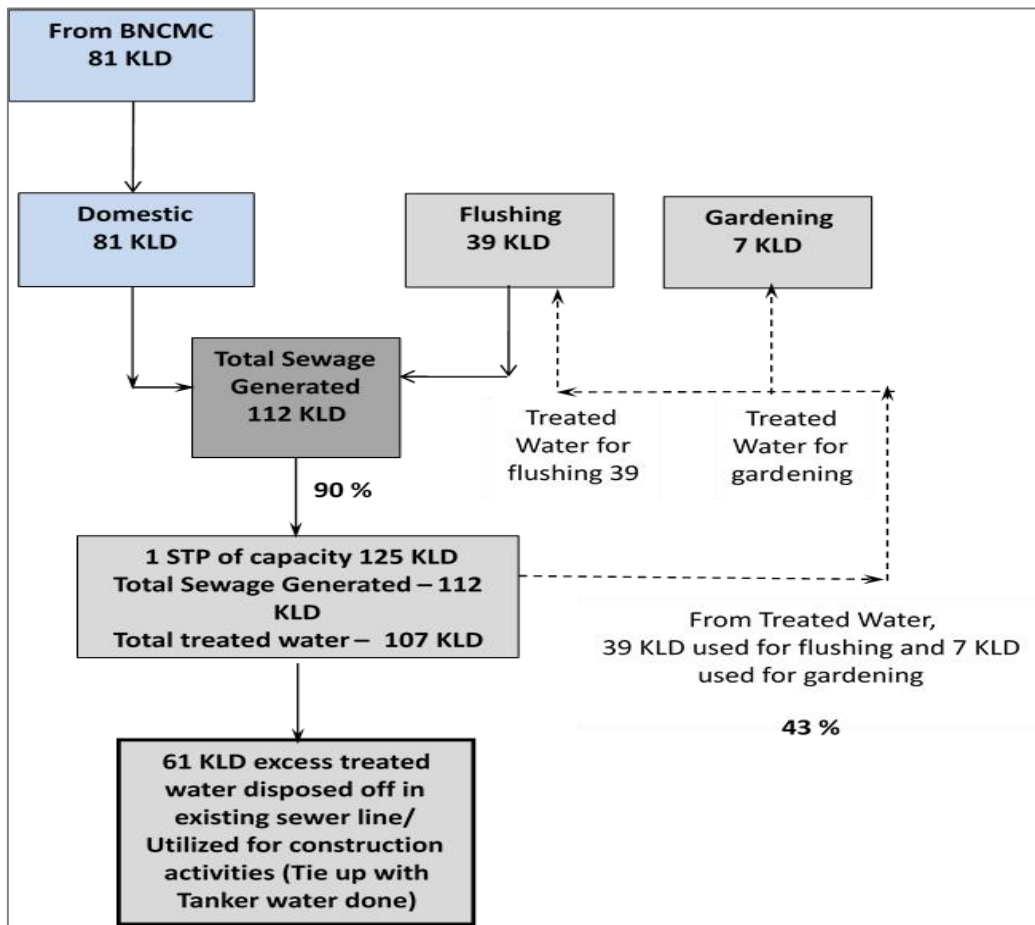
Annexure No. 8 Cross Section of Roads



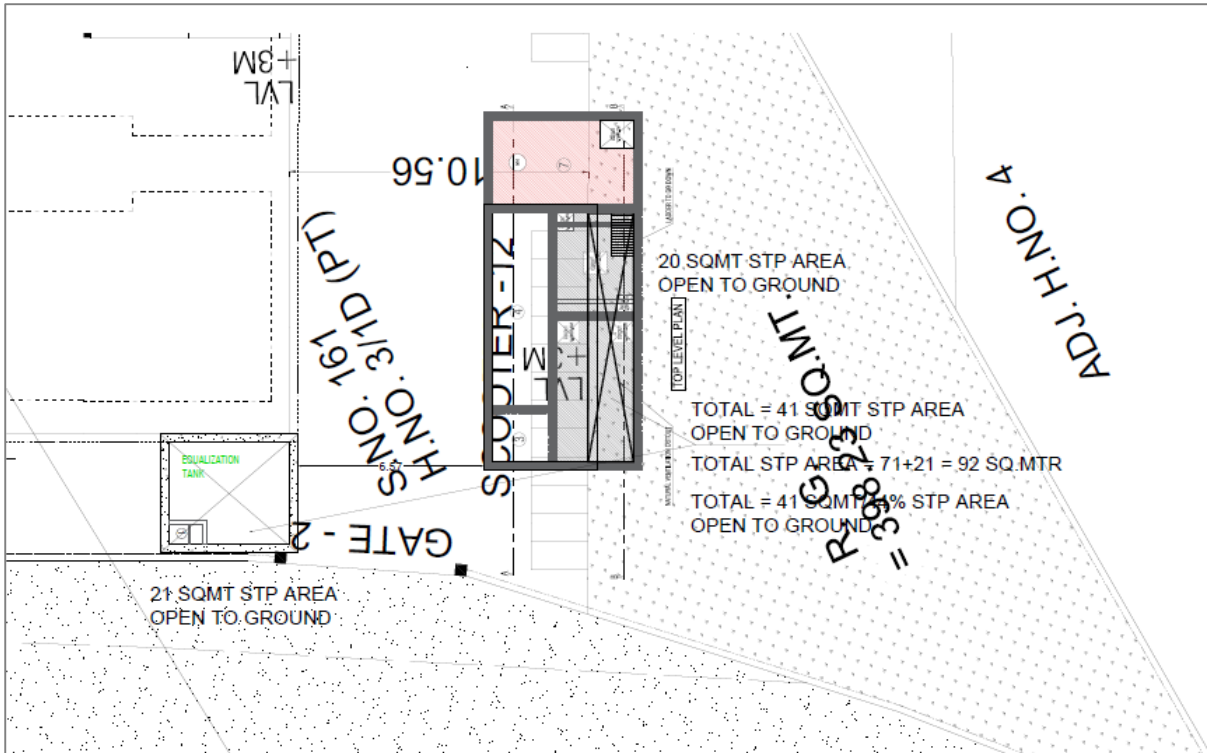
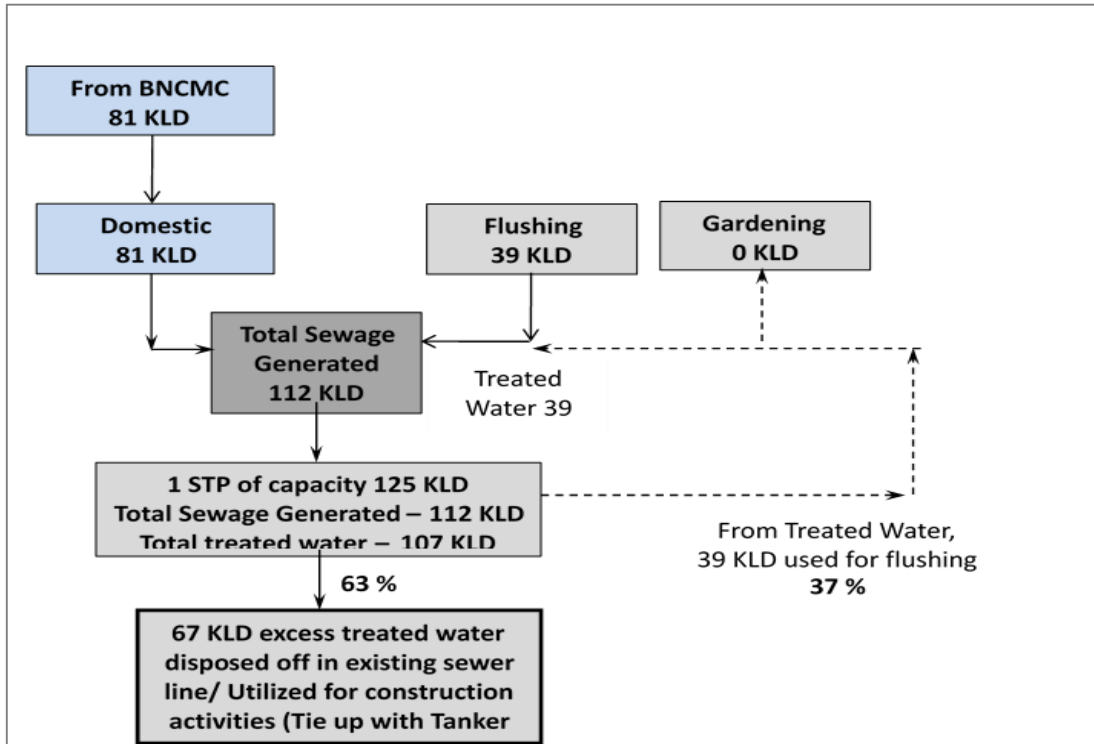
Annexure no.9 Water Balance Details

1	Construction phase		
From Tanker water of potable quality: 10 KLD (For workers)			
From Water Tankers: 6 – 10 KLD (Depending on construction activity)			
2.	Operation phase		
Sr. No	Description	Quantity of water required (m ³ /day)	Source of water supply
		Total	
a.	Domestic purpose	81	Local body
b.	Flushing purpose	39	Treated water from STP
c.	Gardening purpose	7	Treated water from STP
Total		127	

WATER REQUIREMENT: DRY SEASON



WATER REQUIREMENT: WET SEASON



Revised STP Layout

Compliance Reply : Total STP area : 92 sq.mt

Open to sky area : 41 sq.mt (44.56 % STP area open to ground

Undertaking for Excess Treated Water

SHREE MUNISUVRAT REALTOR LLP

Add: 201, 2nd Flr, Munisuvrat Royal, Near Oswal School, Kamatghar Road, Bhiwandi – 421302

Date: 03.07.2024

To,
The Chairman
State Environment Impact Assessment Authority (SEIAA)
Environment Department,
15th Floor, new administration building,
Mantralaya, Mumbai -400032

Subject : Submission of undertaking for the intended use of excess treated water from Proposed STP in the development of Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Respected Sir,

I, Mr. Punit Gosrani, the proponent of Shree Munisuvrat Realtor LLP : Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP. hereby confirm that from above development we will have excess sewage treated water i.e. 61 KLD in dry season & 67 KLD in the wet season.

We hereby propose to provide the excess treated water from the proposed STP will be given to the nearby Tanker Owner for reuse of water for construction purposes.

We hereby undertake that we will explore this possibility and will put in our best efforts to ensure the use of excess treated water from our STP to the maximum possible extent instead of connecting the same to the sewer drain line.

Thanking You,

For M/s. Shree Munisuvrat Realtor LLP.

~~Shree Munisuvrat Realtor LLP~~

Punit Gosrani
Auth. Sign./Partners

Authorized Signatory

Letter to Water Supplier for Usage of Excess Treated Water from STP

Siddhi Vinayak Water Suppliers

At. Rahanal Village, Hari Babu Compound, Bhiwandi, Dist. Thane, 421-302.

Date : 29.06.2024

Ref:

To,

M/s. Shree Munisuvrat Realtor LLP ,

Project :- Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Subject: Regarding the usage of excess treated sewage generated from STP

Respected Sir,

With Reference To The Above, This is To Confirm That We Will Use Excess Treated Sewage Water Generated From Your Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Thanking you, for supplying water to nearby factories construction sites, farms, RMC, plants, etc. We will take the water free of cost.

For M/S SiddhiVinayak Water Suppliers,



Authorized Signatory

Annexure no. 10 Details of Solid Waste Management

Waste	Quantity (kg/day)	Management
Biodegradable Waste Generation by Workers	45	Handed over to BNCMC by daily collection system
Non- Biodegradable Waste Generation by Workers	30	Will be segregated and Handed over to Authorized recyclers

Waste	Quantity (kg/day)	Management
	Wing A & B	
Biodegradable	161	Wet garbage treatment in OWC's Capacity 200 kg/day.
Non- Biodegradable	242	Handed over to Authorized recyclers
TOTAL	403	
E-waste (Kg/Yr.)	959	Handed over to Authorized recyclers
STP Sludge (kg/day)	20	Will be treated in OWC and then used as manure.

Annexure no. 11 Sanitary and Hygiene Measures

Sr. No.	Particulars	Details (During Monitoring)
1.	No. of Residential Workers	-
2.	Non Residential Workers	-
3.	No. of Hutments	-
4.	Workers health report (latest)	-
5.	Facility provided to workers	
1	No. of toilets	-
2	No. of Bathrooms	-
3	Drinking Water Facility	Yes
4	No. of Bore well at site	0
5	Light Provision to Hutments	Yes. Every unit of labour colony has provided with light facility
6	First Aid Box provision	Yes provided at site
7	Cooking facility	No. worker Prepare their own food
8	Provision of safety gadgets	Yes
9	Barricading of site	Yes

Annexure no.12 Details of Parking layout

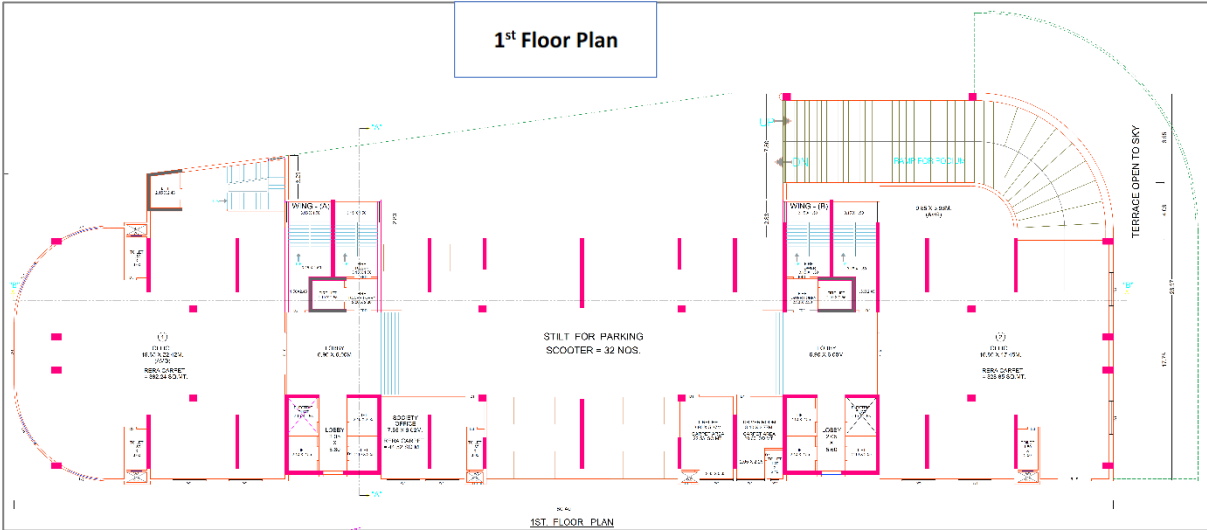
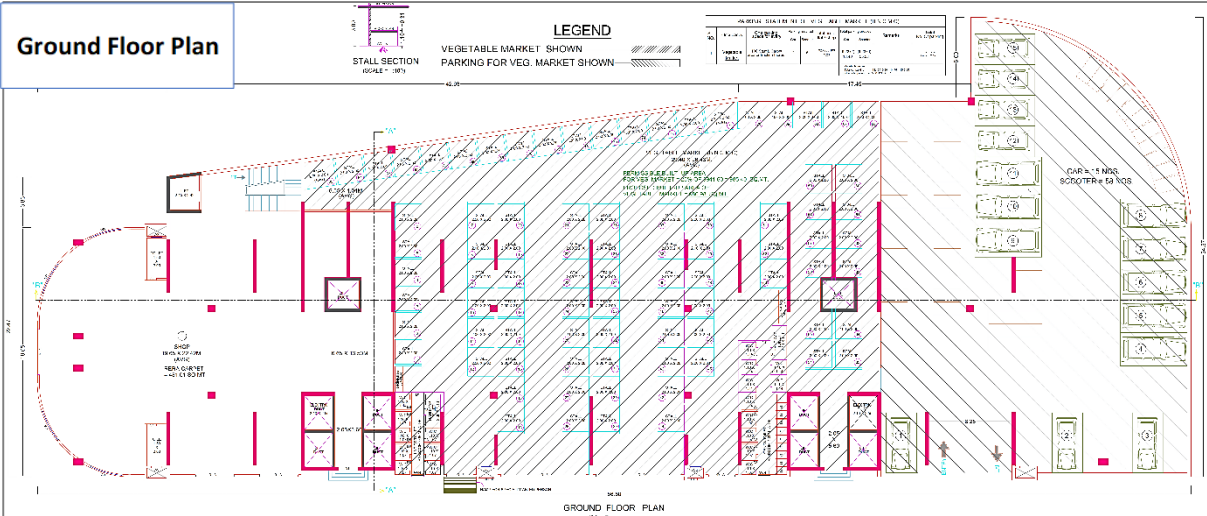
ROAD NETWORK & PARKING PROVISION

Sr. No.	Description	Width
1	External road to Project site	The proposed project has access from Existing 7.0 m wide Ambivli Gaon Rd.
2	Internal Drive way	6.0 m wide

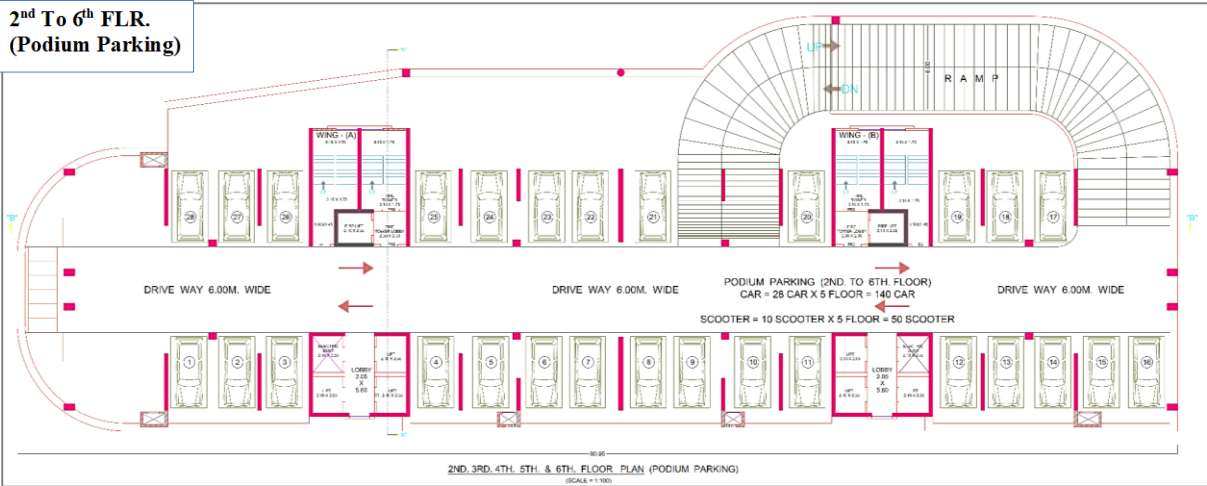
PARKING STATEMENT

Total Parking	4W	2W	Composite Parking (Cars)	Composite parking (1 Car= 6 scooters)	Parking area	
Required Parking	22	482	-	-	Stilt Parking	Open Parking (2W)
Provided Parking	71	482	49	294	1590.92 Sq.M.	500.03 Sq.M.
NO OF PARKING					71 NOS.	188 NOS.

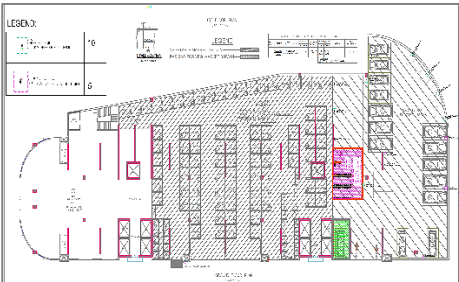
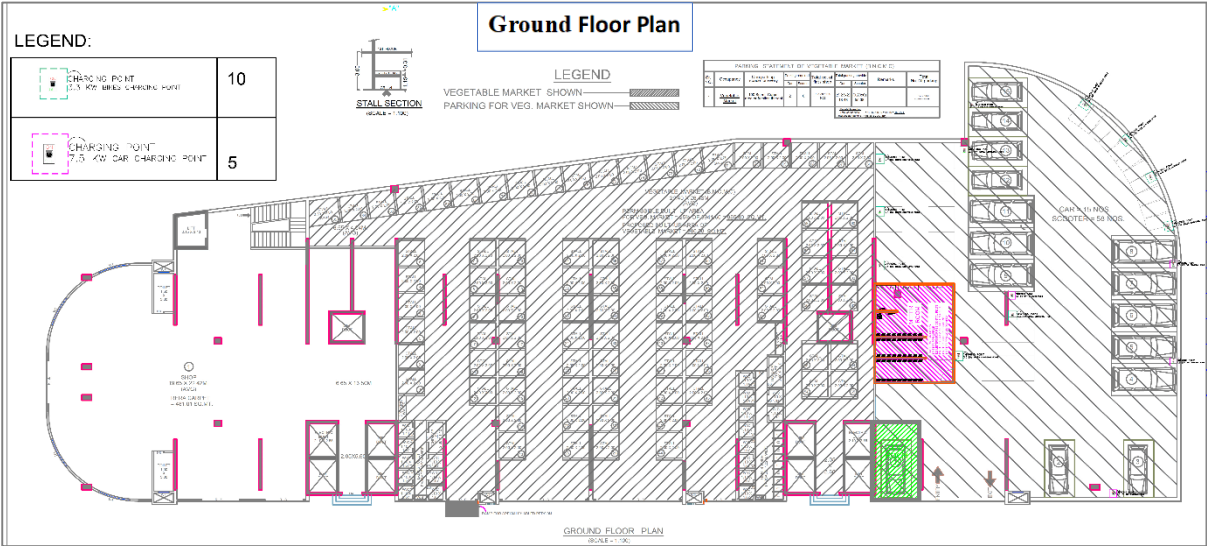
Parking Layout at Ground Floor Plan

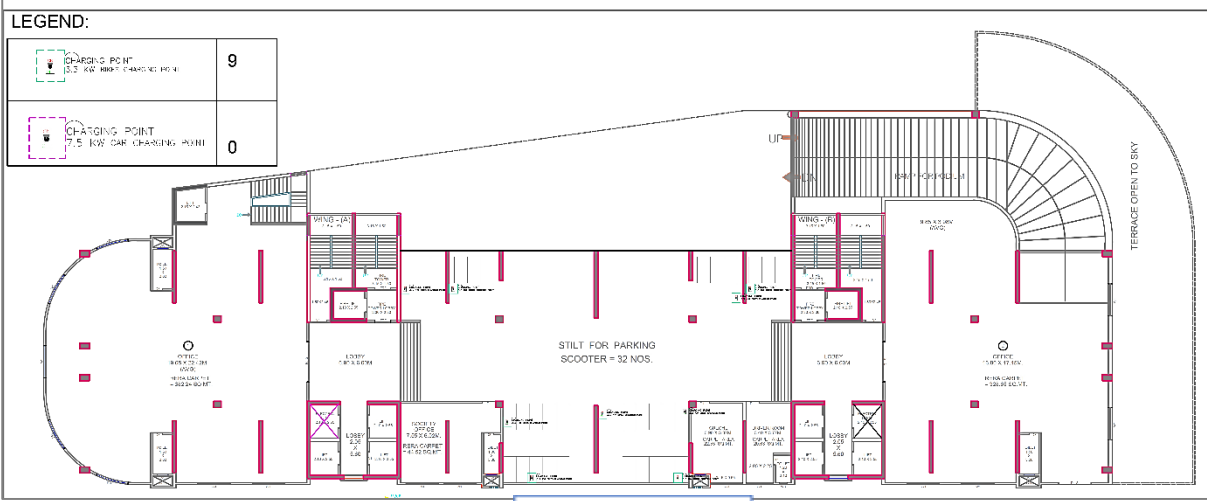


2nd To 6th FLR.
(Podium Parking)

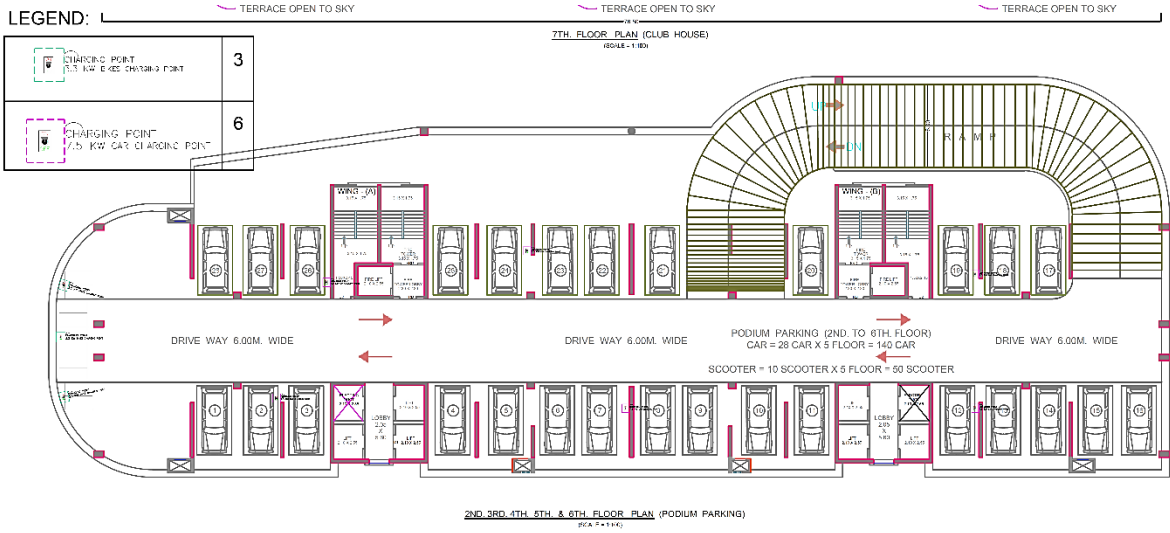


EV CHARGING PARKING LAYOUT





1st Floor Plan



Podium Parking

Annexure no. 13 Monitoring Reports



**EUROFINE ENVIRO
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT						
Report No:	EFEL/PRO/2024/11/500	Issue Date	16/11/2024			
Name and Address of Customer	M/s. shee Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.					
Sample Name	Air	Sample Description	Ambient Air			
Date of Sampling	11/11/2024	Sampling duration	480 Min			
Start Date of Analysis	12/11/2024	End Date of Analysis	16/11/2024			
Sampling Location	Near Project site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I			
Dry bulb temperature	30 ⁰ C	Wet bulb temperature	28 ⁰ C			
Relative Humidity	86%	Sampling done by	EFEL			
Results						
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ)	Methods	
1	Sulphur Dioxide(SO ₂)	22.5	µg/m ³	≤ 80	IS 5182(Part 2)	
2	Oxides of Nitrogen(NO ₂)	24.3	µg/m ³	≤ 80	IS 5182 (Part 6)	
3	Particulate Matter PM ₁₀	50.4	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I	
4	Particulate Matter PM _{2.5}	24.8	µg/m ³	≤ 60		
5	Carbon Monoxide (CO)	0.3	mg/m ³	≤ 04		
6	Ozone(O ₃)	22	µg/m ³	≤ 180		
7	Lead (Pb)	BDL	µg/m ³	≤ 01		
8	Arsenic(As)	BDL	ng/m ³	≤ 06		
9	Nickel(Ni)	BDL	ng/m ³	≤ 20		
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400		
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0		
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05		IS 5182 (Part 11)
Remark- All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.						



(Signature)
Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018

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eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT

Report No:	EFEL/PRO/2024/11/501	Issue Date	16/11/2024
Name and Address of Customer	M/s. shee Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	11/11/2024	Sampling duration	480 Min
Start Date of Analysis	12/11/2024	End Date of Analysis	16/11/2024
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	30 ⁰ C	Wet bulb temperature	28 ⁰ C
Relative Humidity	86 %	Sampling done by	EFEL

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ)	Methods
1	Sulphur Dioxide(SO ₂)	21.5	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	23.9	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	43.5	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	26.3	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.3	mg/m ³	≤ 04	
6	Ozone(O ₃)	28.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05		IS 5182 (Part 11)

Remark- All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.



Authorized Signatory
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(Managing Director)

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Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018

M/s. Shree Munisuvrat Realtor LLP.

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Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT					
Report No:	EFEL/PRO/2024/11/502	Issue Date	16/11/2024		
Name and Address of Customer	M/s. shee Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.				
Sample Name	Noise	Sample Description	Ambient Noise		
Date of Sampling	11/11/2024	Sampling duration	Spot Time		
Sampling done by	EFEL				
Results					
Sr. No.	Locations	12.30 Hrs. Result dB(A) Day	22.00 Hrs. Result dB(A) Night	Specifications (CPCB Standards dB(A)	Method
1.	Near Om residency CHS gate	56.6	41.5	65/55	CPCB Guideline
2.	Near Main Gate	63.7	44.6		
3.	Near Site office	58.5	43.8		
Remark-					
<ul style="list-style-type: none"> All above Noise level results are within Central Pollution Control Board Standards limit. Day/Night -65/55 dB. 					



Shelar
Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



**EUROFINE ENVIRO
LAB PVT. LTD.**

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Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT

Report No:	EFEL/PRO/2024/11/503	Issue Date	16/11/2024
Name and Address of Customer	M/s. shee Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	11/11/2024	Sampling Time	12.55 PM
Sampling Location	Project Site	Sampling Procedure	APHA 1060
Sampling Collected by	EFEL	Sample Quantity	02 L
Start Date of Analysis	12/11/2024	End Date of Analysis	16/11/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit) (IS 10500:2012)	Methods
1	Colour	Clear	Hazen	Max. 5	APHA 2120 B, 23 rd Ed.2017
2	Turbidity	1.0	NTU	Max. 1	APHA 2130 B, 23 rd Ed.2017
3	pH at 25 ^o C	7.3	--	6.5 to 8.5	APHA 4500 H+ A, 23 rd Ed.2017
4	Total Dissolved Solids TDS	85.0	mg/L	Max.500	APHA 2540 C, 23 rd Ed.2017
6	Total Hardness(as CaCO ₃)	45.5	mg/L	Max.200	IS 3025(Part 21):2009
7	Total Alkalinity (as CaCO ₃)	25.0	mg/L	Max.200	IS 3025 (Part 23):1986
8	Sulphate (as SO ₄)	12.3	mg/L	Max.200	IS 3025 (Part 24):1986
9	Residual Free Chlorine	<0.1	mg/L	Min.0.2	APHA 4500 Cl, 23 rd Ed.2017
10	Chloride (as Cl)	13.6	mg/L	Max.250	APHA 4500 Cl-, 23 rd Ed.2017
11	Calcium (as Ca)	14.5	mg/L	Max.75	IS 3025 (Part 40):1991
12	Magnesium(as Mg)	3.5	mg/L	Max.30	IS 3025(Part 46):1994
13	Iron (as Fe)	<0.05	mg/L	Max. 0.3	APHA 3111, 23 rd Ed.2017
14	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
15	E.coli.	<2	MPN/100ml	<2	IS 1622:1981

Remark- The above water sample is Comply with required limit as per 10500:2012.



Shelar
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eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT

Report No:	EFEL/PRO/2024/11/504		Issue Date	16/11/2024
Name and Address of Customer	M/s. shree Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.			
Sample Name	Soil	Sample Description		
Date of Sampling	11/11/2024	Sampling Time	11.15 AM	
Sampling Location	Project Site	Sampling Procedure	--	
Sampling done by	EFEL	Sample Quantity	01 kg	
Start Date of Analysis	12/11/2024	End Date of Analysis	16/11/2024	
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	25	%	
	b) Silt	56	%	
	c) Clay	19	%	
2	pH at 25 ⁰ C	7.5	--	IS 2720(Part 26) 1987
3	EC at 25 ⁰ C	1204	µS/cm	IS 14767 : 2000
4	Moisture Content	5.4	%	Manual Of Soil Testing
5	Bulk Density	1.10	gm./cc	Manual Of Soil Testing
6	Organic Matter	0.8	%	IS 2720(Part 22) 1972
7	Cation Exchange Capacity	25.0	meq/100g	Manual Of Soil Testing
8	Total Soluble Sulphate	35.6	mg/Kg	Manual Of Soil Testing
9	Available Phosphorus	14.5	mg/Kg	Manual Of Soil Testing
10	Available Nitrogen	150	mg/Kg	Manual Of Soil Testing
11	Water Holding	35.6	%	Manual Of Soil Testing
12	Calcium as (Ca)	20.1	mg/Kg	Manual Of Soil Testing
13	Magnesium as (Mg)	16.3	mg/Kg	Manual Of Soil Testing
14	Lead (as Pb)	<0.5	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.2	mg/Kg	Manual Of Soil Testing
16	Iron (as Fe)	1.6	mg/Kg	Manual Of Soil Testing
17	Manganese (as Mn)	20.5	mg/Kg	Manual Of Soil Testing



Authorized Signatory
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Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018

M/s. Shree Munisuvrat Realtor LLP.

Annexure no. 14 Advertisement in local newspaper in Marathi and English

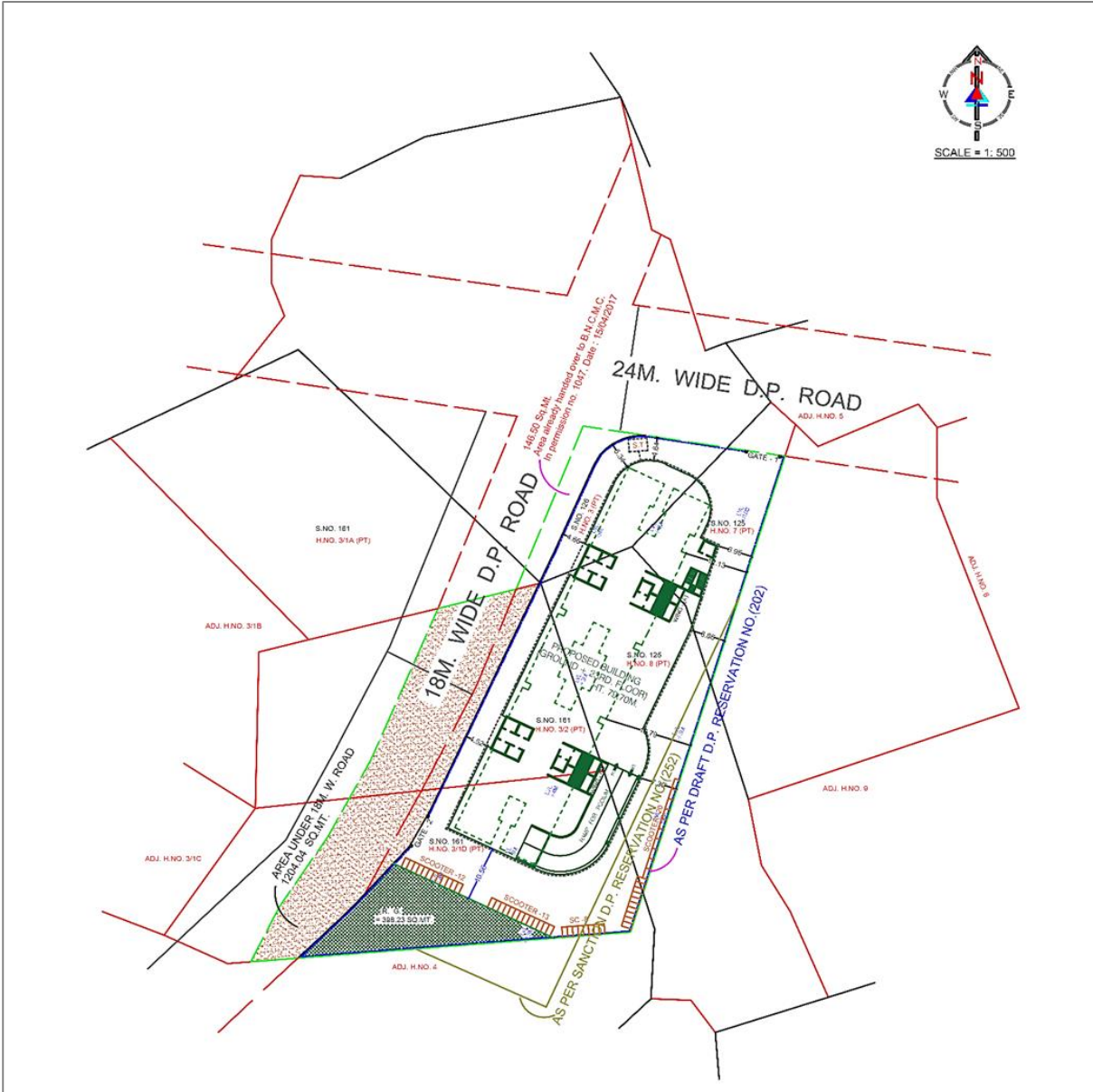
Public Notice

All the concerned persons including bonafide residents, environmental groups and other are hereby informed that the Department of Environment, Government of Maharashtra has accorded Environmental Clearance to M/s. Shree Munisuvrat Realtor LLP for their project Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane Project By M/s. Shree Munisuvrat Realtor LLP vide letter no. EC24B038MH152252 & file no. SIA/MH/INFRA2/456743/2023 Dated 09 October 2024 Published on 14 October 2024. The copy of clearance letter is available with on the website of the State Environment Impact Assessment Authority Maharashtra at (www.environmentclearance.nic.in)

जाहीन नोटिस

रहियासी, पर्यावरण संबंधी गट आणि इतर सर्व संबंधित व्यक्तींना कळविण्यात येते की, महाराष्ट्र सरकारच्या पर्यावरण विभागाने श्री मुनिसुव्रत रिअल्टर्स एलएलपी कडून त्यांच्या प्रकल्पासाठी प्रस्तावित निवासी व वाणिज्यिक इमारत (जमिन + २३ मजले) अंतर्गत भाजीपाला मार्केटसाठीच्या आवासाच्या आरक्षणानुसार (संमती डी.पी. आरक्षण क्र. २५२) आणि मसुदा डी.पी. आरक्षणानुसार (क्र. २०२) खालील भूखंडावर, जो खालील प्रमाणे आहे: स.नं. १२४/१२५/१५९/१६१ (PT), १२५/५/१२५/७/१२५/९ (PT), १२६/३/२ (PT), १६१/३/२ (PT) आणि १६१/३/१/D (PT), मौजे कामतघर, तालुका भिवंडी, जिल्हा ठाणे. प्रकल्प: श्री मुनिसुव्रत रिअल्टर्स एलएलपी. पत्रक्रमांक EC24B038MH152252 आणि फाईल क्र. SIA/MH/INFRA2/456743/2023, दिनांक ०९ ऑक्टोबर २०२४ द्वारे परवानगी दिली आहे व दिनांक १४ ऑक्टोबर २०२४ रोजी प्रकाशित झाली आहे. सदर पत्र पर्यावरण विभाग महाराष्ट्र (www.environmentclearance.nic.in) यांच्या संकेतस्थळावर पहाता येईल.

Annexure no. 15 Details of Landscape Layout & List of Trees.



LANDSCAPE LAYOUT & PLAN

**Miyawaki Area Proposed
20 sq.mt
Tree: 60 Nos.**

Landscape Details

Sr. No.	Particulars	Proposed
1	Plot Area (As per 7/12)	4997.87 Sq. m.
2	Plot Area (As per measurement)	5206.82 Sq. m.
3	Net Plot Area	3941.60 Sq. m.
4	Required RG Area (10 % of Net Plot Area)	394.16 Sq.m
5	Provided RG area (10.10 % of Net Plot Area)	398.23 Sq. m.
6	As per Tree NOC vide letter No जा.क्र./भिनिसमनपा/उद्यान/४३२/२०२३ Existing Tree No. (will be retained at site)	7 Nos.
7	No of trees to be planted As per Tree NOC	93 Nos.
8	Total Trees in proposed development	49 Nos.
9	Area of Miyawaki (5% of Ground RG Area) Sq.mt.	20 sq.mt
10	Total trees as per Miyawaki area	60 Nos.
11	Total No of tree To be Planted	109 Nos.

LIST OF TRESS

Tree List				
1	<i>Terminalia catappa</i>	Badam	2	Fruit bearing plant with evergreen tree.
2	<i>Mangifera indica</i>	Mango	2	Small deciduous fruit bearing tree. Different parts of the mango tree, both as food and medicine. Extracts of the bark, leaves, stems, and unripe fruits have demonstrated antibiotic properties in vitro, and are used in traditional medicine
3	<i>Azadirachta indica</i>	Neem	2	Good for restoration of dryer parts, good for air purifier and have medicinal properties
4	<i>Syzygium cumini</i>	Jambhul	2	Fruit bearing tree, Has medicinal properties, Host for many Flora and Fauna
5	<i>Cocos nucifera</i>	coconut tree	3	Fruit bearing plant.
6	<i>Saraca indica</i>	Ashoka	2	Good for roadside plantation and provide shade.
7	<i>Artocarpus heterophyllus</i>	Jack fruit	2	Fruit bearing plant with evergreen tree.
8	<i>Ficus racemosa</i>	Umber	3	Bark of the plant cures dysentery, spongy gums, ulcers, diabetes, asthma, leucorrhoea and urinary problems.
9	<i>Mimusops elengi</i>	Bakul	3	Large evergreen tree, is a medicinal tree. For the medicinal purpose its leaves, fruit, bark and flowers are used.
10	<i>Emblica officinalis</i>	Aawala	3	Large tree for shading, good density
11	<i>Psidium guajava</i>	Guava	2	Guava is used as a juice in a concoction to help heal deep cuts, as a tea to cure headaches, as crushed leaves to revive a fainted person, and as chewed leaves to counteract diarrhea.
12	<i>Neolamarckia cadamba</i>	Kadamb	3	Host for many birds

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13	<i>Cassia fistula</i>	bahava/ amaltash	2	Used as Ayurveda/ medicinal tree.
14	<i>Lagerstroemia flos regineae</i>	Tamhan	3	Good as an avenue tree, good for group planting around water gardens and ponds.
16	<i>Aegle marmelos</i>	Bel	2	Evergreen tree having cultural value
17	<i>Erythrina indica</i>	Pangara	2	Host for many birds
18	<i>Plumeria alba</i>	Champa	2	Plumeria flowers produced most fragrant flowers
19	<i>Albizia lebbeck</i>	Shirish	2	Use of Shirish has been extensively recommended to neutralize toxins in the body.
20	<i>Tamarindus indica</i>	Chinch	2	The tamarind tree produces edible pulp.
			49	

List of Trees to be planted in Miyawaki Plantation

Sr. No.	Name of the plant	Common Name	Quantity
1	Terminalia catappa	Badam	3
2	Mangifera indica	Mango	3
3	Azadirachta indica	Neem	3
4	Syzygium cumini	Jambhul	3
5	Cocos nucifera	coconut tree	4
6	Saraca indica	Ashoka	2
7	Artocarpus heterophyllus	Jack fruit	2
8	Ficus racemosa	Umber	4
9	Mimusops elengi	Bakul	4
10	Emblica officinalis	Aawala	4
11	Psidium guajava	Guava	2
12	Neolamarckia cadamba	Kadamb	4
13	Cassia fistula	bahava/amaltash	3
14	Lagerstroemia flos regineae	Tamhan	4
15	Aegle marmelos	Bel	3
16	Erythrina indica	Pangara	2
17	Plumeria alba	Champa	3
18	Albizia lebbeck	Shirish	3
19	Tamarindus indica	Chinch	3
	Total		60

RG Architect Certificate

PARUL SHAH
ARCHITECTS

Tel : 6506 9950
Telefax : 2590 2372

Date: 28th Jun, 2024.

To,
The Chairman,
State Environment Impact Assessment Authority (SEIAA)
15th Floor, New Administration Building,
Environment Department,
Mantralaya, Mumbai, Maharashtra.

Subject : Submission of Architect Certificate for Declaration of Mandatory RG Area on ground for our Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Respected Sir,

We hereby certify that the entire mandatory RG Area i.e. 398.45 Sq.mtis located on ground which is 10.11% of Net Plot area (3941.60Sq.mt) and no part RG area thereof is located on podium as mandated by NGT order dated 13.09.2022 (Appeal No- 22/2016 WZ).

This mandatory RG area is kept open to sky and also enables plantation of trees.

This is for your information and record.

Regards



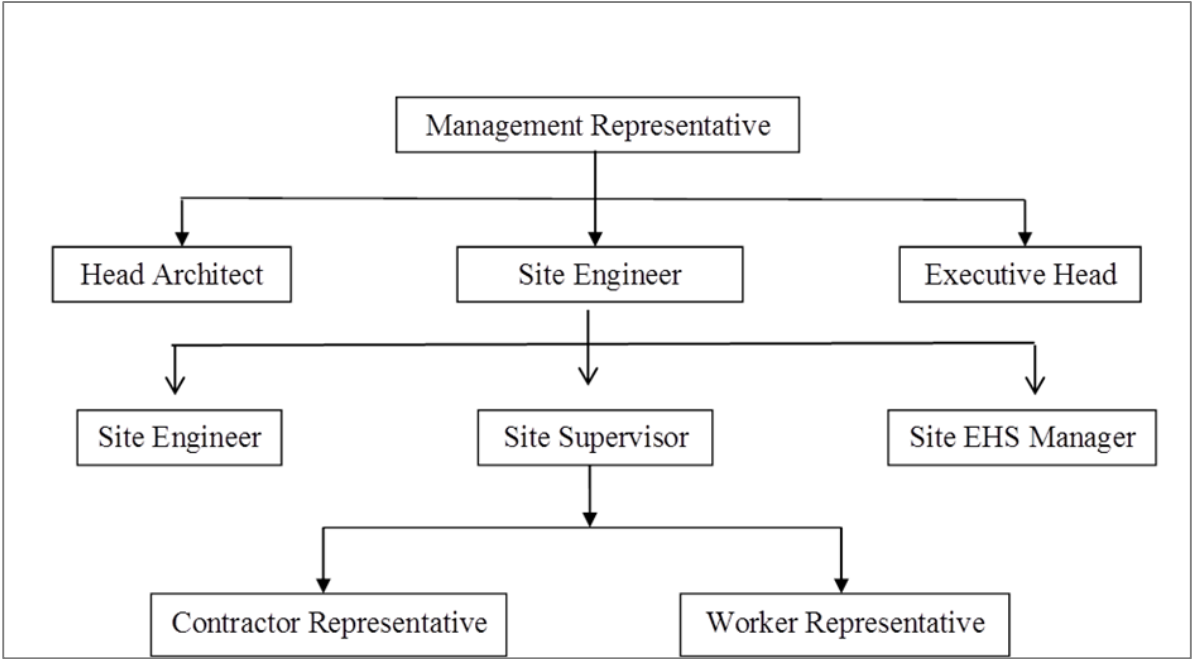
Ar. Parul Shah.

CA/84/7999.

PARUL SHAH
ARCHITECT
CA/84/7999

602, MARATHON CHAMBERS, PANCH RASTA, P. K. ROAD, MULLUND (W), MUMBAI - 400 080. Email : abhoishah2006@gmail.com

Annexure no. 16 Environment Management Cell



Annexure no. 17 Budgetary Allocation And Expenditure For EMP

Budgetary Allocation for Environmental Management Plan**I. Construction phase**

Sr.No.	Parameters considered	Criteria considered	Set up cost (Rs. In Lakhs)	Recurring cost (Rs. In Lakhs)/year
1	25 Feet high Tin / metal sheet	Total perimeter of the project * Rs.1,796 Ft (with 1 meter width)	9	Nil
2	Wet Green Cloth/ wet jute sheet/ Tarpaulin	Height of Building and width of bldg* cloth requirement	1	
3	Demolition building covered with Tarpaulin	Demolition building Height and width of bldg * cloth requirement	6	Nil
4	Sprinkling / Spraying of water	1 water tanker of 15,000 lit daily: yearly contact will be given		3.65
5	stationary/ Mobile Anti Smog guns	1 mist spray covers 25 meter area	7	nil
6	sensor based air pollution monitors	1 Machine with display (Ambient Pro Air Quality Monitor from Prana Air)	5	0.45
7	Provision of Wheel washing area and Sedimentation tank at gate	set up cost of wheel washing area * No. of Gates (recurring cost for power and water)	1	0.5
8	Mulching on top soil and green plantation near site		1	
9	Soil stabilisation	stock pile of soil and stone pitching or other methods to avoid soil erosion	2	
10	Daily Cleaning of road approaching to site through contract labour	Contract labour Cost : Yearly contact will be given	Nil	1.5
11	Awareness through Site EHS officer on Dust mitigation measures	Appointment of EHS officer		3
	TOTAL		30	9.1

II. Operation phase (with break-up)

Sr. No	Component	Description	Capital cost Rs. (Lakhs)	O and M cost
				(Rs. In Lakhs/year)
1	Sewage Treatment Plant	1 Sewage Treatment Plant of 125 KLD MBBR	31.25	6
2	Rain Water Harvesting	1 RWH tank of total 110 cum capacity	44	4.4
3	Solid Waste Management	1 Organic waste convertor Machine and storage and Segregation of waste	15	2.04
4	Green Belt Development	Plantation of Tree and development of RG area	7.96	2.4
5	LFD Fixtures	Low Flush Toilets and low-flow faucet	32.50	0.7
6	Solar Energy	6 Solar Pannel + 8 Solar Hot water	4.8	0.2
7	Environmental Monitoring	EMP costing	MoEF accredited lab will be hired	11.2
TOTAL			135.51	27.22

Annexure No.18 Ack letter of set of documents to KDMC

Shree Munisuvrat Realtor LLP

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date: 14-10-2024

To,
Town Planning Department
Bhiwandi Nizampur City Municipal Corporation
Bhiwandi.

Subject : Submission of Environmental Clearance Letter Copy for Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Reference : General Condition No. XII in Environmental Clearance EC Identification No **EC24B038MH152252** dated on **09/10/2024** (SIA/MH/INFRA2/456743/2023)

Dear Sir,

With reference to the above subject, we are hereby submitting our Environmental Clearance EC copy having EC Identification No. **EC24B038MH152252**, File No. **SIA/MH/INFRA2/456743/2023** dated on **09/10/2024**.

As per the Environment condition no. XII mention in our Environmental Clearance letter, we are hereby forwarding a letter copy of Environment Clearance to your department.

Kindly acknowledge the same.

Thanking you in anticipation,
Yours faithfully,

For M/S. Shree Munisuvrat realtor LLP
For Shree Munisuvrat Realtor LLP

Punit K. Sharma
Auth. Sign./Partners
Authorized Signatory

Enclosure:

➤ Environmental Clearance letter

14/10/2024
लिपिक
नगर रचना विभाग
भिवंडी निजामपुर शहर महानगरपालिका, भिवंडी

Annexure no. 19 Data Sheet with Annexure A, B, C

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change Regional Office (W), Nagpur.

Monitoring Report

PART – I

DATA SHEET

Date: 1st December 2024

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Proposed Residential Cum Commercial Building Project
2.	Name of the project	:	Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.
3.	Clearance letter (s) / OM No. and Date	:	Vide letter no. EC24B038MH152252 dated 09.10.2024
4.	Location	:	
	a. District (S)	:	Thane
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 19°16'28.61"N Longitude: 73°2'47.43"E
5.	Address for correspondence	:	Mr. Punit Atul Gosrani M/s. Shree Munisuvrat Realtor LLP. Address: Flat No. 201 2nd Floor, Munisuvrat Royal, Near Tapowan School, Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, Mobile No.: 9867581056 Email Id: munisuvratrealtor.parivesh@gmail.com
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Mr. Punit Atul Gosrani M/s. Shree Munisuvrat Realtor LLP. Address: Flat No. 201 2nd Floor, Munisuvrat Royal, Near Tapowan School, Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, Mobile No.: 9867581056

December 2024 Six Monthly Compliance Report

			Email Id: munisuvratrealtor.parivesh@gmail.com
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	: Same as above
6.		Salient features	:
	a.	of the project	: Annexure -A
	b.	of the environmental management plans	: Annexure -B
7.		Breakup of the project area	:
	a.	submergence area forest & non-forest	: Project site is not a forest area.
	b.	Others	: Annexure - A
8.		Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan	: Not Applicable
	a.	SC, ST/Adivasis	: Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, if a Survey is carried out give details And years of survey)	: Not Applicable
9.		Financial details	:
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	: Cost of Land + Construction: Rs. 68.54 Cr.
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	: Annexure – C
	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.	: Yes
	e.	Actual expenditure incurred on the environmental management plans so far	: -
10.		Forest land requirement	:
	a.	The status of approval for diversion of forest land for non-forestry use	: Not Applicable

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	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	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)	:	October 2024
	b.	Date of completion (Actual and/of planned)	:	December 2028
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 the Regional Office on previous Occasions, if any	:	Not yet visited
	b.	Date of site visit for this monitoring report	:	November 2024
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	Not Applicable
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

ANNEXURE – A

1.PROJECT DETAILS

Name & Location	:	Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.
Total no. of workers to be employed during the construction phase.	:	Total 120 workers. No. of Residential Workers :- 110 Non Residential Workers :- 10
Total Project cost	:	Rs. 68.54 Cr.
Project infrastructure	:	Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP
Area Statement	:	Total Plot Area: 4997.87 Sq.mt (As per 7/12) Built Up Area as per FSI : 31,781.21 Sq. m Non FSI Area: 11,521.27 Sq. m (IOD No.: जा.क्र./भिनिसमनपा/नगररचना/१५८ for Plot Area: 4997.87 Sq.mt, FSI area 20429.88 Sq.mt. and Non-FSI Area 10360.70 Sq.mt. Total Construction Area: 30,790.58 Sq.mt.
Water Requirement and Sources	:	<u>During Construction Phase – Tanker water</u> For Construction: 10 KLD (Depending upon the activity). <u>During Operational Phase - KDMC</u> Total Water Requirement.: 127 KLD For Domestic: 81 KLD For Flushing: 39 KLD For Gardening: 7 KLD
Sewage generated	:	112 KLD

December 2024 Six Monthly Compliance Report

<p>Power</p>	<p>:</p>	<p>During Construction Phase -</p> <ul style="list-style-type: none"> • Source: MSEDCL • Demand Load: 64 kW • DG Set as a power backup - 1 DG set of 600 KVA <p>During Operational Phase -</p> <p>Power Requirement: Connected load: 2363KW Maximum Demand: 1233 KVA</p> <p>DG sets – Total 1 DG set of 600 kVA</p>
<p>Gaseous emissions</p>	<p>:</p>	<ul style="list-style-type: none"> • 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.
<p>Solid waste from: Garbage: 1. Wet 2. Dry</p>	<p>:</p>	<ol style="list-style-type: none"> a. Total solid waste: 403 kg/day b. Biodegradable waste: 161 kg/day c. Non- biodegradable waste: 242 kg/day

ANNEXURE - B

EMP for Construction Phase:

No.	Environmental Issues/Impacts	Mitigation measures	Responsibility	
CONSTRUCTION PHASE				
1.	Increase in water demand (10-20 m ³ /day) due to water usage for construction, dust suppression and for workers.	<ul style="list-style-type: none"> • Use of polymeric spray for dust suppression instead of water wherever possible • Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing • Use of wet jute cloth/gunny bags instead of water spray for curing activity. 	Contractor & Project Manager	--
2.	Sewage generation (10 m ³ /day) and disposal	<ul style="list-style-type: none"> • Disposal of sewage generated to sewer line • Daily watch on sanitation facilities, drains & good housekeeping 	Contractor & Project Manager	Water (P & CP) Act 1974

3.	<ul style="list-style-type: none"> Municipal solid waste generation (75 kg/day) by workers 	<ul style="list-style-type: none"> Segregation of Biodegradable (45 kg/day) and non-biodegradable garbage (30 kg/day) Disposal of segregated waste to Authorized Vendor 	Contractor & Project Manager	--
4.	<p>Construction activity may lead to</p> <ul style="list-style-type: none"> Water logging on site Unsanitary conditions and mosquito breeding on site Sedimentation of outside drains 	<ul style="list-style-type: none"> Computation of the runoff from the catchment areas outside the plot and runoff within the plot. Proper management of channelization of storm water Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site Use of screens and silt traps in advance of earthworks Proper maintenance of storm water drainage to avoid choking of drains and flooding on site Prompt completion of works relating to drainage and sediment control Ensure discharge of storm water from the site or inflow to the site due to contributing catchment is clear of sediment and pollution 	Contractor & Project Manager	Storm water drainage remarks from BNCMC
5	Demolition/Construction activity			
a.	Dust generation	<ul style="list-style-type: none"> Use of polymeric spray / water wherever possible for dust suppression On site sensors shall be installed to monitor PM 10 and PM 2.5 Provision of Barricades of adequate height along the periphery of the site Use of covering sheets while transporting the material 	Contractor/ Proponents	--

b.	Noise & Vibration	<ul style="list-style-type: none"> Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time Provision of ear plugs to workers Use of good efficiency mufflers No noise polluting work in night shifts Provision of barricades along the periphery of the site 		
c.	Disruption of soil & runoff	<ul style="list-style-type: none"> Sedimentary controls to be implemented 		
d.	Oil leaks	<ul style="list-style-type: none"> Regular maintenance of machineries to prevent and repair leaks Contaminated soil (if any) disposed to authorized Contactor 		
e	Generation of construction waste - Debris/ Excavation material	<ul style="list-style-type: none"> Debris shall be reused for filling and remaining 1 shall be disposed to authorized landfill site. Disposal of hazardous waste to authorized Contactor Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal) will be handed over/sold to Authorized recyclers 	Contractor/ Proponents	NOC for Solid Waste Management/Excavation permission from KDMC
6	<p>Vehicular movement</p> <ul style="list-style-type: none"> Increase in traffic Air emissions & Noise Oil leaks 	<ul style="list-style-type: none"> Proper traffic management for the construction vehicles Provision of oil and grease traps to the Storm water drains Contaminated soil found if any to authorized Contactor Regular maintenance of vehicles with suitable enclosures and intake silencers 	Project Manager	--

		<ul style="list-style-type: none"> • Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours 		
7	Air and noise pollution	<ul style="list-style-type: none"> • Site barricading • Regular maintenance 	Project Manager	--
8	Impact on health of workers Accidents, Hazards, injuries to workers	<ul style="list-style-type: none"> • Adequate drinking water, canteen, toilet and bathing facilities • First aid facility • Regular health checkup of workers • Risk assessment and preparation of disaster management plan • Provision of temporary water tank for firefighting and appropriate fire suppression measures • Safety educational and awareness programme. • Proper security arrangements 	Safety officer	--

EMP for Operation Phase:

No.	Environmental Issues/Impacts	Mitigation measures	Responsibility		
OPERATION PHASE					
1.	Increase in water demand	<ul style="list-style-type: none"> • Use of treated sewage proposed for flushing (39 KLD) and gardening (7 KLD) • Use of Treated Waste Water for flushing and gardening resulting in reduction of Net water demand. Use of harvested rain water for domestic purpose and its reuse thereby reducing the fresh water demand in monsoon season 	Project Society/ Facility system	Proponents/ Management	Water Act 1974 as amended
2.	Sewage generation (112 KLD)	<ul style="list-style-type: none"> • Provision of STP for treatment of sewage up to tertiary level. • Proper operation and maintenance of STP and Daily analysis of general parameters like pH, BOD, COD and TSS & O &G of the STP outlet to ensure good treatment of waste water with the help of sensors. • Ventilation around the STP • Proper arrangements for sludge handling and disposal 	Project Society/ Facility system	Proponents/ Management	--

3.	Increment in Runoff 0.06 M ³ /sec. from site	<ul style="list-style-type: none"> Minimizing the incremental runoff from the site with 1 RWH tank of total 110 cum capacity. Proper management of channelization of storm water from site by using proper internal SWD system of 0.6 m X 0.6 m deep and two discharge points of having adequate capacity Use of screens and silt traps to SWD Proper maintenance of storm water drainage to avoid choking of drains and flooding on site Ensure discharge of storm water from the site is clear of sediment and pollution Provision of sump pumps External drain of adequate capacity 	Project Society/ Facility system	Proponents/ Management	SWD NOC from BNCMC
4.	Power demand	<ul style="list-style-type: none"> Provision of energy saving measures: Use of Solar energy for external and common area lighting as well as for Hot water system High efficiency pumps & motors Use Low wattage LED fixtures in common area 	Project Society/ Facility system	Proponents/ Management	ECBC norms
5.	Air and noise pollution	<ul style="list-style-type: none"> Good Landscaping with plantation of 109 Nos. of trees. 	Project Proponents/ Society/Facility Management system		CPCB specification
6.	Vehicular movement <ul style="list-style-type: none"> Increase in traffic Air emissions & Noise Contamination of soil (if any) leads to Oil leaks 	<ul style="list-style-type: none"> Provide adequate traffic signs and signage to notify residents Install safety mirrors to aid visibility in conflict points Prevent parking near the Entry and Exit Gate Provide speed control measures to regulate speed of vehicles Provide pedestrian crossings and dedicated footpath to cater to the walking population Assign traffic wardens to regulate flow of project traffic during peak hours 	Project Society/ Facility Management system	Proponents/ Management	--

7.	Odour and unsanitary conditions due to STP and Composting of biodegradable garbage	<ul style="list-style-type: none"> • Ventilation for STP and OWC area • Proper housekeeping and maintenance 	Project Society/ Facility system	Proponents/ Management	Air act 1981, as amended
8.	Municipal waste & other solid waste generation	<ul style="list-style-type: none"> • Informing and educating occupants for solid waste management • Provision of adequate space for solid waste management • Proper segregation on site to biodegradable and non-biodegradable. • Non-Biodegradable waste (370kg/day) • Recyclable waste to recyclers • Non-recyclable waste to Authorized recycler • Biodegradable waste (533 kg/day) • Treatment in Organic Waste Convertor (OWC) • End product from OWC and sludge generated from STP shall be used as manure on site • Quarterly monitoring of manure 	Project Society/ Facility system	Proponents/ Management	--
9	Disasters like Fire, lightning, Earthquake etc.	<ul style="list-style-type: none"> • Preparation of Disaster Management Plan • Provision of Safety officer, Security and First aid team • Regular review of DMP and mock drill • Effective implementation of DMP 	Safety Officer		CFO NOC from BNCMC

ANNEXURE - C

Budgetary Allocation for Environmental Management Plan**I. Construction phase – Capital Cost**

Sr. No	Attributes	Parameter	Set Up Cost (Rs. In Lakhs)	Total Cost per annum (Rs. In Lakhs)
1	Air	Air & Noise Monitoring	0	0.46
2	Water	Water monitoring/ wastewater monitoring + Portable STP	7.5	0.35
3	Land	Site Sanitation- Mobile toilets		0.5
4	Biological Environment	Top soil preservation cost, Cost of transplanted of trees		0.39
5	Socio- Economic Environment	Disinfection- Pest Control, First Aid Facilities, Health Check Up, Personal Protective Equipment, CFL Lamp for hutment		8.93
TOTAL			7.5	11.24
DMP Cost			63.56	19.07

DURING CONSTRUCTION PHASE – PER YEAR

Sr. No.	Pollution Monitoring	Parameters	Frequency	Location	Cost per Year (In lakhs)
1	Air quality	SPM,RSPM,SO2,& NOX,CO, HC	Quarterly	At major Construction area. (total 2 Stations)	0.46
2	Noise Level	Equivalent noise level	Daily	At major Construction area. (total 2 Stations)	
3	Exhaust from DG Set	SPM, SO2, Nox	Quarterly	Stack of DG set.	0.015
4	Exhaust from DG Set	SPM, SO2, NOx, Hydrocarbons and Carbon Monoxide	Yearly	Stack of DG set.	

5	Waste Water Analysis	Portable STP- pH & BOD	Monthly	Outlet of STP	0.672
6	Drinking Water Analysis	Analysis of water for physical, chemical, biological parameters.	Quarterly	At source (municipal/ tankers)	0.07
Total					1.243

II. Operation phase Per Year

Sr. No.	Environmental Monitoring	Parameters	Frequency	Cost per Year (In lakhs)
1	Ambient Air quality	SPM, RSPM, SO ₂ , NO _x	Quarterly	0.46
2	Noise Level	Equivalent noise level	Daily	
3	Exhaust from DG Set	SPM, SO ₂ , NO _x	Quarterly	0.06
	Exhaust from DG Set	SPM, SO ₂ , NO _x , Hydrocarbons and Carbon Monoxide	Yearly	0.02
4	Drinking Water	(Physico- chemical and biological parameters as per the source and utilization of water)	Quarterly	0.28
5	Rain Water Harvesting	(Physico-chemical and bacteriological parameters as per the source and utilization of water)	Monthly	0.11
6	Sewage from STP	pH, BOD, COD, TSS TDS, Oil and Grease	Quarterly	0.22
		As per E (P) act 1986: 30 parameters	Yearly	0.08
7	OWC Manure	pH, Conductivity, Colour, Bulk Density, Organic Carbon, Total Nitrogen as N, Total Phosphate as P ₂ O ₅ , Total Potash as K ₂ O, C:N ratio, Moisture Content	Quarterly	0.10
Total				1.33

Shree Munisuvrat Realtor llp

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date:01-06-2025

To,
Sh Prasoon Gargava (Scientist 'E' & Regional Director)
CENTRAL POLLUTION CONTROL BOARD,
Parivesh Bhawan, Opp. VMC Ward Office No. 10,
Subhanpura, Vadodara-390 023
Tel 0265-2392603
E-mail: prasoon.cpcb@nic.in

Subject : Submission of June 2025 Six Monthly Compliance Report for our Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Reference : Environmental Clearance EC Identification No. EC24B038MH152252 dated on October 09, 2024, as per General Conditions XIII and IV

Respected Sir,

With reference to above mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the **June 2025 Six Monthly Compliance Report** after receipt of Environmental Clearance for above mentioned site.

Hereby we are enclosing Data-Sheet along with annexure in format along with above mentioned Enclosures.

Please find this June 2025 six monthly compliance report as per the condition mentioned in Environmental Clearance letter.

Thanking you,

Yours Sincerely,

For M/s. Shree Munisuvrat Realtor LLP.

For Shree Munisuvrat Realtor LLP

Auth. Sign./Partners

AUTHORIZED SIGNATORY

Shree Munisuvrat Realtor llp

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date:01-06-2025

To,

S.R.O. Bhiwandi

Siddhivinayak Sankul,

3rd & 4th floor, Station Road,

Kalyan (West), Kalyan-421301.

Tel no: 0251-2310167

srokalyan1@mpcb.gov.in

Subject : Submission of June 2025 Six Monthly Compliance Report for our Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

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Thanking you,

Yours Sincerely,

For M/s. Shree Munisuvrat Realtor LLP.

For Shree Munisuvrat Realtor LLP

Auth. Sign./Partners

AUTHORIZED

Shree Munisuvrat Realtor llp

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date:01-06-2025

To,
State Level Environment Impact Assessment Authority,
Environment Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
State: Maharashtra

Subject : Submission of June 2025 Six Monthly Compliance Report for our Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Reference : Environmental Clearance EC Identification No. EC24B038MH152252 dated on October 09, 2024, as per General Conditions XIII and IV

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Please find this June 2025 six monthly compliance report as per the condition mentioned in Environmental Clearance letter.

Thanking you,

Yours Sincerely,

For M/s. Shree Munisuvrat Realtor LLP.


Auth. Sign./Partners

AUTHORIZED SIGNATORY

SIX MONTHLY COMPLIANCE REPORT

(June 2025)

Of

**Proposed Residential cum commercial building
[Ground + 23rd floor] under Accommodation
reservation of Vegetable Market as per sanction
D.P. Reservation No. (252) & As per Draft D.P.
Reservation No. (202) on Land Bearing
S.NO.124/125/159/161 (PT), 125/5/125/7/125/9
(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT)
At Village Kamatghar, Tal. Bhiwandi, Dist. Thane**

Submitted By

M/S. Shree Munisuvrat Realtor LLP

Prepared By



NABET Accreditation No.: NABET/EIA/24-27/RA 0346

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no EC24B038MH152252 as on dated 09.10.2024

Sr. No.	EC condition	Reply
	Specific conditions	
A.	SEAC Conditions -	
1.	PP to obtain revised IOD/IOA/Concession Document/ Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing mandatory/ required RG area on mother earth as per Hon'ble Supreme Court Order.	Agreed and Complied. Our Project has received a Letter of Approvability (along with Plan Approval) vide letter no. जा.क्र./भिनिशमनपा/ नगररचना/१५८ for Plot Area: 4997.87 Sq.mt, FSI area 20429.88 Sq.mt. and Non-FSI Area 10360.70 Sq.mt. Total Construction Area: 30,790.58 Sq.mt. Refer Annexure no. 4
2.	PP to obtain following NOC & Remarks a) Final CFO NOC, b) SWD/ C&D NOC	Agreed and Complied. PP has Obtained all NOCs as follows, a) CFO NOC: Vide Letter No. MFS/51/2024/09 Dated 04.01.2024 b) We are using our C & D waste to our construction site. Hence C & D NOC is not required. Refer Undertaking of Debris by PP. Refer Annexure no. 5
3.	PP to ensure that area under STP proposed in RG area is excluded from RG area calculation & submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble supreme court order regarding RG area.	Agreed and Complied. As per UDCPR, the plot requires RG area 10% ie 394.16 sq.mt and whereas the PP has provided RG on ground ie 398.45 sq.mt. STP area is not included in RG area calculation. Refer the approved RG drawing details & Architect Certificate for RG Area. Refer Annexure no.15
4.	Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.	We have obtained Water supply NOC, Sewer NOC and SWD NOC from the Planning department. Refer Combined water supply, Sewer & SWD NOC vide letter No. जा. क्र. भिनिशमनपा/पा.पु.वि./३३/२०२४ Dated 09.01.2024. Our site has access to all the infrastructure in the vicinity. Refer Annexure no. 5
5.	PP to submit revised layout of STP with area provided for STP, 40% open to sky area.	Agreed and Complied. Total STP area: 92 sq.mt, Open to sky area: 41 sq.mt (44.56 % STP area open to ground). Kindly refer Revised STP layout. Refer Annexure no. 7
6.	PP to relocate the tree plantation proposed adjacent to the STP.	Agreed & complied. We have relocated tree plantation adjacent to the STP. Refer the Revised Landscape Layout. Refer Annexure no. 15

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7.	PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.	Agreed & complied. Refer Throughout Section Plan for the same. Refer Annexure no. 8
8.	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.	Agreed & complied. Project has excess treated sewage i.e. 67 KLD in Wet Season & 61 KLD in Dry Season after Reusing it for flushing and gardening. Tie up for the same is done with Tanker water supplier who will supply water to nearby construction activity etc. Refer undertaking for the same along with acknowledgment from Tanker Owner. Refer for undertaking for use of excess treated water & Tanker letter. Refer Annexure no. 9
B.	SEIAA Conditions-	
1.	PP has provided mandatory RG area of 508.8 m ² on mother earth without any construction. Local planning authority to ensure the compliance for the same.	Noted.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Yes. Saving up to 22.53 % will be achieved from solar/other renewable sources proposed.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F. No. 22-34/2018- IA III dt.04.01.2019.	Agreed and Noted.
5.	SEIAA after deliberation decided to grant EC for – FSI – 20,259.94 m ² , Non-FSI – 10360.70 m ² , total BUA- 30,620.64 m ² . (Plan approval No- MNCMC/TP/158, dated-19.01.2024) (FSI restricted as per appraisal and Non-FSI as per approval)	Agreed and Noted. Refer to Annexure no. 2 for the same.
	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 landfilling after recovering recyclable material.	Solid waste segregation will be practiced. Dry garbage will be given to recyclers. Wet waste from the project will be composted by Mechanical Composting (Eco-Biocompack). Refer Annexure no. 10.
II.	Disposal of muck, Construction spoils, including bituminous material during the	Agreed to comply with the same.

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	construction phase should not create any adverse effect on the neighboring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval the of competent authority.	
III.	Any hazardous waste generated during the construction phase should be disposed as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Agreed to comply with the same.
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.	Agreed to comply.
V.	Arrangement shall be made waste water and storm water do not get mixed.	Separate drain lines for Storm water and Sewerage system. Sewerage lines will be connected to STP.
VI.	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices.	Yes, We will adopt such best Construction practices.
VII.	The groundwater level and its quality should be monitored regularly in consultation with Ground Water Authority.	Agreed and comply with the same.
VIII.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Agreed to comply with the same.
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 flow water fixtures will be proposed.
X.	The Energy Conservation Building Code shall be strictly adhered to.	Yes. Energy Conservation will be done by use of solar hot water & solar PV as per ECBC.
XI.	All the top soil excavated during construction activities should be stored for use in horticulture / Landscape development within the project site.	Yes. Top soil will be utilized for landscape development within the project site.
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.	Yes. The earth debris will be utilized for leveling and for road construction within site.
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.	Agreed and comply with the same.

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XIV.	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Areas) Protection and preservation of trees Act, 1975 as amended during the validity of Environment Clearance.	Agreed to comply the same.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur Diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Agreed to comply with. During Construction phase 1 DG set of 100 KVA & 1 x 600 kVA is in Operation Phase. The same will be with acoustic enclosure.
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.	Agreed to comply with the same.
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.	Agreed to comply with the same. Refer Annexure no. 13 for Monitoring results of Air and Noise. All parameters are within stipulated standards by CPCB/ MPCB.
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Agreed to comply with the same.
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.	Environmental Management cell will be formed to monitor implementation of EMP. Refer Annexure no. 16.
B)	Operation Phase	

I.	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>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.</p> <p>c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<p>Solid waste segregation will be practiced. Dry garbage will be given to recyclers. Wet waste from the project will be composted by Mechanical Composting (Eco-Biocompack). Refer Annexure no. 10.</p>
II.	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p>	<p>Yes, E-waste will be handed over to Authorized recycler.</p>
III.	<p>a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. b) PP to give 100% treatment to sewage/Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.</p>	<p>Agreed to comply with. Proposed 125 KLD STP during operational phase. Recycled Water will be used for Flushing & Gardening. Refer Annexure no.9 for water balance details</p>
IV.	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</p>	<p>Agreed to comply with the same.</p>
V.	<p>The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.</p>	<p>Yes, Agreed to comply with the same.</p>
VI.	<p>Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should</p>	<p>Sufficient parking as per the local norms will be given. i.e. 2W – 155 nos. & 4W – 271 nos. The parking plans are approved from competent authority and followed the same</p>

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	be fully internalized and no public space should be utilized.	to avoid traffic congestion in nearby area. Refer Annexure no. 12 for the same.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Yes, Agreed to comply the same
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.	Refer Annexure no. 15 for Landscape Plan and the list of trees to be planted in the premises.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Refer Environment Management Cell structure enclosed as Annexure no. 16.
X.	Separate funds shall be allocated for implementation of environmental protection measure/EMP along with item- wise break-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.	Refer Annexure no. 17 the Budgetary allocation and expenditure for Environment Management Plan.
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 parivesh.nic.in.	Refer Annexure no. 14 We had given advertisement in local newspapers.
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.	Yes, Copy of clearance letter is given to BNMC Refer Annexure no. 18.
XIII.	The proponent shall upload the status of compliance of the stipulated EC conditions. Including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sectoral 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.	This is our June 2025 The Six Monthly Compliance Report.
C)	General EC Condition	

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I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Agreed to comply with the same.
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.	Received Consent to Establish vide Letter no. Format1.0/JD (WPC)/UAN No.0000194143/CE/2404001051 dated 15/04/2024. Refer Annexure no. 3
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.	Agreed & comply the same. We have not started any construction work prior to the Environment clearance.
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.	Yes. This is our June 2025 Six Monthly Compliance Report & monitoring reports.
V.	The environmental statement for each financial year ending 31 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.	Complied. We already have submitted our Environment statement for previous financial year. Refer Annexure No.17 for the same.
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Agreed to comply with the same.
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.	Agreed and Noted.

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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.	Agreed and Noted.
5.	This Environment clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permission/ NOCs shall be obtained before starting proposed work at site.	Agreed to comply with the same.
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department Will revoke or suspended the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Agreed and Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Agreed and Noted.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Agreed and Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010	Agreed and Noted.

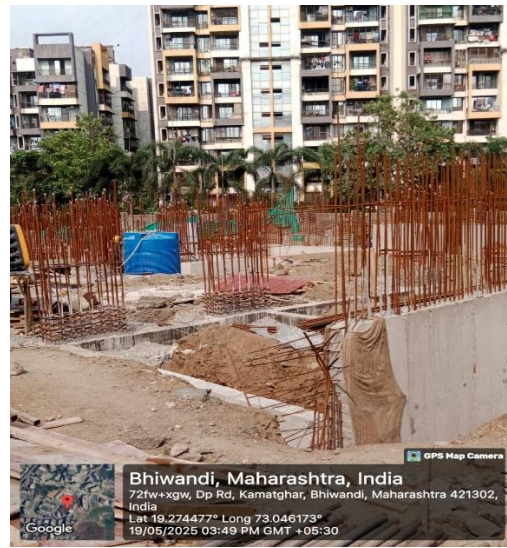
ANNEXURE LIST

Annexure No.	Details
1.	Current Status of Work
2.	Environment Clearance Letter
3.	Consent to Establish
4.	Approval from BNMC
5.	CFO NOC, Water, SWD & Sewer NOC
6.	Undertaking for Debris by PP
7.	Revised STP Layout
8.	Cross Section of Roads
9.	Water Balance Details
10.	Details of Solid waste management
11.	Sanitary and Hygiene Measures
12.	Details of Parking Layouts
13.	Monitoring Report
14.	Advertisement in local newspaper in Marathi and English
15.	Details of Landscape layout & List of Trees.
16.	Environment Management Cell
17.	Environment Statement / Form V
18.	Budgetary allocation and expenditure for EMP
19.	Acknowledgment of copy of the clearance letter submitted to KDMC
20.	Data Sheet for Annexure A,B and C

Annexure 1: Current Status of Work

Sr. No.	No. of Buildings	No of Floors	Current Status
1	Commercial (Common for Wing A & B)	Ground	85% Excavation work Completed and 50 % Plinth work Started for Both the wings
		1st Floor	
		2nd to 6th Floor	
		7 th Floor	
2	Residential (Wing A & B)	8th Floor to 23rd Floor	
Total			

Site Photographs:



Annexure 2:Environmental Clearance

ENVIRONMENTAL CLEARANCE

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



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

To,
The Partner
SHREE MUNISUVRAT REALTOR LLP
Flat No. 201, 2nd Floor, Munisuvrat Royal, Near Tapowan School,
Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, India-421302 -421302

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/INFRA2/456743/2023 dated 26 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC24B038MH152252 |
| 2. File No. | SIA/MH/INFRA2/456743/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential cum commercial building (Ground + 23rd floor) under Accomodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP. |
| 7. Name of Company/Organization | SHREE MUNISUVRAT REALTOR 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: 09/10/2024

(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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/456743/2023
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Shree Munisuvrat Realtor LLP,
 S.NO. 124/125/159/161(PT), 125/5/125/7/125/9 (PT),
 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT),
 Village: Kamatghar, Tal. Bhiwandi, Dist. Thane.

Subject : Environmental Clearance for proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village: Kamatghar, Tal. Bhiwandi, Dist. Thane by M/s. Shree Munisuvrat Realtor LLP.

Reference : Application no. SIA/MH/INFRA2/456743/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 224th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 278th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th July, 2024.

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/456743/2023	
2	Name of Project	Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village: Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.	
3	Project category	8 (a) B 2	
4	Type of Institution	Partnership	
5	Project Proponent	Name	Punit Atul Gosrani
		Regd. Office address	Flat No. 201, 2nd Floor, Munisuvrat Royal, Near Tapowan School, Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, India-

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			421302					
		Contact number	9867851056					
		e-mail	munisuvratrealtor.parivesh@gmail.com					
6	Consultant	Name: Mrs. Vaishali Harshal Tambat NABET Certificate No. NABET/EIA/2023/SA0194/Rev NABET Certificate Validity: 24 Feb 2024						
7	Applied for	New Greenfield Project						
8	Location of the project	on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village: Kamatghar, Tal. Bhiwandi, Dist. Thane						
9	Latitude and Longitude	Latitude: 19°16'28.61"N Longitude: 73° 2'47.43"E						
10	Plot Area (sq. m.)	4997.87 Sq.mt (As per 7/12)						
11	Deductions (sq. m.)	1056.27 (18 M Wide DP Road)						
12	Net Plot area (sq. m.)	3941.60 Sq. m						
13	Ground coverage (m ²) & %	2246.91 Sq. m with (57.01 % of Net Plot area)						
14	FSI Area (sq. m.)	20,259.94 Sq. m						
15	Non-FSI (sq. m.)	11,521.27 Sq. m						
16	Proposed built-up area (FSI + Non-FSI) (sq. m.)	31,781.21 Sq. m						
17	TBUA (m ²) approved by Planning Authority till date	LOI is under Process						
18	Earlier EC details with Total Construction area, if any.	Nil						
19	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)	NA						
20	Previous EC / Existing Building			Proposed Configuration		Reason for Modification / Change		
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)	
	NA	NA	NA	Commercial (Common for Wing A & B)	Ground		80.50	NA
					1st Floor			
					2nd to 6th Floor			
			7th Floor					
NA	NA	NA	Residential (Wing A & B)	8th Floor to 23rd Floor				
21	No. of Tenements & Shops	Flats – 128, Shops- 1, Office -2 & Vegetable Market-1						
22	Total Population	1074 nos.						
23	Total Water Requirements CMD	127 KLD						
24	Under Ground Tank (UGT) location	Flushed to grounds with raised walls						

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25	Source of water	BNCCM		
26	STP Capacity & Technology	1 STP of capacity 125 KLD		
27	STP Location	Partially below ground and 40% open to sky		
28	Sewage Generation CMD & % of sewage discharge in sewer line	112 KLD & 63 % of sewage discharge in sewer line.		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	30	Will be segregated and Handed over to Authorized recyclers
		Wet waste	45	Handed over to KDMC by daily collection system
		Construction waste	Will be of different types	Will be segregated at site Broken bricks and tiles will be used for Plinth filling, Landscaping, waterproofing Etc.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	242	Handed over to Authorized recyclers
		Wet waste	161	Wet garbage treatment in 1 OWC's of 400 Kg/day
		E-Waste	959	Handed over to Authorized recyclers at KDMC collection centre in Dombivli
		STP Sludge (dry)	20	Will be treated in OWC and then used as manure.
31	R.G. Area in sq. m.	RG required – 398.23 Sq.mt; 10% of net plot area		
		RG provided on Mother earth – 398.23 Sq. mt.		
		RG provided on the Podium (Elevated RG) - 0 sq.mt		
		Total – 398.23Sq. mt.		
		Existing trees on plot: 7 nos.		
		Number of trees to be cut: 0		
		Number of trees to be transplanted: 0		
		Number of trees to be planted:		
a) In RG area: 49 Nos.				
b) In Miyawaki Plantation (with area): 60 Nos. (20 sq.mt.)				
Total nos. of trees after the development: 109 nos.				
32	Power requirement	During Operation Phase:		
		Details	Construction	Operational

		phase	phase
		Source	MSEDCL
		Connected Load (kW)	80 KW
		Demand Load (kW)	64 KW
2363 KW			
1233 KW			
33	Energy Efficiency	a) Total Energy saving (%): 22.53 % b) Solar energy (%): 5.89 %	
34	D.G. set capacity	Construction phase: -1 DG set of 100 kVA Operational phase: - 1 x 600 kVA will be provided for Common Lighting and Firefighting.	
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 155 2-W: 271 EV parking 25% of above parking	
36	No. & capacity of Rain water harvesting tanks /Pits	1 Rain water harvesting tanks of 110 Cum total capacity.	
37	Project Cost in (Cr.)	Rs. 68.54 Cr	
38	EMP Cost	Construction Phase: Capital cost: Rs. 101.06 Lakhs, O & M Cost: Rs. 39.41 Lakhs/ Year operation phase: Capital cost: Rs. 145.04 Lakhs, O & M Cost: Rs. 30.08 Lakhs/ Year	
39	CER Details with justification if any...as per MoEF&CC circular dated 01/05/2018	As per F. No. 22-65/2017-IA.III dated 30 September 2020 Office Memorandum the OM dated 1st may 2018 is suppressed. Hence, we will go along with SEAC recommendation.	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA	

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 278th (Day-3) meeting held on 24th July, 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 obtain revised IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing mandatory/required RG area on mother earth as per Hon'ble Supreme Court order.
2. PP to obtain following NOCs & remarks:
 - a)Final CFO NOC; b) SWM/C&D NOC.

3. PP to ensure that area under STP proposed in RG area is excluded from RG area calculation & submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble supreme Court order regarding RG area.
4. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
5. PP to submit revised layout of STP with area provided for STP, 40% open to sky area.
6. PP to relocate tree plantation proposed adjacent to the STP.
7. PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.
8. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 398.45 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-20,259.94 m², Non FSI-10360.70 m², total BUA-30,620.64 m². (Plan approval No-MNCCM/TP/158, dated-19.01.2024) (FSI restricted as per appraisal and non FSI as per approval)

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.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- 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.

- 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 construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. 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.
- 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- 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.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- 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 shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
 - 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.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
 - 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.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - 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.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - 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 parivesh.nic.in
 - 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" 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.
 - 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.
 - 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.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - 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.
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, Bhiwandi Nizampur City Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Kalyan.

Annexure No.03 Consent to Establish

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@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/JD (WPC)/UAN No.0000194143/CE/2404001051

Date: 15/04/2024

To,

M/s. Shree Munisuvrat Realtor LLP
 D.P. Reservation No.(252) & As per Draft
 D.P. Reservation No.(202) on Land Bearing
 S.NO. 124/125/159/161(PT),
 125/5/125/7/125/9(PT), 126/3/2(PT),
 161/3/2(PT) & 161/3/1/D(PT) At Village
 Kamatghar, Tal.Bhiwandi, Dist.Thane.



Sub: Consent to Establish for Proposed Residential cum commercial building with reservation of Vegetable Market construction project granted under Red Category.

Your application NO. MPCB-CONSENT-0000194143

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:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.68.54 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed construction of Residential cum commercial building with reservation of Vegetable Market project named as M/s. Shree Munisuvrat Realtor LLP, D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane. on Total Plot Area of 4997.87 Sq Mtrs for construction BUA of 31781.21 Sq Mtrs out of Total Construction BUA of Sq Mtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

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

Proposed Residential cum commercial building (Ground+23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane.by M/s. Shree Munisuvrat Realtor LLP/CE/UAN No.MPCB-CONSENT-0000194143/Indus-Id.223408 (15-04-2024 01:31:34 pm) /QMS.P06_F01/00

Page 1 of 8

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	112	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:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (600 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	161 Kg/Day	Treated in Organic Waste Converter (OWC)	Used as Manure
2	Non-Biodegradable waste	242 Kg/Day	segregate	Segregate & Handed over to Local body

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

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 comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
15. 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 utilized on land for gardening.
16. PP shall obtain Environmental Clearance for proposed activity from competent authority. .PP shall not take to any effective steps towards the construction without obtaining Environmental Clearance from competent authority.
17. PP shall comply with the conditions stipulated in consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same.



Sangewar

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Signed by: **Dr J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2024-04-15 13:31:47 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-23891	17/01/2024	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Bhivandi
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

Proposed Residential cum commercial building (Ground+23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane.by M/s. Shree Munisuvrat Realtor LLP/CE/UAN No.MPCB-CONSENT-0000194143/Indus-Id.223408 (15-04-2024 01:31:34 pm) /QMS.PO6_F01/00

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **125 CMD for treatment of domestic effluent of 112 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	127.00
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) 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
1	DG set (600 KVA)	Acoustic Enclosure	3.00	HSD 162.01 Ltr/Hr	-	SO2	77.76 Kg/Day

- 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/Nm3
-------------------------	---------------	------------

- 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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - b) The toilet shall be provided with exhaust system connected to chimney through ducting.
 - c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - d) 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	10.0 Lakh	15 days	Towards Compliance of Consent conditions	Commissioning of the unit	Commissioning of the unit

** 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
NA						

BG Return details

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



Proposed Residential cum commercial building (Ground+23rdfloor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane.by M/s. Shree Munisuvrat Realtor LLP/CE/UAN No.MPCB-CONSENT-0000194143/Indus-Id.223408 (15-04-2024 01:31:34 pm) /QMS.PO6_F01/00

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.

Annexure no.4 Approval from BNCMC

**BHIWANDI NIZAMPUR
CITY MUNICIPAL
CORPORATION
(Dist. Thane)
MAHARASHTRA
OLD S.T.STAND, KAP-ALL,
BHIWANDI - 421 302, DIST.THANE.**



भिवंडी निजामपूर शहर महानगरपालिका,
भिवंडी, जि.ठाणे
महाराष्ट्र,

जुना एस.टी.स्टॅण्ड,कापआळी,
भिवंडी - ४२१ ३०२, जि.ठाणे.

TEL : 02522-55314/55315, FAX : 02522-52074

जा.क्र./भिनिशमनपा/नगररचना/ १५८

दिनांक :- १९/०६/२०२४

प्रति,
मे. श्री. मुनिसुव्रत रियाल्टर एल.एल.पी. तर्फे श्री. पुनित ए. गोसराणी व इतर-७
द्वारा : श्री. रविश धुरु,इंजिनियर,मे. आर.आर.कॅन्स.
१७/१ए,काप इस्लामपूरा,भिवंडी

विषय :- मौजे-कामतुघर येथील स.नं. १२४/१२५/१५९/१६९पै.स.नं.१२५/५/
१२५/७/१२५/९पै.स.नं.१२६/३/२पै.स.नं.१६९/३/२पै व स.नं.१६९/
३/१/ड पै या भुखंडावरील प्रस्तावित प्रकल्पाकरीता Letter of
Approvability (LOA) मिळणेबाबत.

संदर्भ :- प्रस्तावाचे नियुक्त इंजिनियर,श्री. रविश धुरु,मे. आर.आर.कॅन्स. यांचा
दि.११/०९/२०२४ रोजीचा प्रस्ताव.

महोदय,

उपरोक्त संदर्भिय पत्रान्वये आपण प्रस्तावातील भुखंडाचे जमिनमालक मे. श्री. मुनिसुव्रत रियाल्टर एल.एल.पी. तर्फे श्री. पुनित ए. गोसराणी व इतर-७ यांचे करीता दाखल केलेल्या प्रस्तावांतर्गत नियोजित इमारती करीता अनुज्ञेय कमाल भुनिर्देशांक वापराची मर्यादा (Maximum Building Potential) विचारात घेऊन दाखल केलेल्या नकाशांना Letter of Approvability (LOA) मिळणेबाबत विनंती केलेली आहे.

इमारत प्रकार	Letter of Approvability (LOA) करीता दाखल नकाशानुसार	उंची (मीटर)
१	तळमजला(अंशतः मनपा भाजीपाला मार्केट + अंशतः मनपा वाहनतळ + अंशतः वाणिज्य वापर(विकासकसाठी) + पहिला मजला(अंशतः वाणिज्य वापर + अंशतः वाहनतळ व इ.) + दुसरा मजला ते सहावा मजला(वाहनतळ)+ सातवा मजला (क्लब हाऊस व इ. रहिवासी वापरा करीता)+ आठवा मजला ते तेवीसवा मजला + अंशतः चोवीसवा मजला(रहिवास वापर)	८३.७० मी.

भुनिर्देशांकाबाबत (F.S.I.Calculation) :-

1.	PLOT AREA STATEMENT	IN SQ.MT.
	AREA OF - PLOT (Minimum area of a,b,c to be considered)	4997.87
	d) AS PER OWNERSHIP DOCUMENTS (7/12 , CTS EXTRACT)	4997.87
	e) AS PER MEASUREMENT SHEET	5206.82
	f) AS PER SITE	.....
2.	DEDUCTION FOR -	
	* A) PROPOSED ROAD	.....
	a1) 18.0 MT WIDE D.P.ROAD	1056.27
	a2) 24.0 MT WIDE D.P.ROAD	.....

	b) ANY RESERVATION/ Encroachment	.....
	TOTAL a + b	.....
3.	BALANCE PLOT AREA	3941.60
4.	AMENITY SPACE (IF APPLICABLE )	.....
	A) REQUIRED -	.....
	B) ADJUSTMENT (2B IF ANY )	.....
	C) BALANCE PROPOSED	.....
5.	NET PLOT AREA	3941.60
6.	RECREATION OPEN SPACE	.....
	a) REQUIRED 10%	394.16
	b) PROPOSED (as per Old Santion)	398.45
7.	INTERNAL ROAD AREA	.....
8.	PLOTTABLE AREA (IF APPLICABLE )	.....
9.	BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH - SR NO-5 X BASIC F.S.I - (3941.60 X 1.10)	4335.76
10.	ADDITION OF F.S.I ON PAYMENT OF PREMIUM	.....
	a) MAX.FSI PERMISSIBLE ON PAYMENT FSI-basse on road width SR NO-5 X 0.50 (4997.87 X 0.50 = 2498.93)	2498.93
	b) PROPOSED FSI ON PAYMENT OF PREMIUM (100%)	2498.93
11.	IN SITU F.S.I / TDR LOADING (SR.NO-5 X 1.15= 4997.87 X1.15 S.MT)=5747.55(100%)	5747.55
	a) IN SITU F.S.I AGAINST D.P. ROAD (1056.27 X 2= 2112.54)	2112.54
	b) IN SITU F.S.I AGAINST AMENITY / RESERVATION	.....
	c) TDR AREA (4997.87X1.15=5747.55 - 2112.54=3635.01)	3635.01
	d) TOTAL INSITU / TDR LOADING PROPOSED -(a+b+c)	5747.55
12.	ADDITIONAL FSI AREA UNDER (CHAPTER-7)	.....
13.	TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL	.....
	A) TOTAL ENTITLED FSI - SR NO-9 + 10 + 11(D)	12582.24
	B) ANCILLARY F.S.I UPTO 60% / 80% ON 13 (A) WITH PAYMENT OF CHARGES	.....
	1. Commercial 2987.53/1.8= 1659.73 (1659.73 of 80%) =1327.78	7881.28
	2. Residential 12582.24 -1659.73= 10922.51 (10922.51 of 60%) =6553.50	.....
	C) TOTAL ENTITLEMENT OF (A + B)	20463.52
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATIONS NO 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE X 2.75 1.6 X 2.75	21999.62 4.4
15.	TOTAL BUILTUP AREA IN PROPOSAL PROPOSED (excluding area at Sr No )	.....
	a) EXISTING BUILT-UP AREA	.....
	b) PROPOSED BUILT-UP AREA (AS PER P LINE)	20429.88
	c) TOTAL (a + b)	20429.88
16.	FSI CONSUMED (15/13) NOT BE MORE THAN SR,NO - 14	0.998
17.	AREA OF INCLUSIVE HOUSING IF ANY	.....
	c) REQUIRED (20% OF SR NO -5)	.....
	d) PROPOSED	.....
18.	Total Non FSI Area	10360.70
19.	Total FSI and Non FSI area	30790.58

उपरोक्त संदर्भिय पत्रान्वये दाखल केलेल्या नकाशांची मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुदींच्या (6.3,टेवल 6G) अनुषंगाने केलेल्या प्राथमिक छाननी केली असता अनुज्ञेय कमाल भुनिर्देशांक विचारात घेऊन सादर केलेले सादर नकाशे हे आवश्यक कागदपत्रांची/शुल्क/अधिमुल्य व इतर आवश्यक बाबींच्या पूर्ततेच्या अधिन राहून Approvable आहेत असे आपणांस खालील अटी /शर्तीना अधिन राहून कळविण्यांत येत आहे.

अटी/ शर्ती

- सादरचे पत्र फक्त शासनाच्या पर्यावरण विभागाकडील (MoEF) शिफारस मिळणेकरिता देण्यांत येत आहे.

Annexure no. 5: CFO NOC, Water, SWD and Sewer NOC

GOVERNMENT OF MAHARASHTRA

No. MFS/51/2024/09
Tel No. 2667 7555
Fax No.2667 7666

Directorate of Maharashtra Fire Service
Maharashtra Fire Service Academy
Vidyanagri, Hans Bhugra Marg,
Santacruz (East), Mumbai – 400 098
Date: 04.01.2024

To,
M/s. Shree Munisurvat Realtor LLP.,
Survey No. 124/125/159 /161(pt),
125/5/ 125/7/125/9(pt), 126/3/2(pt),
161/3/2(pt) & 161/3/1/D (pt),
Village-Kamatghar, Tal.-Bhiwandi,
Dist.-Thane

Sub: Provisional Fire safety Approval for your Proposed Construction of Residential Cum Commercial Building on Survey No. 124/125/159 /161(pt), 125/5/ 125/7/125/9(pt), 126/3/2(pt), 161/3/2(pt) & 161/3/1/D (pt), At-Village-Kamatghar, Tal.-Bhiwandi, Dist.-Thane.
Ref: Application No. MFS.598.23, dated 01.12.2023.

This is a proposal for construction of residential cum commercial building having Gr. Floor & Podium + 23rd upper floor only with a total height of **80.50 mtrs.** from general ground level to terrace level.

These will be the tallest buildings proposed outside the major cities like Mumbai, Thane, New Mumbai etc near Outskirt of Mumbai i.e. Bhiwandi Nizampur City. The said project is coming under Bhiwandi Nizampur City Municipal Corporation and Section 21 of The Maharashtra Fire Prevention & Life Safety Measure Act-2006, it is the responsibility of the Planning Authority i.e BNMC to provide Fire Service having special appliances like Arial Ladder Platform or Turn Table Ladder is available with them.

The Plot area is **3941.60 Sq. mts** and proposed built up area is **31781.21 Sq. mts (incl area free of FSI)** The height of the Building is **80.50 mtr.** The area wise details of constructions are as under:

Residential Cum Commercial Building :-

Sr. No.	Floor	Built up area in Sq. Mtrs.	
		Wing A	Wing B
01	Ground Floor	2169.09	
02	First Floor	1053.45	
03	Second Floor (Podium)	1970.94	

MFS 598 23



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04	Third Floor (Podium)	1970.94	
05	Fourth Floor (Podium)	1970.94	
06	Fifth Floor (Podium)	1970.94	
07	Sixth Floor (Podium)	1970.94	
08	Seventh Floor (Club House)	1270.13	
09	Eight Floor	531.81	531.81
10	Ninth Floor	531.81	531.81
11	Tenth Floor	531.81	531.81
12	Eleventh Floor	531.81	531.81
13	Twelfth Floor	566.47	566.47
14	Thirteenth Floor	531.81	531.81
15	Fourteenth Floor	566.47	566.47
16	Fifteenth Floor	531.81	531.81
17	Sixteenth Floor	566.47	566.47
18	Seventeenth Floor	531.81	531.81
19	Eighteenth Floor	566.47	566.47
20	Nineteenth Floor	531.81	531.81
21	Twenty Floor	566.47	566.47
22	Twenty-One Floor	531.81	531.81
23	Twenty-Two Floor	566.47	566.47
24	Twenty-Three Floor	531.81	531.81
Height in Mtr.		80.50	
Total Built Up Area Sq Mtrs		31781.21	

This N.O.C. is valid subject to fulfillment of the following conditions: - Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006

- 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



- iii) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking the glass.

SIGNAGES :-

Self glowing / fluorescent EXIT signs in green colour shall be provided showing the means of escape for the entire building.

In addition to the above, all provision under the National Building Code of India-2016 shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot, NOC from this department is essential.

This is a "**Provisional No-Objection Certificate**". After compliance with above mentioned recommendations / conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department & after satisfactory performance of the system "**Final No-Objection Certificate**" will be issued.

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.

As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006, Section 25-Annexure-Part III, M/s. Shree Munisuvrat Realtor LLP., has paid Fire Protection Fund Fees amounting to Rs. 39,75,490/- (Rs. Thirty Nine Lac Seventy Five Thousand Four Hundred and Ninety Only) Vide Reference UTR No. KKBKH23348918147, dated. 14.12.2023 & Rs.2,54,595/- (Rs. Two Lac Fifty Four Thousand Five Hundred and Ninety Five Only) vide Reference UTR No. HDFCR52023122765747183, dated. 27.12.2023 at Bhiwandi Nizampur City Municipal Corporation.

However, Town Planning is requested to verify the total built up area and inform this Department for the purpose of levying additional Capitation fee.

Santosh
Shridhar
Warick

Digitally signed
by Santosh
Shridhar Warick
Date: 2024.01.05
11:22:11 +05'30'

Hatyal
Kiran

(S.S Warick)
Director
Maharashtra Fire Services.

Copy to The Municipal Commissioner, Bhiwandi Nizampur City Municipal Corporation



Water, SWD and Sewer NOC



भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी.



जुना एस.टी.स्टॅण्ड काप आळी, भिवंडी-४२१३०२, जि. ठाणे.

Phones : 02522 – 25314 / 255315 Fax: 02522 – 252074.

Email : bncmewsd@gmail.com

जा.क्र.भिनिशमनपा/पा.पु.वि./ 33 /२०२४

दिनांक २६/०७/२०२४

प्रति,
श्री. मुनीसुव्रत रियल्टर
एलएलपी द्वारा आर. आर. कॅन्स. भिवंडी.

विषय :- पाणी पुरवठा, ड्रेनेज व मलनिःसारण व स्टॉर्म वॉटर ड्रेनेजच्या व्यवस्थेबाबत ना हरकत दाखला मिळणेबाबत. मौजे — कामतघर येथील स.न. १२४/१२५/१५९ /१६१,१२५/५/१२५/७/१२/९, १२६/३/२,१६१/३/२,१६१/३/१/डी,या भुखंडावरील बांधकाम प्रस्तावाबाबत.

संदर्भ :- आपला दि. दि. १९/१०/२०२३ रोजीचा अर्ज

- उपरोक्त संदर्भित पत्रानुसार विषयाकित जागेतील बांधकाम प्रस्तावाच्या अनुषंगाने पाणी पुरवठा, मलनिःसारण (ड्रेनेज) व स्टॉर्म वॉटर ड्रेनेजच्या व्यवस्थेबाबत ना हरकत प्रमाणपत्राची मागणी केलेली आहे.
- त्या अनुषंगाने प्रस्तावित कार्यक्षेत्राची पहाणी केली असता मौजे — कामतघर येथील स.न. १२४/१२५/१५९/१६१,१२५/५/१२५/७/१२/९,१२६/३/२,१६१/३/२,१६१/३/१/डी, प्रस्तुत ठिकाणी एकूण २ इमारती बांधण्याचे प्रस्तावित असून या नमूद ठिकाणी १९२ सदनिका व तळ मजल्यावर महानगरपालिके करीता भाजी मार्केट बनविण्याचे प्रयोजन असल्याचे सादर केलेल्या आराखड्यामध्ये दिसून येत आहे.
- विषयाधिन उपरोक्त प्रस्तावासाठी इमारत बांधून पूर्ण झाल्यानंतर अंदाजे १७५००० ते २००००० लि. प्रतिदिन इतक्या पाण्याची आवश्यकता भासणार असून सद्यस्थितीत भिवंडी मनपास मंजूर झालेली १०० द.ल.लि. प्रतिदिन पाणी पुरवठा योजना कार्यान्वित झाल्यानंतर विषयाकित जागेतील इमारतीस उपलब्ध होणा-या पाणी पुरवठ्यानुसार पाणी पुरवठा करण्यांत येईल,
- विषयाधिन प्रस्तावासाठी मलनिःसारण व स्टॉर्म वॉटर ड्रेनेजच्या अनुषंगाने खालील नमुद अटी व शर्तीना अधिन राहून नाहरकत दाखला देण्यात येत आहे.

- मलप्रक्रिया केंद्र बांधणेपूर्वी त्याचे Design हे सल्लागाराकडून करून त्यासाठी आवश्यक असणारे Consent to Establish व बांधलेनंतर Consent to Operate प्रमाणपत्र महाराष्ट्र प्रदुषण मंडळाकडून (MPCB) घेणे बंधनकारक राहिल.
- अर्जदार यांनी स्वखर्चाने आवश्यक त्या क्षमतेचा मलप्रक्रिया केंद्र (STP) बांधणे व त्याची कायम देखभाल, दुरुस्ती करणे बंधनकारक राहिल.
- मलमिश्रित पाण्यावर प्रक्रिया करणे बाबत MPCB/CPCB यांचे निकषानुसार असलेले नियम लागू राहतील
- मलप्रक्रिया केंद्रामुळे कोणतेही सार्वजनिक हितास बाधा येणार नाही तसेच सादरचे परिसरात दुर्गंधी व अस्वच्छता होणार नाही याची दक्षता घेणे आवश्यक आहे.

- ५) मलप्रक्रिया केंद्रामधुन प्रक्रिया केलेले सांडपाण्याचा पुर्नरवापर करणे बंधनकारक राहिल
- ६) आपण आपला भुखंड विकसित करीत असल्यामुळे भविष्यात शेजारील रहिवाशांना तसेच शेजारच्या भुखंडात सांडपाणी व पावसाळी पाणी साचणार नाही किंवा जाणार नाही याची संपूर्ण जबाबदारी आपल्यावर राहिल.
- ७) रस्त्याच्या कडेला बांधण्यात येणा-या / बांधलेल्या गटारीच्या भिंतीवर आपणास कोणत्याही प्रकारे बांधकाम करता येणार नाही. अन्यथा तसे केल्यास तोडण्याचा महापालिकेला कायदेशिर अधिकार राहिल.
- ८) सदर बांधकाम पुर्ण झाल्यानंतर नाल्यात/गटारात पडलेले बांधकामाचे साहित्य त्वरीत बाहेर काढुन टाकावेत
- ९) उर्वरीत इमारतीच्या जोत्याची उंची (Plinth Level) डी.सी. नियमाप्रमाणे (Development Control Rule) उंच असणे आवश्यक आहे.
- १०) सदर गटार/नाला/स्लॅबचे बांधकाम पुर्ण झाल्यावर महापालिकेला जागेसहित हस्तांतरीत करावयाचे आहे.
- ११) भविष्यात महानगरपालिकेने आपल्या नियोजित प्रकल्पाच्या शेजारी मलनिस्सारण वाहिनीचे काम पूर्ण केले असल्यास आपण महापालिकेची मंजूरी घेऊन जोडणी करणे बंधनकारक राहिल
- १२) गटार/ नाला इत्यादी बांधण्यासाठी स्वतःच्या भूखंडाचा वापर करावा व आपल्या भूखंडातून गटार/नाला महानगरपालिकेच्या मुख्य नाल्यास जोडण्यात यावे.
- १३) भविष्यात इतर भूखंडातून पावसासाठी पाण्याचा / सांडपाण्याचा निचरा करण्याचे दृष्टिकोनातून गटार किंवा मलवाहिनी बांधावयाचे/ टाकावयाची झाल्यास आपणास किंवा आपल्या अशिलास तसेच सदनिकाधारकास कोणतीही हरकत घेता येणार नाही.
- १४) आजुबाजुच्या भूखंडामधील स्टॉर्म वॉटर ड्रेनेजचे पाणी आपले भूखंडामधील स्टॉर्म वॉटर ड्रेनेजमध्ये घेणे बंधनकारक राहिल (आवश्यक असल्यास) आपणास आपले अशिल सदनिका धारक यांना कोणतीही हरकत घेता येणार नाही.
- १५) पोडीयम वरील पावसाचे पाणी ठिकठिकाणी पुरेशे पाईपचे सहाय्याने स्टॉर्म वॉटर ड्रेनेजला जोडणे बंधनकारक राहिल. त्यासाठी पोडीयम खाली स्टील लेव्हल/ग्राउंड लेव्हलला स्टॉर्म वॉटर ड्रेनेज बांधुन नजीकच्या स्टॉर्म वॉटर ड्रेनेजला जोडणे बंधनकारक राहिल. सदरचे काम स्टॉर्म वॉटर ड्रेनेज हे स्लॅबने बंदिस्त करणे ऐवजी लोखंडी जाळीने कव्हर करण्यात यावे,
- १६) प्रस्तूत इमारतीचे बांधकाम प्रस्तावासाठी नियमानुसार रेनवॉटर हार्वेस्टिंगची व्यवस्था करणे बंधनकारक राहिल.
- १७) नियोजन प्राधिकरणाने दिलेल्या बांधकाम परवानगीमधील सर्व शर्ती/अटी अर्जदार यांना बंधनकारक राहतील
- १८) शासनाचे पर्यावरण विभागाकडील संबंधित परिपत्रकाचे शासन नियमांचे सर्व शर्ती/अटी अर्जदार यांना बंधनकारक राहतील.
- १९) सदर जागेबाबत कोणत्याही न्यायालयात/प्राधिकरणासमोर कोणत्याही प्रकारचा दावा/वाद चालू असल्यास त्याची जबाबदारी अर्जदार/जमीन मालक यांची राहिल.

वरील अटी व शर्तीच्या अधिन राहून या कार्यालयाकडून बांधकाम परवानगी करिता पाणी पुरवठा व मलनिःसारण करिता दाखला देणेत येत आहे.



(संदिप पटणावर)

कार्यकारी अभियंता (प्र.)

पाणी पुरवठा व मल निःसारण विभाग,
भिवंडी नि.शहर महानगरपालिका, भिवंडी.

प्रत माहितोस्तव सादरः
१.. मा. सहा. संचालक, नगररचना विभाग.

Annexure No. 6: Undertaking of Debris by PP

SHREE MUNISUVRAT REALTOR LLP

Add: 201, 2nd Flr, Munisuvrat Royal, Near Oswal School, Kamatghar Road, Bhiwandi - 421302

Undertaking for Debris

We, M/s. Shree Munisuvrat Realtor LLP, Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane. We have applied for the Environmental Clearance for our above-mentioned project. We have proposed to Excavation for Construction of Building purpose and the estimated quantity of Excavated material is **2316.85 cu.mt**. We have proposed to reuse the excavated material **2316.85 cu.mt**. is generation of construction waste and same will be utilised within our plot.

The quantity of Top soil 802.17 cu.mt will be used for landscaping and tree plantation at the same project site.

This is for your information.

For Shree Munisuvrat Realtor LLP

Punit Atul Gosrani
- Auth. Sign./Partners

Authorized Signatory,

Mr. Punit Atul Gosrani

Partner,

M/s. Shree Munisuvrat Realtor LLP.

Date: 27/06/2024

Place: Bhiwandi

Annexure No. 7 Revised Landscape Layout

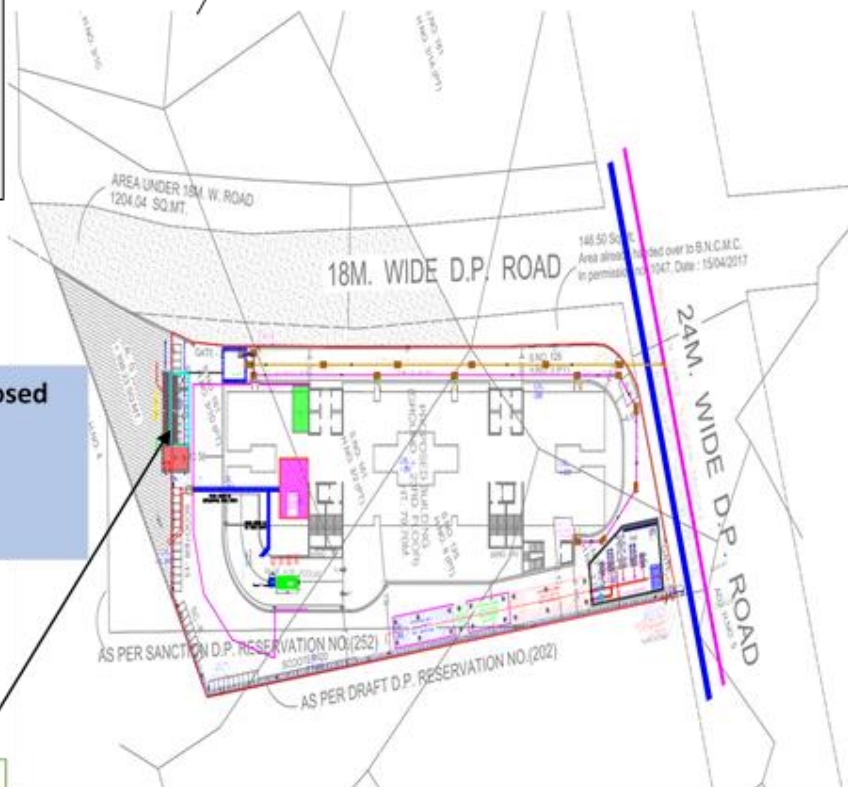


Previous Layout

**Miyawaki Area Proposed
20 sq.mt
Tree: 60 Nos.**

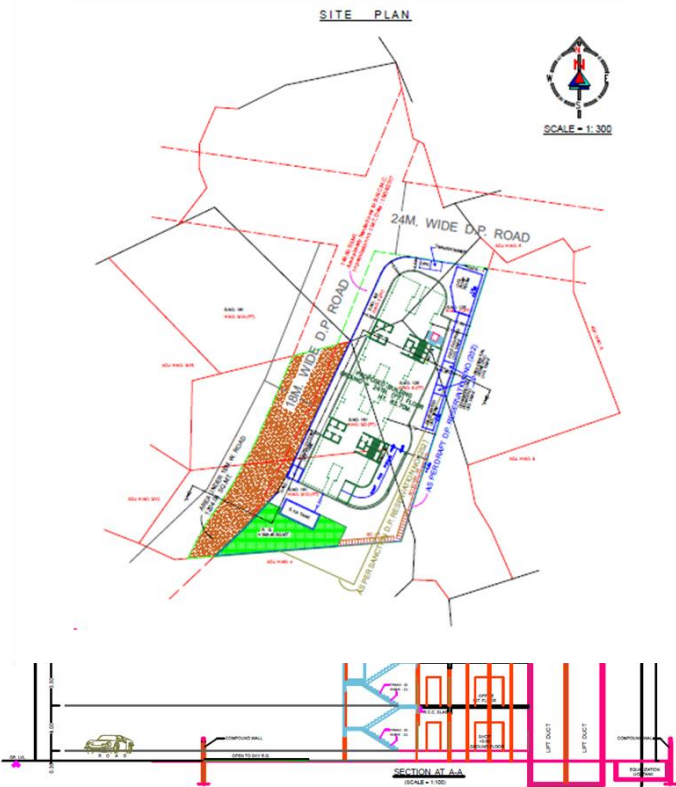
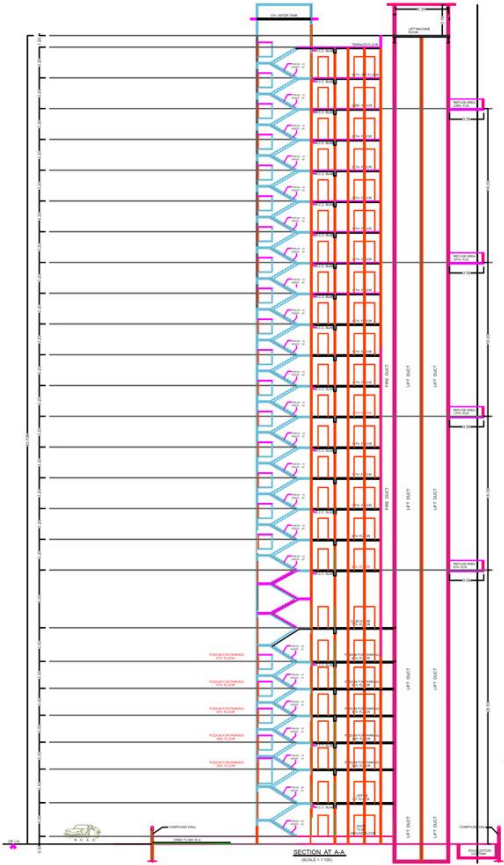
STP

Relocated tree plantation adjacent to the STP



Revised Layout

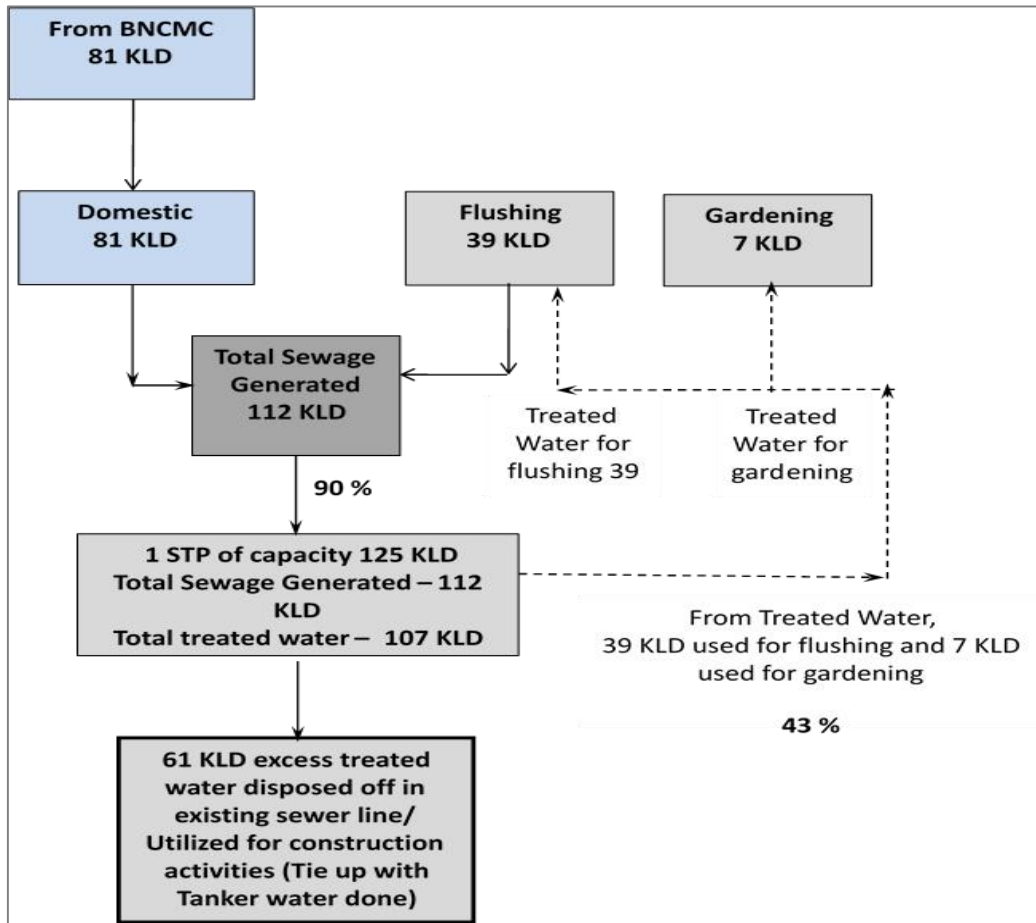
Annexure No. 8 Cross Section of Roads



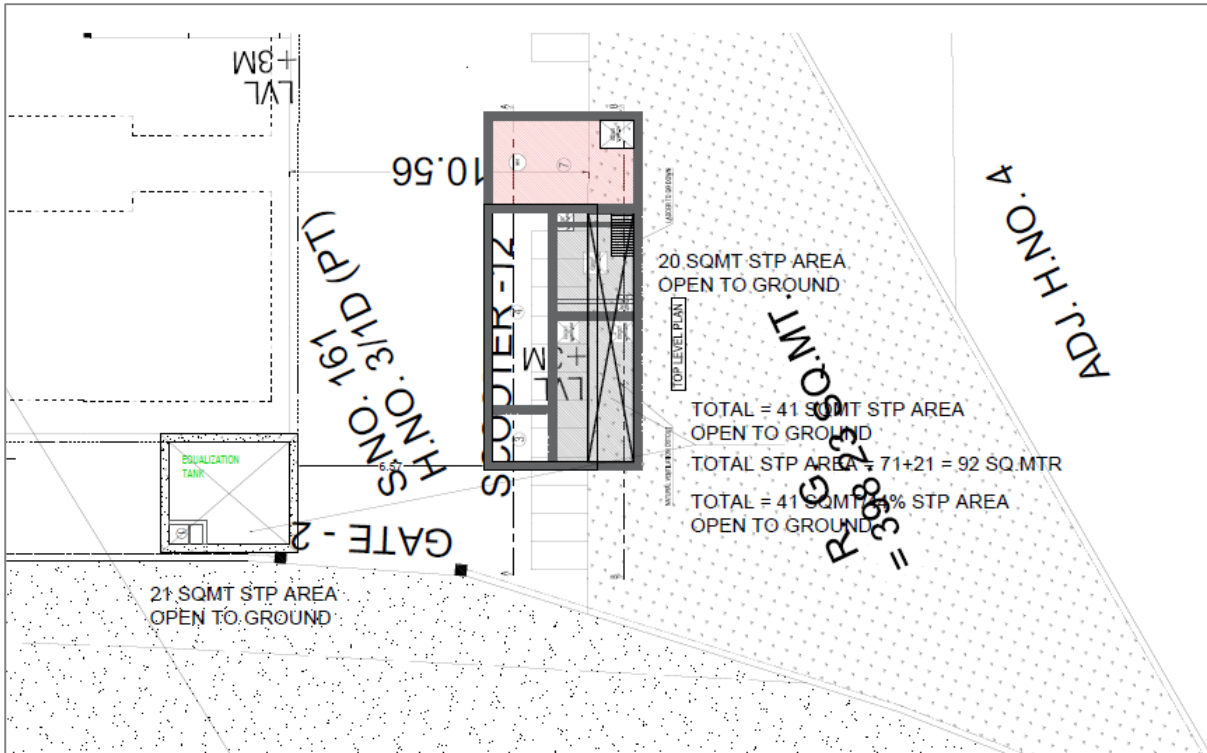
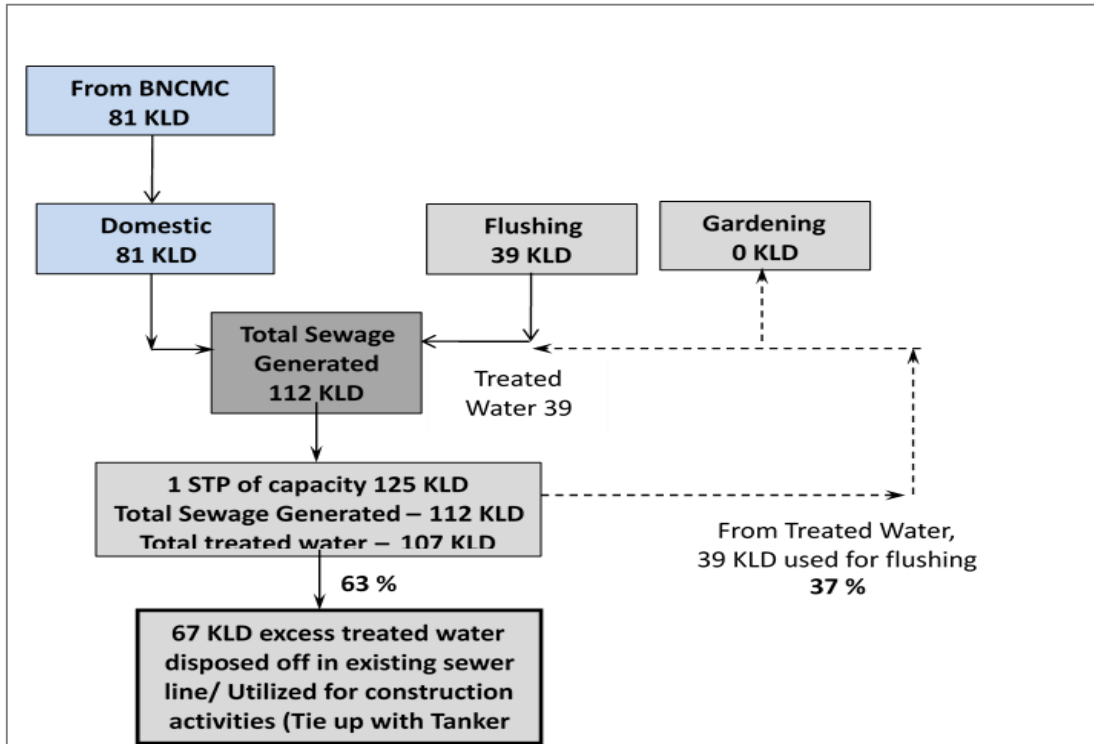
Annexure no.9 Water Balance Details

1	Construction phase		
From Tanker water of potable quality: 10 KLD (For workers)			
From Water Tankers: 6 – 10 KLD (Depending on construction activity)			
2.	Operation phase		
Sr. No	Description	Quantity of water required (m ³ /day)	Source of water supply
		Total	
a.	Domestic purpose	81	Local body
b.	Flushing purpose	39	Treated water from STP
c.	Gardening purpose	7	Treated water from STP
Total		127	

WATER REQUIREMENT: DRY SEASON



WATER REQUIREMENT: WET SEASON



Revised STP Layout

Compliance Reply : Total STP area : 92 sq.mt

Open to sky area : 41 sq.mt (44.56 % STP area open to ground

Undertaking for Excess Treated Water

SHREE MUNISUVRAT REALTOR LLP

Add: 201, 2nd Flr, Munisuvrat Royal, Near Oswal School, Kamatghar Road, Bhiwandi – 421302

Date: 03.07.2024

To,
The Chairman
State Environment Impact Assessment Authority (SEIAA)
Environment Department,
15th Floor, new administration building,
Mantralaya, Mumbai -400032

Subject : Submission of undertaking for the intended use of excess treated water from Proposed STP in the development of Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Respected Sir,

I, Mr. Punit Gosrani, the proponent of Shree Munisuvrat Realtor LLP : Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP. hereby confirm that from above development we will have excess sewage treated water i.e. 61 KLD in dry season & 67 KLD in the wet season.

We hereby propose to provide the excess treated water from the proposed STP will be given to the nearby Tanker Owner for reuse of water for construction purposes.

We hereby undertake that we will explore this possibility and will put in our best efforts to ensure the use of excess treated water from our STP to the maximum possible extent instead of connecting the same to the sewer drain line.

Thanking You,

For M/s. Shree Munisuvrat Realtor LLP.

~~Shree Munisuvrat Realtor LLP~~

Punit Gosrani
Auth. Sign./Partners

Authorized Signatory

Letter to Water Supplier for Usage of Excess Treated Water from STP

Siddhi Vinayak Water Suppliers

At. Rahanal Village, Hari Babu Compound, Bhiwandi, Dist. Thane, 421-302.

Date : 29.06.2024

Ref:

To,

M/s. Shree Munisuvrat Realtor LLP ,

Project :- Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Subject: Regarding the usage of excess treated sewage generated from STP

Respected Sir,

With Reference To The Above, This is To Confirm That We Will Use Excess Treated Sewage Water Generated From Your Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Thanking you, for supplying water to nearby factories construction sites, farms, RMC, plants, etc. We will take the water free of cost.

For M/S SiddhiVinayak Water Suppliers,

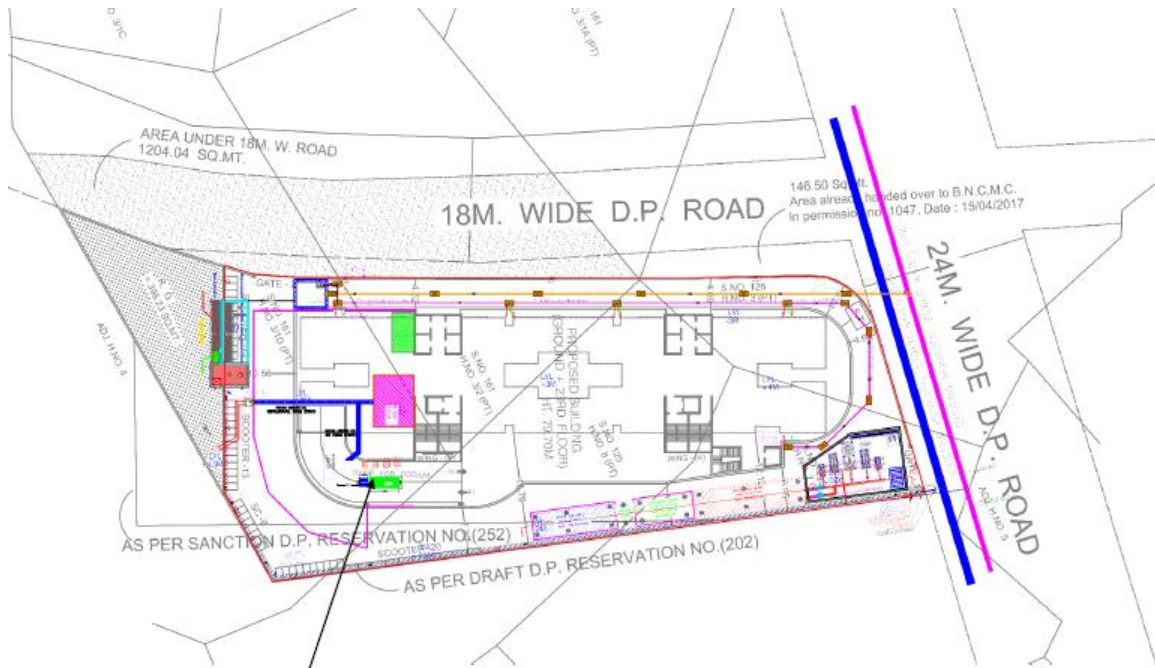


Authorized Signatory

Annexure no. 10 Details of Solid Waste Management

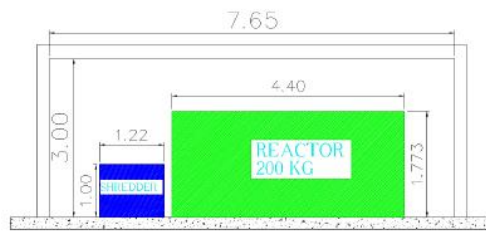
Waste	Quantity (kg/day)	Management
Biodegradable Waste Generation by Workers	45	Handed over to BNCMC by daily collection system
Non- Biodegradable Waste Generation by Workers	30	Will be segregated and Handed over to Authorized recyclers

Waste	Quantity (kg/day)	Management
	Wing A & B	
Biodegradable	161	Wet garbage treatment in OWC's Capacity 200 kg/day.
Non- Biodegradable	242	Handed over to Authorized recyclers
TOTAL	403	
E-waste (Kg/Yr.)	959	Handed over to Authorized recyclers
STP Sludge (kg/day)	20	Will be treated in OWC and then used as manure.

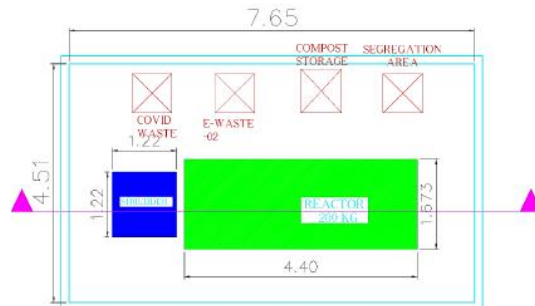


OWC : 200 kg/day

Location OWC



SECTION A-A



SECTION OF OWC

Annexure no. 11 Sanitary and Hygiene Measures

Sr. No.	Particulars	Details (During Monitoring)
1.	No. of Residential Workers	50
2.	Non Residential Workers	0
3.	No. of Hutments	15
4.	Facility provided to workers	
1	No. of toilets	4
2	No. of Bathrooms	4
3	Drinking Water Facility	Yes
4	No. of Bore well at site	0
5	Light Provision to Hutments	Yes. Every unit of labour colony has provided with light facility
6	First Aid Box provision	Yes provided at site
7	Cooking facility	No. worker Prepare their own food
8	Provision of safety gadgets	Yes
9	Barricading of site	Yes

Annexure no.12 Details of Parking layout

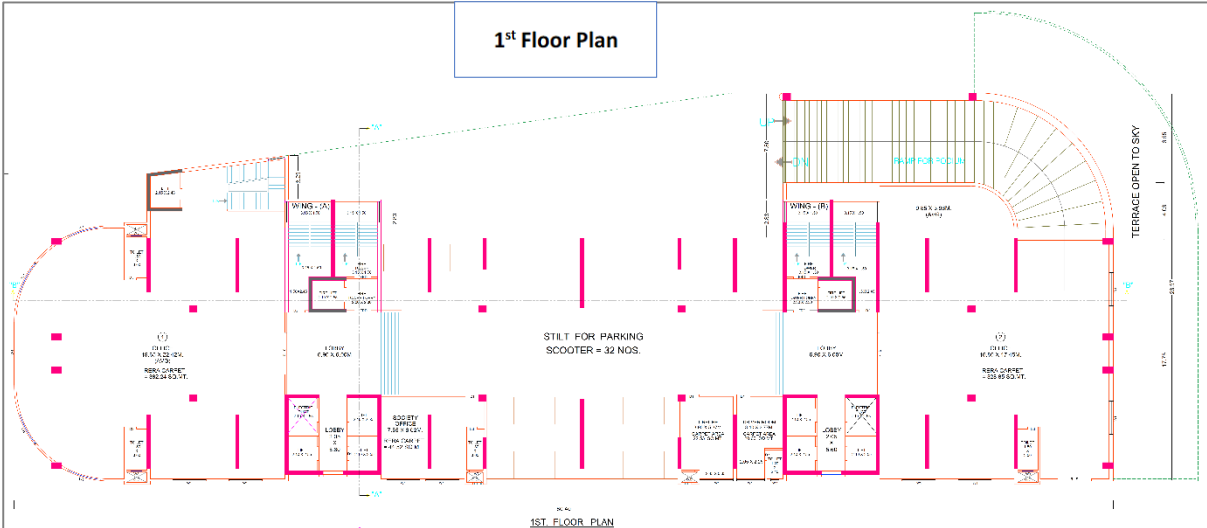
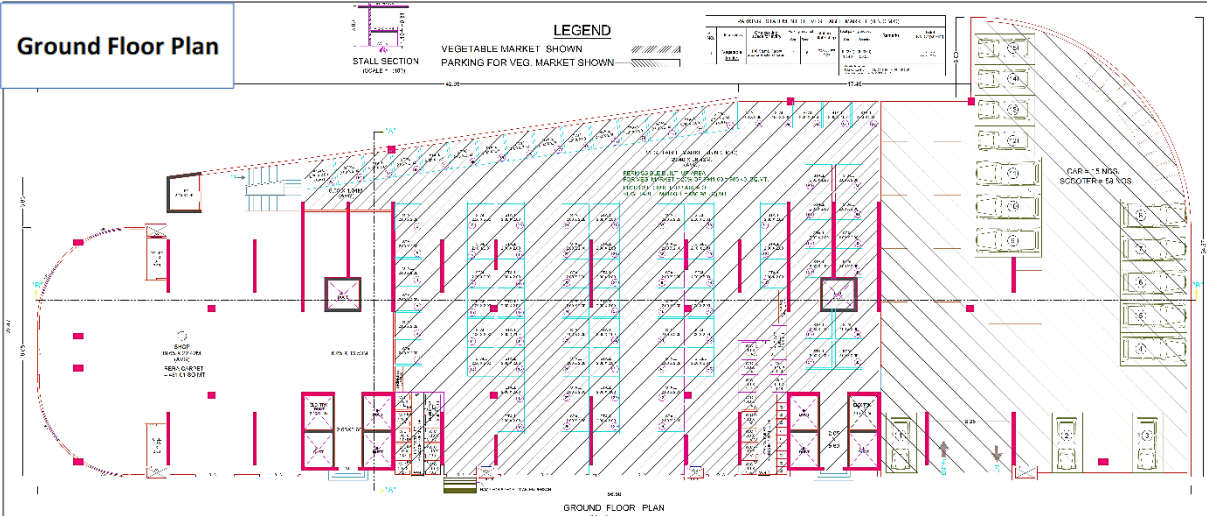
ROAD NETWORK & PARKING PROVISION

Sr. No.	Description	Width
1	External road to Project site	Project site is connect to 18 m wide DP Road & 24 M wide DP Road.
2	Internal Drive way	6.0 m wide

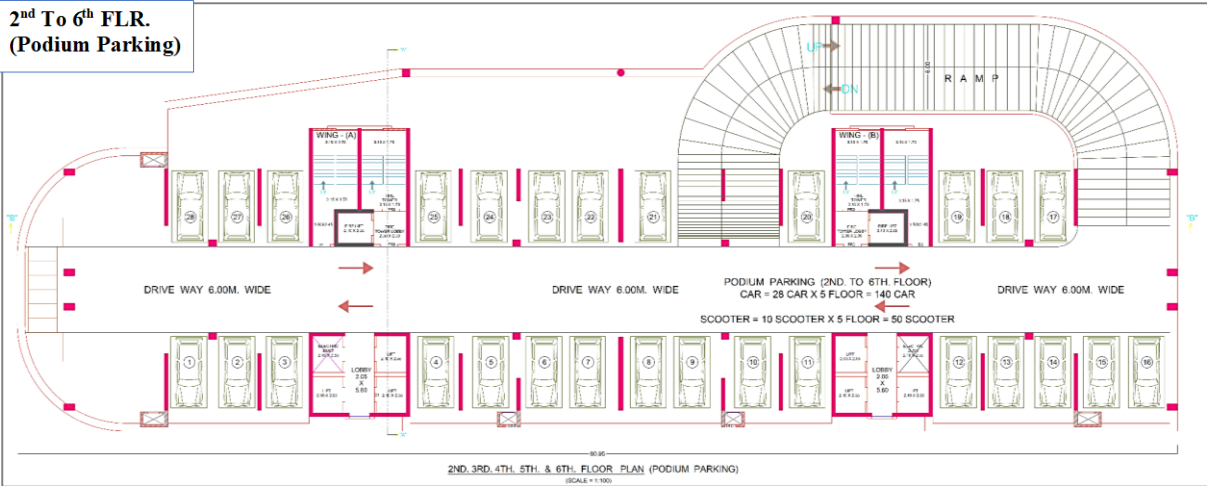
PARKING STATEMENT

	Wing A + B	Vegetable Market	Wing A + B	Vegetable Market	Total
Particulars	Nos. Required as per rules	Nos. Required as per rules	Nos. Proposed	Nos. Proposed	
4 W	127	15	140	15	155
2 W	206	56	213	58	271
EV parking 25% of above parking					

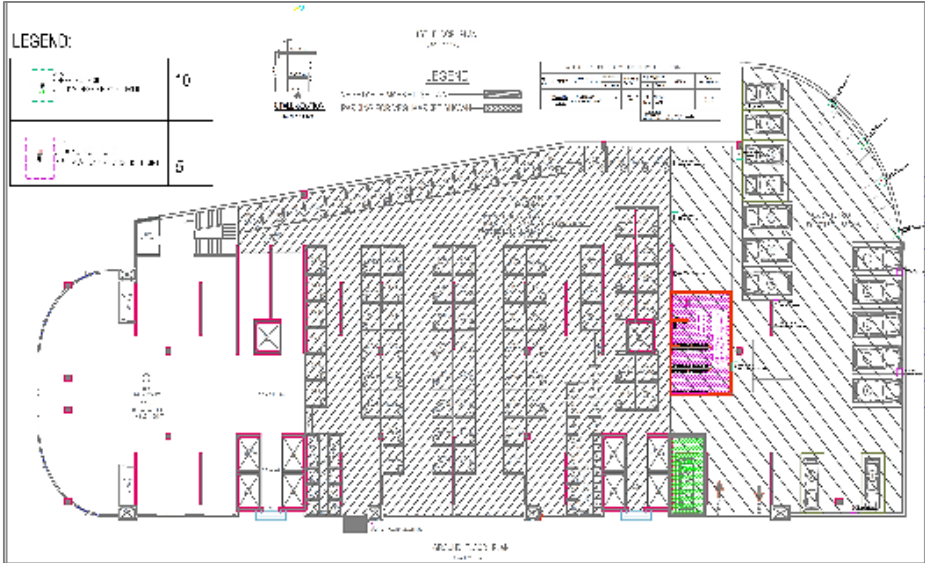
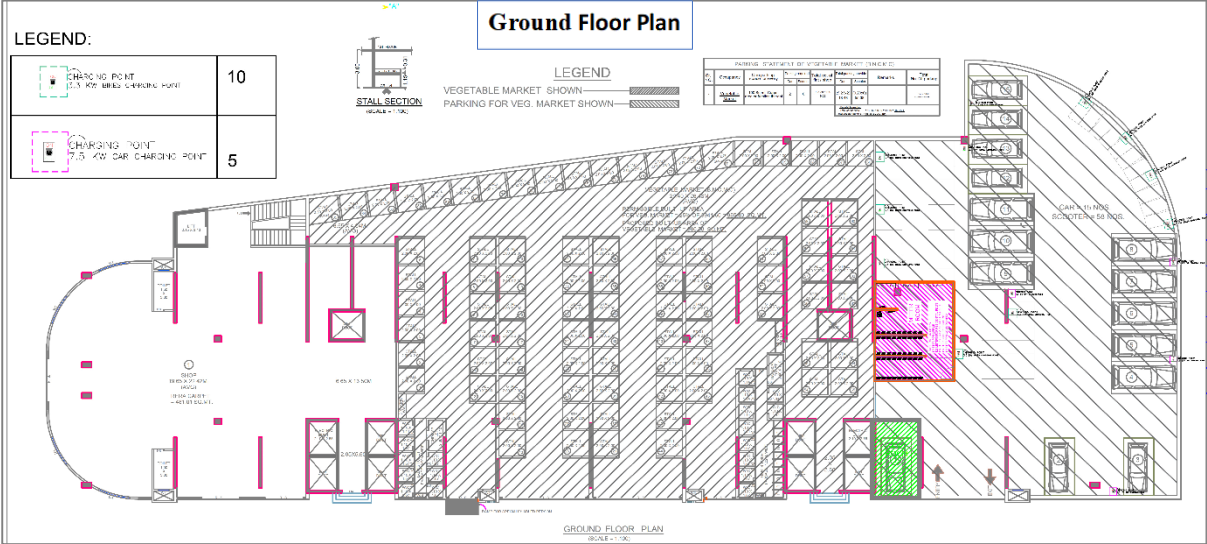
Parking Layout at Ground Floor Plan

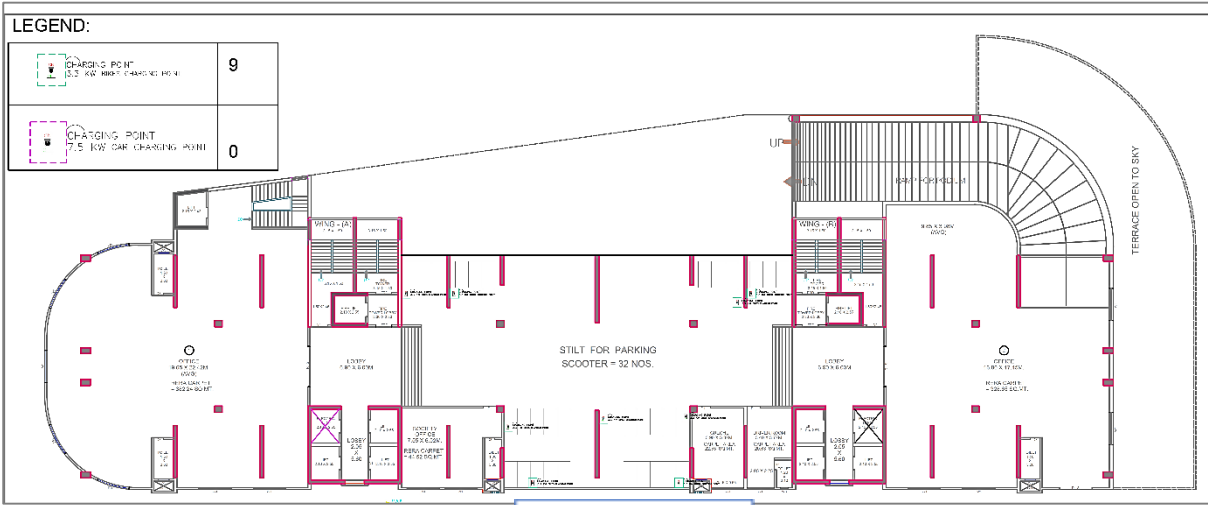


2nd To 6th FLR.
(Podium Parking)

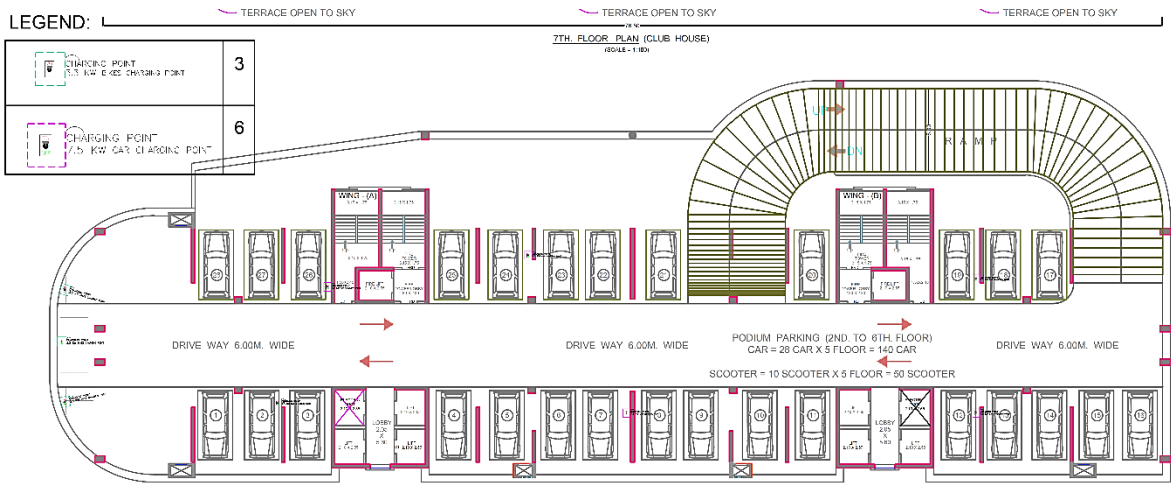


EV CHARGING PARKING LAYOUT





1st Floor Plan



2ND, 3RD, 4TH, 5TH, & 6TH FLOOR PLAN (PODIUM PARKING)
SCALE = 1:100

Podium Parking

Annexure no. 13 Monitoring Reports



**EUROFINE ENVIRO
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT					
Report No:	EFEL/PRO/2025/05/597			Issue Date	24/05/2025
Name and Address of Customer	M/s. Shree Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane				
Sample Name	Air	Sample Description	Ambient Air		
Date of Sampling	19/05/2025	Sampling duration	480 Min		
Start Date of Analysis	19/05/2025	End Date of Analysis	24/05/2025		
Sampling Location	Near Project site	Sampling Procedure	CPCB Guideline for measurement of		
Dry bulb temperature	34 ⁰ C	Wet bulb temperature	28 ⁰ C		
Relative Humidity	61%	Sampling done by	Manusrushti		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	23.8	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	30.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	62.5	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	33.1	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	1.28	mg/m ³	≤ 04	
6	Ozone(O ₃)	36.1	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05		IS 5182 (Part 11)
Remark- All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.					



Shel
Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



**EUROFINE ENVIRO
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT					
Report No:	EFEL/PRO/2025/05/598	Issue Date	24/05/2025		
Name and Address of Customer	M/s. Shree Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane				
Sample Name	Noise	Sample Description	Ambient Noise		
Date of Sampling	19/05/2025	Sampling duration	Spot Time		
Sampling done by	Manusrushti				
Results					
Sr. No.	Locations	12.30 Hrs. Result dB(A) Day	22.00 Hrs. Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
2.	Near Main Gate	61.7	43.6	75/70	CPCB Guideline
3.	Near Site office	54.5	40.8		
Remark- <ul style="list-style-type: none"> All above Noise level results are within Central Pollution Control Board Standards limit. Day/Night -75/70 dB. 					



Shelar
Authorized Signatory
 Mr. Mahesh Shelar
 (Managing Director)

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Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
 • ISO 14001: 2015 • ISO 48001 : 2018



TEST REPORT					
Report No:	EFEL/PRO/2025/05/599			Issue Date	24/05/2025
Name and Address of Customer	M/s. Shree Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane				
Sample Name	Water	Sample Description	Drinking Water		
Date of Sampling	19/05/2025	Sampling Time	12.55 PM		
Sampling Location	Project Site	Sampling Procedure	APHA 1060		
Sampling Collected by	Manusrushti	Sample Quantity	02 L		
Start Date of Analysis	19/05/2025	End Date of Analysis	24/05/2025		
Results					
Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit) (IS 10500:2012)	Methods
1	Colour	Clear	Hazen	Max. 5	APHA 2120 B ,23 rd Ed.2017
2	Turbidity	1.0	NTU	Max. 1	APHA 2130 B ,23 rd Ed.2017
3	pH at 25 ^o C	7.3	--	6.5 to 8.5	APHA 4500 H+ A ,23 rd Ed.2017
4	Total Dissolved Solids TDS	59.0	mg/L	Max.500	APHA 2540 C, 23 rd Ed.2017
6	Total Hardness(as CaCO ₃)	28.5	mg/L	Max.200	IS 3025(Part 21):2009
7	Total Alkalinity (as CaCO ₃)	9.0	mg/L	Max.200	IS 3025 (Part 23):1986
8	Sulphate (as SO ₄)	6.21	mg/L	Max.200	IS 3025 (Part 24):1986
9	Residual Free Chlorine	<0.05	mg/L	Min.0.2	APHA 4500 Cl , 23 rd Ed.2017
10	Chloride (as Cl)	21.9	mg/L	Max.250	APHA 4500 Cl-, 23 rd Ed.2017
11	Calcium (as Ca)	5.24	mg/L	Max.75	IS 3025 (Part 40):1991
12	Magnesium(as Mg)	2.51	mg/L	Max.30	IS 3025(Part 46):1994
13	Iron (as Fe)	<0.05	mg/L	Max. 0.3	APHA 3111 , 23 rd Ed.2017
14	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
15	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981
Remark- The above water sample is Comply with required limit as per 10500:2012.					



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



TEST REPORT				
Report No:	EFEL/PRO/2025/05/600		Issue Date	24/05/2025
Name and Address of Customer	M/s. Shree Munisuvrat Realtor LLP Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane			
Sample Name	Soil	Sample Description		
Date of Sampling	19/05/2025	Sampling Time	11.15 AM	
Sampling Location	Project Site	Sampling Procedure	--	
Sampling done by	Manusrushti	Sample Quantity	01 kg	
Start Date of Analysis	19/05/2025	End Date of Analysis	24/05/2025	
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	25	%	
	b) Silt	46	%	
	c) Clay	29	%	
2	pH at 25 ⁰ C	7.55	--	IS 2720(Part 26) 1987
3	EC at 25 ⁰ C	1252	µS/cm	IS 14767 : 2000
4	Moisture Content	5.4	%	Manual Of Soil Testing
5	Bulk Density	1.10	gm./cc	Manual Of Soil Testing
6	Organic Matter	0.8	%	IS 2720(Part 22) 1972
7	Cation Exchange Capacity	25.6	meq/100g	Manual Of Soil Testing
8	Total Soluble Sulphate	35.6	mg/Kg	Manual Of Soil Testing
9	Available Phosphorus	14.5	mg/Kg	Manual Of Soil Testing
10	Available Nitrogen	276.0	mg/Kg	Manual Of Soil Testing
11	Water Holding	35.6	%	Manual Of Soil Testing
12	Calcium as (Ca)	20.1	mg/Kg	Manual Of Soil Testing
13	Magnesium as (Mg)	16.3	mg/Kg	Manual Of Soil Testing
14	Lead (as Pb)	<0.5	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.2	mg/Kg	Manual Of Soil Testing
16	Iron (as Fe)	4.5	mg/Kg	Manual Of Soil Testing
17	Manganese (as Mn)	20.5	mg/Kg	Manual Of Soil Testing



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018

Annexure no. 14 Advertisement in local newspaper in Marathi and English

Public Notice

All the concerned persons including bonafide residents, environmental groups and other are hereby informed that the Department of Environment, Government of Maharashtra has accorded Environmental Clearance to M/s. Shree Munisuvrat Realtor LLP for their project Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane Project By M/s. Shree Munisuvrat Realtor LLP vide letter no. EC24B038MH152252 & file no. SIA/MH/INFRA2/456743/2023 Dated 09 October 2024 Published on 14 October 2024. The copy of clearance letter is available with on the website of the State Environment Impact Assessment Authority Maharashtra at (www.environmentclearance.nic.in)

जाहीन नोटिस

रहियासी, पर्यावरण संबंधी गट आणि इतर सर्व संबंधित व्यक्तींना कळविण्यात येते की, महाराष्ट्र सरकारच्या पर्यावरण विभागाने श्री मुनिसुवराट रियल्टर्स एलएलपी कडून त्यांच्या प्रकल्पासाठी प्रस्तावित निवासी व वाणिज्यिक इमारत (जमिन + २३ मजले) अंतर्गत भाजीपाला मार्केटसाठीच्या आवासाच्या आरक्षणानुसार (संमती डी.पी. आरक्षण क्र. २५२) आणि मसुदा डी.पी. आरक्षणानुसार (क्र. २०२) खालील भूखंडावर, जो खालील प्रमाणे आहे: स.नं. १२४/१२५/१५९/१६१ (PT), १२५/५/१२५/७/१२५/९ (PT), १२६/३/२ (PT), १६१/३/२ (PT) आणि १६१/३/१/D (PT), मौजे कामतघर, तालुका भिवंडी, जिल्हा ठाणे. प्रकल्प: श्री मुनिसुवराट रियल्टर्स एलएलपी. पत्रक्रमांक EC24B038MH152252 आणि फाईल क्र. SIA/MH/INFRA2/456743/2023, दिनांक ०९ ऑक्टोबर २०२४ द्वारे परवानगी दिली आहे व दिनांक १४ ऑक्टोबर २०२४ रोजी प्रकाशित झाली आहे. सदर पत्र पर्यावरण विभाग महाराष्ट्र (www.environmentclearance.nic.in) यांच्या संकेतस्थळावर पहाता येईल.

Annexure no. 15 Details of Landscape Layout & List of Trees.



LANDSCAPE LAYOUT & PLAN

**Miyawaki Area Proposed
20 sq.mt Tree: 60 Nos.**

Landscape Details

Sr. No.	Particulars	Proposed
1	Plot Area (As per 7/12)	4997.87 Sq. m.
2	Plot Area (As per measurement)	5206.82 Sq. m.
3	Net Plot Area	3941.60 Sq. m.
4	Required RG Area (10 % of Net Plot Area)	394.16 Sq.m
5	Provided RG area (10.10 % of Net Plot Area)	398.23 Sq. m.
6	As per Tree NOC vide letter No जा.क्र./भिनिसमनपा/उद्यान/४३२/२०२३ Existing Tree No. (will be retained at site)	7 Nos.
7	No of trees to be planted As per Tree NOC	93 Nos.
8	Total Trees in proposed development	49 Nos.
9	Area of Miyawaki (5% of Ground RG Area) Sq.mt.	20 sq.mt
10	Total trees as per Miyawaki area	60 Nos.
11	Total No of tree To be Planted	109 Nos.

LIST OF TRESS

Tree List				
1	<i>Terminalia catappa</i>	Badam	2	Fruit bearing plant with evergreen tree.
2	<i>Mangifera indica</i>	Mango	2	Small deciduous fruit bearing tree. Different parts of the mango tree, both as food and medicine. Extracts of the bark, leaves, stems, and unripe fruits have demonstrated antibiotic properties in vitro, and are used in traditional medicine
3	<i>Azadirachta indica</i>	Neem	2	Good for restoration of dryer parts, good for air purifier and have medicinal properties
4	<i>Syzygium cumini</i>	Jambhul	2	Fruit bearing tree, Has medicinal properties, Host for many Flora and Fauna
5	<i>Cocos nucifera</i>	coconut tree	3	Fruit bearing plant.
6	<i>Saraca indica</i>	Ashoka	2	Good for roadside plantation and provide shade.
7	<i>Artocarpus heterophyllus</i>	Jack fruit	2	Fruit bearing plant with evergreen tree.
8	<i>Ficus racemosa</i>	Umber	3	Bark of the plant cures dysentery, spongy gums, ulcers, diabetes, asthma, leucorrhoea and urinary problems.
9	<i>Mimusops elengi</i>	Bakul	3	Large evergreen tree, is a medicinal tree. For the medicinal purpose its leaves, fruit, bark and flowers are used.
10	<i>Embllica officinalis</i>	Aawala	3	Large tree for shading, good density
11	<i>Psidium guajava</i>	Guava	2	Guava is used as a juice in a concoction to help heal deep cuts, as a tea to cure headaches, as crushed leaves to revive a fainted person, and as chewed leaves to counteract diarrhea.
12	<i>Neolamarckia cadamba</i>	Kadamb	3	Host for many birds
13	<i>Cassia fistula</i>	bahava/ amaltash	2	Used as Ayurveda/ medicinal tree.

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14	<i>Lagerstroemia flos regineae</i>	Tamhan	3	Good as an avenue tree, good for group planting around water gardens and ponds.
16	<i>Aegle marmelos</i>	Bel	2	Evergreen tree having cultural value
17	<i>Erythrina indica</i>	Pangara	2	Host for many birds
18	<i>Plumeria alba</i>	Champa	2	Plumeria flowers produced most fragrant flowers
19	<i>Albizia lebbeck</i>	Shirish	2	Use of Shirish has been extensively recommended to neutralize toxins in the body.
20	<i>Tamarindus indica</i>	Chinch	2	The tamarind tree produces edible pulp.
			49	

List of Trees to be planted in Miyawaki Plantation

Sr. No.	Name of the plant	Common Name	Quantity
1	Terminalia catappa	Badam	3
2	Mangifera indica	Mango	3
3	Azadirachta indica	Neem	3
4	Syzygium cumini	Jambhul	3
5	Cocos nucifera	coconut tree	4
6	Saraca indica	Ashoka	2
7	Artocarpus heterophyllus	Jack fruit	2
8	Ficus racemosa	Umber	4
9	Mimusops elengi	Bakul	4
10	Emblica officinalis	Aawala	4
11	Psidium guajava	Guava	2
12	Neolamarckia cadamba	Kadamb	4
13	Cassia fistula	bahava/amaltash	3
14	Lagerstroemia flos regineae	Tamhan	4
15	Aegle marmelos	Bel	3
16	Erythrina indica	Pangara	2
17	Plumeria alba	Champa	3
18	Albizia lebbeck	Shirish	3
19	Tamarindus indica	Chinch	3
	Total		60

RG Architect Certificate

PARUL SHAH
ARCHITECTS

Tel : 6506 9950
Telefax : 2590 2372

Date: 28th Jun, 2024.

To,
The Chairman,
State Environment Impact Assessment Authority (SEIAA)
15th Floor, New Administration Building,
Environment Department,
Mantralaya, Mumbai, Maharashtra.

Subject : Submission of Architect Certificate for Declaration of Mandatory RG Area on ground for our Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Respected Sir,

We hereby certify that the entire mandatory RG Area i.e. 398.45 Sq.mtis located on ground which is 10.11% of Net Plot area (3941.60Sq.mt) and no part RG area thereof is located on podium as mandated by NGT order dated 13.09.2022 (Appeal No- 22/2016 WZ).

This mandatory RG area is kept open to sky and also enables plantation of trees.

This is for your information and record.

Regards

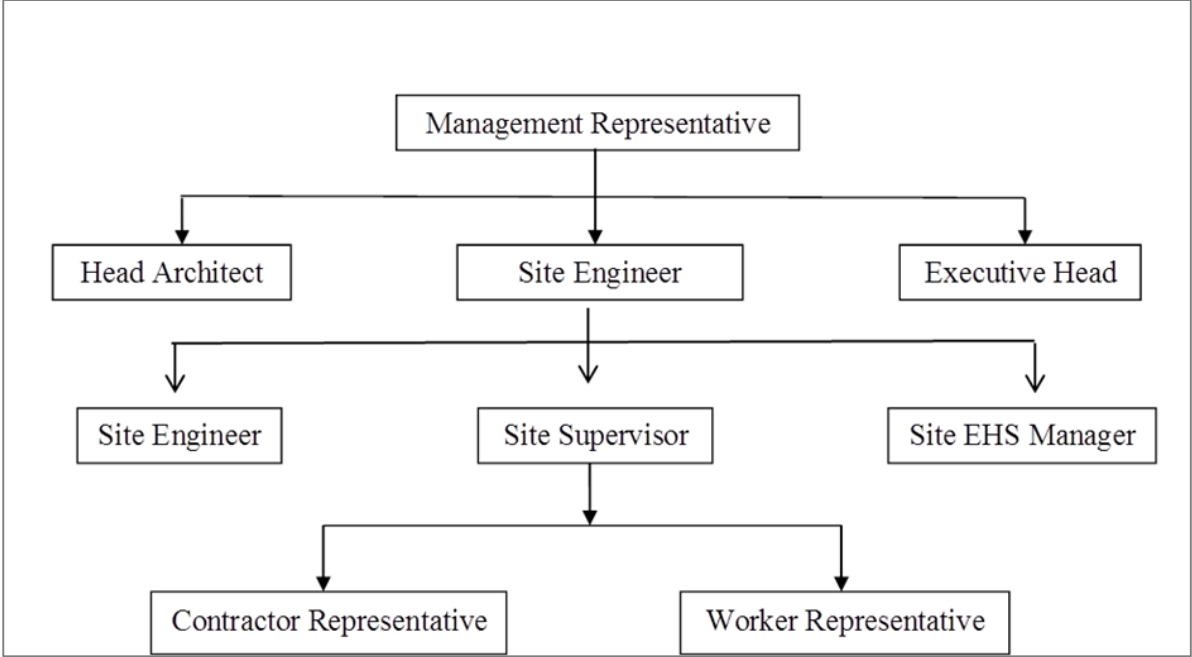


Ar. Parul Shah.

CA/84/7999.

PARUL SHAH
ARCHITECT
CA/84/7999

Annexure no. 16 Environment Management Cell



Annexure no. 17 Environment statement (Form V)



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2025

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000077326

Submitted Date

29-03-2025

PART A

Company Information

Company Name

M/s. Shree Munisuvrat Realtor LLP

Application UAN number

MPCB-CONSENT-.0000194143

Address

D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane.

Plot no

S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT)

Taluka

Bhiwandi

Village

Kamatghar

Capital Investment (In lakhs)

6854.00

Scale

L.S.I

City

Bhiwandi

Pincode

421302

Person Name

Mr.Punit Atul Gosrani

Designation

Partner

Telephone Number

9867851056

Fax Number

0

Email

munisuvratrealtor.parivesh@gmail.com

Region

SRO-Bhivandi

Industry Category

Orange

Industry Type

O21 Building and construction project more than 20,000 sq. m built up area

Last Environmental statement submitted online

no

Consent Number

Format1.0/JD (WPC)/UAN No.0000194143/CE/2404001051

Consent Issue Date

2024-04-15

Consent Valid Upto

2029-04-03

Establishment Year

2023

Date of last environment statement submitted

Mar 31 2024 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

NA

Consent Quantity

31781.21

Actual Quantity

31781.21

UOM

By-product Information

By Product Name

Consent Quantity

Actual Quantity

UOM

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NA 0 0

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	127.00	127.00
All others	0.00	0.00
Total	127.00	127.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	112	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	162.01	0	Ltr/Hr

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
STP Not Installed yet	0	0	0	0	STP not yt install

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
DG set is not yet installed	0	0	0	0	DG not installd

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	CMD	0

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable Waste (kg/day)	161	Kg	NA
Non-Biodegradable Waste (Kg/Day)	242	Kg	NA

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

<i>Detail of measures for Environmental Protection</i>	<i>Environmental Protection Measures</i>	<i>Capital Investment (Lacks)</i>
To Control Air Pollution	Water for Dust Suppression & Ambient Air Quality Monitoring	0.46

[B] Investment Proposed for next Year

<i>Detail of measures for Environmental Protection</i>	<i>Environmental Protection Measures</i>	<i>Capital Investment (Lacks)</i>
To Control Air Pollution	Water for Dust Suppression & Ambient Air Quality Monitoring	0.46

Part-I

Any other particulars for improving the quality of the environment.

Particulars

Environment Consultant is appointed for regular monitoring and compliance of report

Name & Designation

Mr. Punit Atul Gosrani

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000077326

Submitted On:

29-03-2025

Annexure no. 18 Budgetary Allocation And Expenditure For EMP

Budgetary Allocation for Environmental Management Plan

I. Construction phase

Sr.No.	Parameters considered	Criteria considered	Set up cost (Rs. In Lakhs)	Recurring cost (Rs. In Lakhs)/year
1	25 Feet high Tin / metal sheet	Total perimeter of the project * Rs.1,796 Ft (with 1 meter width)	9	Nil
2	Wet Green Cloth/ wet jute sheet/ Tarpaulin	Height of Building and width of bldg* cloth requirement	1	
3	Demolition building covered with Tarpaulin	Demolition building Height and width of bldg * cloth requirement	6	Nil
4	Sprinkling / Spraying of water	1 water tanker of 15,000 lit daily: yearly contact will be given		3.65
5	stationary/ Mobile Anti Smog guns	1 mist spray covers 25 meter area	7	nil
6	sensor based air pollution monitors	1 Machine with display (Ambient Pro Air Quality Monitor from Prana Air)	5	0.45
7	Provision of Wheel washing area and Sedimentation tank at gate	set up cost of wheel washing area * No. of Gates (recurring cost for power and water)	1	0.5
8	Mulching on top soil and green plantation near site		1	
9	Soil stabilisation	stock pile of soil and stone pitching or other methods to avoid soil erosion	2	
10	Daily Cleaning of road approaching to site through contract labour	Contract labour Cost : Yearly contact will be given	Nil	1.5
11	Awariness through Site EHS officer on Dust mitigation measures	Appointment of EHS officer		3
	TOTAL		30	9.1

II. Operation phase (with break-up)

Sr. No	Component	Description	Capital cost Rs. (Lakhs)	O and M cost
				(Rs. In Lakhs/year)
1	Sewage Treatment Plant	1 Sewage Treatment Plant of 125 KLD MBBR	31.25	6
2	Rain Water Harvesting	1 RWH tank of total 110 cum capacity	44	4.4
3	Solid Waste Management	1 Organic waste convertor Machine and storage and Segregation of waste	15	2.04
4	Green Belt Development	Plantation of Tree and development of RG area	7.96	2.4
5	LFD Fixtures	Low Flush Toilets and low-flow faucet	32.50	0.7
6	Solar Energy	6 Solar Pannel + 8 Solar Hot water	4.8	0.2
7	Environmental Monitoring	EMP costing	MoEF accredited lab will be hired	11.2
TOTAL			135.51	27.22

Annexure No.19 Ack letter of set of documents to BNMC

Shree Munisuvrat Realtor llp

Add: 201, 2nd Floor, Munisuvrat Royal, Kamatghar Road, Bhiwandi - 421302

Date: 14-10-2024

To,
Town Planning Department
Bhiwandi Nizampur City Municipal Corporation
Bhiwandi.

Subject : Submission of Environmental Clearance Letter Copy for Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.

Reference : General Condition No. XII in Environmental Clearance EC Identification No **EC24B038MH152252** dated on **09/10/2024** (SIA/MH/INFRA2/456743/2023)

Dear Sir,

With reference to the above subject, we are hereby submitting our Environmental Clearance EC copy having EC Identification No. **EC24B038MH152252**, File No. **SIA/MH/INFRA2/456743/2023** dated on **09/10/2024**.

As per the Environment condition no. XII mention in our Environmental Clearance letter, we are hereby forwarding a letter copy of Environment Clearance to your department.

Kindly acknowledge the same.

Thanking you in anticipation,
Yours faithfully,

For M/S. Shree Munisuvrat realtor LLP
For Shree Munisuvrat Realtor LLP

Punit K. Sharma
Auth. Sign./Partners

Authorized Signatory

Enclosure:

> Environmental Clearance letter

[Signature]
लिपिक
नगर रचना विभाग
भिवंडी निजामपुर शहर महानगरपालिका, भिवंडी

Annexure no. 20 Data Sheet with Annexure A, B, C

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change Regional Office (W), Nagpur.

Monitoring Report

PART – I

DATA SHEET

Date: 1st June 2025

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Proposed Residential Cum Commercial Building Project
2.	Name of the project	:	Proposed Residential cum commercial building [Ground + 23rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.
3.	Clearance letter (s) / OM No. and Date	:	Vide letter no. EC24B038MH152252 dated 09.10.2024
4.	Location	:	
	a. District (S)	:	Thane
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 19°16'28.61"N Longitude: 73°2'47.43"E
5.	Address for correspondence	:	Mr. Punit Atul Gosrani M/s. Shree Munisuvrat Realtor LLP. Address: Flat No. 201 2nd Floor, Munisuvrat Royal, Near Tapowan School, Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, Mobile No.: 9867581056 Email Id: munisuvratrealtor.parivesh@gmail.com
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Mr. Punit Atul Gosrani M/s. Shree Munisuvrat Realtor LLP. Address: Flat No. 201 2nd Floor, Munisuvrat Royal, Near Tapowan School, Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, Mobile No.: 9867581056 Email Id: munisuvratrealtor.parivesh@gmail.com

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	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Same as above
6.		Salient features	:	
	a.	of the project	:	Annexure -A
	b.	of the environmental management plans	:	Annexure -B
7.		Breakup of the project area	:	
	a.	submergence area forest & non-forest	:	Project site is not a forest area.
	b.	Others	:	Annexure - A
8.		Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan	:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.		Financial details	:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Cost of Land + Construction: Rs. 68.54 Cr.
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Annexure – C
	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.	:	Yes
	e.	Actual expenditure incurred on the environmental management plans so far	:	20 Lakhs
10.		Forest land requirement	:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable

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	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	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)	:	January 2025
	b.	Date of completion (Actual and/of planned)	:	March 2030
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 the Regional Office on previous Occasions, if any	:	Not yet visited
	b.	Date of site visit for this monitoring report	:	May 2025
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	Not Applicable
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

ANNEXURE – A

1.PROJECT DETAILS

Name & Location	:	Proposed Residential cum commercial building [Ground + 23 rd floor] under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.
Total no. of workers to be employed during the construction phase.	:	Total 120 workers. No. of Residential Workers :- 110 Non Residential Workers :- 10
Total Project cost	:	Rs. 68.54 Cr.
Project infrastructure	:	Proposed Residential cum commercial building (Ground + 23 rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161 (PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP
Area Statement	:	Total Plot Area: 4997.87 Sq.mt (As per 7/12) Built Up Area as per FSI : 31,781.21 Sq. m Non FSI Area: 11,521.27 Sq. m (IOD No.: जा.क्र./भिनिसमनपा/नगररचना/१५८ for Plot Area: 4997.87 Sq.mt, FSI area 20429.88 Sq.mt. and Non-FSI Area 10360.70 Sq.mt. Total Construction Area: 30,790.58 Sq.mt.
Water Requirement and Sources	:	<u>During Construction Phase – Tanker water</u> For Construction: 10 KLD (Depending upon the activity). <u>During Operational Phase - KDMC</u> Total Water Requirement.: 127 KLD For Domestic: 81 KLD For Flushing: 39 KLD For Gardening: 7 KLD
Sewage generated	:	112 KLD

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<p>Power</p>	<p>:</p>	<p>During Construction Phase -</p> <ul style="list-style-type: none"> • Source: MSEDCL • Demand Load: 64 kW • DG Set as a power backup - 1 DG set of 600 KVA <p>During Operational Phase -</p> <p>Power Requirement: Connected load: 2363KW Maximum Demand: 1233 KVA</p> <p>DG sets – Total 1 DG set of 600 kVA</p>
<p>Gaseous emissions</p>	<p>:</p>	<ul style="list-style-type: none"> • 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.
<p>Solid waste from: Garbage: 1. Wet 2. Dry</p>	<p>:</p>	<ol style="list-style-type: none"> a. Total solid waste: 403 kg/day b. Biodegradable waste: 161 kg/day c. Non- biodegradable waste: 242 kg/day

ANNEXURE - B

EMP for Construction Phase:

No.	Environmental Issues/Impacts	Mitigation measures	Responsibility	
CONSTRUCTION PHASE				
1.	Increase in water demand (10-20 m3/day) due to water usage for construction, dust suppression and for workers.	<ul style="list-style-type: none"> • Use of polymeric spray for dust suppression instead of water wherever possible • Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing • Use of wet jute cloth/gunny bags instead of water spray for curing activity. 	Contractor & Project Manager	--
2.	Sewage generation (10 m3/day) and disposal	<ul style="list-style-type: none"> • Disposal of sewage generated to sewer line • Daily watch on sanitation facilities, drains & good housekeeping 	Contractor & Project Manager	Water (P & CP) Act 1974

3.	<ul style="list-style-type: none"> Municipal solid waste generation (75 kg/day) by workers 	<ul style="list-style-type: none"> Segregation of Biodegradable (45 kg/day) and non-biodegradable garbage (30 kg/day) Disposal of segregated waste to Authorized Vendor 	Contractor & Project Manager	--
4.	<p>Construction activity may lead to</p> <ul style="list-style-type: none"> Water logging on site Unsanitary conditions and mosquito breeding on site Sedimentation of outside drains 	<ul style="list-style-type: none"> Computation of the runoff from the catchment areas outside the plot and runoff within the plot. Proper management of channelization of storm water Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site Use of screens and silt traps in advance of earthworks Proper maintenance of storm water drainage to avoid choking of drains and flooding on site Prompt completion of works relating to drainage and sediment control Ensure discharge of storm water from the site or inflow to the site due to contributing catchment is clear of sediment and pollution 	Contractor & Project Manager	Storm water drainage remarks from BNCMC
5	Demolition/Construction activity			
a.	Dust generation	<ul style="list-style-type: none"> Use of polymeric spray / water wherever possible for dust suppression On site sensors shall be installed to monitor PM 10 and PM 2.5 Provision of Barricades of adequate height along the periphery of the site Use of covering sheets while transporting the material 	Contractor/ Proponents	--

b.	Noise & Vibration	<ul style="list-style-type: none"> • Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time • Provision of ear plugs to workers • Use of good efficiency mufflers • No noise polluting work in night shifts • Provision of barricades along the periphery of the site 		
c.	Disruption of soil & runoff	<ul style="list-style-type: none"> • Sedimentary controls to be implemented 		
d.	Oil leaks	<ul style="list-style-type: none"> • Regular maintenance of machineries to prevent and repair leaks • Contaminated soil (if any) disposed to authorized Contactor 		
e	Generation of construction waste - Debris/ Excavation material	<ul style="list-style-type: none"> • Debris shall be reused for filling and remaining 1 shall be disposed to authorized landfill site. • Disposal of hazardous waste to authorized Contactor • Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal) will be handed over/sold to Authorized recyclers 	Contractor/ Proponents	NOC for Solid Waste Management/Excavation permission from KDMC
6	Vehicular movement <ul style="list-style-type: none"> • Increase in traffic • Air emissions & Noise 	<ul style="list-style-type: none"> • Proper traffic management for the construction vehicles • Provision of oil and grease traps to the Storm water drains • Contaminated soil found if any to authorized Contactor • Regular maintenance of vehicles with suitable enclosures and intake silencers 	Project Manager	--

	<ul style="list-style-type: none"> Oil leaks 	<ul style="list-style-type: none"> Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours 		
7	Air and noise pollution	<ul style="list-style-type: none"> Site barricading Regular maintenance 	Project Manager	--
8	Impact on health of workers Accidents, Hazards, injuries to workers	<ul style="list-style-type: none"> Adequate drinking water, canteen, toilet and bathing facilities First aid facility Regular health checkup of workers Risk assessment and preparation of disaster management plan Provision of temporary water tank for firefighting and appropriate fire suppression measures Safety educational and awareness programme. Proper security arrangements 	Safety officer	--

EMP for Operation Phase:

No.	Environmental Issues/Impacts	Mitigation measures	Responsibility		
OPERATION PHASE					
1.	Increase in water demand	<ul style="list-style-type: none"> • Use of treated sewage proposed for flushing (39 KLD) and gardening (7 KLD) • Use of Treated Waste Water for flushing and gardening resulting in reduction of Net water demand. Use of harvested rain water for domestic purpose and its reuse thereby reducing the fresh water demand in monsoon season 	Project Society/ Facility system	Proponents/ Management	Water Act 1974 as amended
2.	Sewage generation (112 KLD)	<ul style="list-style-type: none"> • Provision of STP for treatment of sewage up to tertiary level. • Proper operation and maintenance of STP and Daily analysis of general parameters like pH, BOD, COD and TSS & O &G of the STP outlet to ensure good treatment of waste water with the help of sensors. • Ventilation around the STP • Proper arrangements for sludge handling and disposal 	Project Society/ Facility system	Proponents/ Management	--

3.	Increment in Runoff 0.06 M ³ /sec. from site	<ul style="list-style-type: none"> Minimizing the incremental runoff from the site with 1 RWH tank of total 110 cum capacity. Proper management of channelization of storm water from site by using proper internal SWD system of 0.6 m X 0.6 m deep and two discharge points of having adequate capacity Use of screens and silt traps to SWD Proper maintenance of storm water drainage to avoid choking of drains and flooding on site Ensure discharge of storm water from the site is clear of sediment and pollution Provision of sump pumps External drain of adequate capacity 	Project Society/Facility system	Proponents/Management	SWD NOC from BNCMC
4.	Power demand	<ul style="list-style-type: none"> Provision of energy saving measures: Use of Solar energy for external and common area lighting as well as for Hot water system High efficiency pumps & motors Use Low wattage LED fixtures in common area 	Project Society/Facility system	Proponents/Management	ECBC norms
5.	Air and noise pollution	<ul style="list-style-type: none"> Good Landscaping with plantation of 109 Nos. of trees. 	Project Proponents/Society/Facility Management system		CPCB specification
6.	Vehicular movement <ul style="list-style-type: none"> Increase in traffic Air emissions & Noise Contamination of soil (if any) leads to Oil leaks 	<ul style="list-style-type: none"> Provide adequate traffic signs and signage to notify residents Install safety mirrors to aid visibility in conflict points Prevent parking near the Entry and Exit Gate Provide speed control measures to regulate speed of vehicles Provide pedestrian crossings and dedicated footpath to cater to the walking population Assign traffic wardens to regulate flow of project traffic during peak hours 	Project Society/Facility Management system	Proponents/Management	--

7.	Odour and unsanitary conditions due to STP and Composting of biodegradable garbage	<ul style="list-style-type: none"> • Ventilation for STP and OWC area • Proper housekeeping and maintenance 	Project Society/ Facility system	Proponents/ Management	Air act 1981, as amended
8.	Municipal waste & other solid waste generation	<ul style="list-style-type: none"> • Informing and educating occupants for solid waste management • Provision of adequate space for solid waste management • Proper segregation on site to biodegradable and non-biodegradable. • Non-Biodegradable waste (370kg/day) • Recyclable waste to recyclers • Non-recyclable waste to Authorized recycler • Biodegradable waste (533 kg/day) • Treatment in Organic Waste Convertor (OWC) • End product from OWC and sludge generated from STP shall be used as manure on site • Quarterly monitoring of manure 	Project Society/ Facility system	Proponents/ Management	--
9	Disasters like Fire, lightning, Earthquake etc.	<ul style="list-style-type: none"> • Preparation of Disaster Management Plan • Provision of Safety officer, Security and First aid team • Regular review of DMP and mock drill • Effective implementation of DMP 	Safety Officer		CFO NOC from BNCMC

ANNEXURE - C

Budgetary Allocation for Environmental Management Plan**I. Construction phase – Capital Cost**

Sr. No	Attributes	Parameter	Set Up Cost (Rs. In Lakhs)	Total Cost per annum (Rs. In Lakhs)
1	Air	Air & Noise Monitoring	0	0.46
2	Water	Water monitoring/ wastewater monitoring + Portable STP	7.5	0.35
3	Land	Site Sanitation- Mobile toilets		0.5
4	Biological Environment	Top soil preservation cost, Cost of transplanted of trees		0.39
5	Socio- Economic Environment	Disinfection- Pest Control, First Aid Facilities, Health Check Up, Personal Protective Equipment, CFL Lamp for hutment		8.93
TOTAL			7.5	11.24
DMP Cost			63.56	19.07

DURING CONSTRUCTION PHASE – PER YEAR

Sr. No.	Pollution Monitoring	Parameters	Frequency	Location	Cost per Year (In lakhs)
1	Air quality	SPM,RSPM,SO2,& NOX,CO, HC	Quarterly	At major Construction area. (total 2 Stations)	0.46
2	Noise Level	Equivalent noise level	Daily	At major Construction area. (total 2 Stations)	
3	Exhaust from DG Set	SPM, SO2, Nox	Quarterly	Stack of DG set.	0.015
4	Exhaust from DG Set	SPM, SO2, NOx, Hydrocarbons and Carbon Monoxide	Yearly	Stack of DG set.	

5	Waste Water Analysis	Portable STP- pH & BOD	Monthly	Outlet of STP	0.672
6	Drinking Water Analysis	Analysis of water for physical, chemical, biological parameters.	Quarterly	At source (municipal/ tankers)	0.07
Total					1.243

II. Operation phase Per Year

Sr. No.	Environmental Monitoring	Parameters	Frequency	Cost per Year (In lakhs)
1	Ambient Air quality	SPM, RSPM, SO ₂ , NO _x	Quarterly	0.46
2	Noise Level	Equivalent noise level	Daily	
3	Exhaust from DG Set	SPM, SO ₂ , NO _x	Quarterly	0.06
	Exhaust from DG Set	SPM, SO ₂ , NO _x , Hydrocarbons and Carbon Monoxide	Yearly	0.02
4	Drinking Water	(Physico- chemical and biological parameters as per the source and utilization of water)	Quarterly	0.28
5	Rain Water Harvesting	(Physico-chemical and bacteriological parameters as per the source and utilization of water)	Monthly	0.11
6	Sewage from STP	pH, BOD, COD, TSS TDS, Oil and Grease	Quarterly	0.22
		As per E (P) act 1986: 30 parameters	Yearly	0.08
7	OWC Manure	pH, Conductivity, Colour, Bulk Density, Organic Carbon, Total Nitrogen as N, Total Phosphate as P ₂ O ₅ , Total Potash as K ₂ O, C:N ratio, Moisture Content	Quarterly	0.10
Total				1.33

ENVIRONMENTAL
CLEARANCE



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

To,

The Partner

SHREE MUNISUVRAT REALTOR LLP

Flat No. 201, 2nd Floor, Munisuvrat Royal, Near Tapowan School,
Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, India-421302 -421302

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/INFRA2/456743/2023 dated 26 Dec 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B038MH152252 |
| 2. File No. | SIA/MH/INFRA2/456743/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential cum commercial
building (Ground + 23rd floor) under
Accommodation reservation of Vegetable
Market as per sanction D.P. Reservation
No. (252) & As per Draft D.P. Reservation
No. (202) on Land Bearing S.NO.
124/125/159/161(PT), 125/5/125/7/125/9
(PT), 126/3/2(PT), 161/3/2(PT) &
161/3/1/D (PT) At Village Kamatghar, Tal.
Bhiwandi, Dist. Thane By M/s. Shree
Munisuvrat Realtor LLP. |
| 7. Name of Company/Organization | SHREE MUNISUVRAT REALTOR 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: 09/10/2024

(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.*

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/456743/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Shree Munisuvrat Realtor LLP.,
S.NO. 124/125/159/161(PT), 125/5/125/7/125/9 (PT),
126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT),
Village: Kamatghar, Tal. Bhiwandi, Dist. Thane.

Subject : Environmental Clearance for proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village: Kamatghar, Tal. Bhiwandi, Dist. Thane by M/s. Shree Munisuvrat Realtor LLP.

Reference : Application no. SIA/MH/INFRA2/456743/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 224th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 278th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th July, 2024.

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/456743/2023	
2	Name of Project	Proposed Residential cum commercial building (Ground + 23rd floor) under Accommodation reservation of Vegetable Market as per sanction D.P. Reservation No. (252) & As per Draft D.P. Reservation No. (202) on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village: Kamatghar, Tal. Bhiwandi, Dist. Thane By M/s. Shree Munisuvrat Realtor LLP.	
3	Project category	8 (a) B 2	
4	Type of Institution	Partnership	
5	Project Proponent	Name	Punit Atul Gosrani
		Regd. Office address	Flat No. 201, 2nd Floor, Munisuvrat Royal, Near Tapowan School, Kamatghar, Anjur, Bhiwandi, Thane, Maharashtra, India-

			421302					
		Contact number	9867851056					
		e-mail	munisuvratrealtor.parivesh@gmail.com					
6	Consultant	Name: Mrs. Vaishali Harshal Tambat NABET Certificate No. NABET/EIA/2023/SA0194/Rev NABET Certificate Validity: 24 Feb 2024						
7	Applied for	New Greenfield Project						
8	Location of the project	on Land Bearing S.NO.124/125/159/161(PT), 125/5/125/7/125/9 (PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D (PT) At Village Kamatghar, Tal. Bhiwandi, Dist. Thane						
9	Latitude and Longitude	Latitude: 19°16'28.61"N Longitude: 73° 2'47.43"E						
10	Plot Area (sq. m.)	4997.87 Sq.mt (As per 7/12)						
11	Deductions (sq. m.)	1056.27 (18 M Wide DP Road)						
12	Net Plot area (sq. m.)	3941.60 Sq. m						
13	Ground coverage (m ²) & %	2246.91 Sq. m with (57.01 % of Net Plot area)						
14	FSI Area (sq. m.)	20,259.94 Sq. m						
15	Non-FSI (sq. m.)	11,521.27 Sq. m						
16	Proposed built-up area (FSI + Non FSI) (sq. m.)	31,781.21 Sq. m						
17	TBUA (m ²) approved by Planning Authority till date	LOI is under Process						
18	Earlier EC details with Total Construction area, if any.	Nil						
19	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)	NA						
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)		
	NA	NA	NA	Commercial (Common for Wing A & B)	Ground	80.50		NA
					1st Floor			
			2nd to 6th Floor					
			7th Floor					
	NA	NA	NA	Residential (Wing A & B)	8th Floor to 23rd Floor			
21	No. of Tenements & Shops			Flats – 128, Shops- 1, Office -2 & Vegetable Market-1				
22	Total Population			1074 nos.				
23	Total Water Requirements CMD			127 KLD				
24	Under Ground Tank (UGT) location			Flushed to grounds with raised walls				

25	Source of water	BNCCM		
26	STP Capacity & Technology	1 STP of capacity 125 KLD		
27	STP Location	Partially below ground and 40% open to sky		
28	Sewage Generation CMD & % of sewage discharge in sewer line	112 KLD & 63 % of sewage discharge in sewer line.		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	30	Will be segregated and Handed over to Authorized recyclers
		Wet waste	45	Handed over to KDMC by daily collection system
		Construction waste	Will be of different types	Will be segregated at site Broken bricks and tiles will be used for Plinth filling, Landscaping, waterproofing Etc.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	242	Handed over to Authorized recyclers
		Wet waste	161	Wet garbage treatment in 1 OWC's of 400 Kg/day
		E-Waste	959	Handed over to Authorized recyclers at KDMC collection centre in Dombivli
		STP Sludge (dry)	20	Will be treated in OWC and then used as manure.
31	R.G. Area in sq. m.	RG required – 398.23 Sq.mt; 10% of net plot area		
		RG provided on Mother earth – 398.23 Sq. mt.		
		RG provided on the Podium (Elevated RG) - 0 sq.mt		
		Total – 398.23Sq. mt.		
		Existing trees on plot: 7 nos.		
		Number of trees to be cut: 0		
		Number of trees to be transplanted: 0		
		Number of trees to be planted:		
		a) In RG area: 49 Nos.		
		b) In Miyawaki Plantation (with area): 60 Nos. (20 sq.mt.)		
Total nos. of trees after the development: 109 nos.				
32	Power requirement	During Operation Phase:		
		Details	Construction	Operational

			phase	phase
		Source	MSEDCL	MSEDCL
		Connected Load (kW)	80 KW	2363 KW
		Demand Load (kW)	64 KW	1233 KW
33	Energy Efficiency	a) Total Energy saving (%): 22.53 % b) Solar energy (%): 5.89 %		
34	D.G. set capacity	Construction phase: -1 DG set of 100 kVA Operational phase: - 1 x 600 kVA will be provided for Common Lighting and Firefighting.		
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 155 2-W: 271 EV parking 25% of above parking		
36	No. & capacity of Rain water harvesting tanks /Pits	1 Rain water harvesting tanks of 110 Cum total capacity.		
37	Project Cost in (Cr.)	Rs. 68.54 Cr		
38	EMP Cost	Construction Phase: Capital cost: Rs. 101.06 Lakhs, O & M Cost: Rs. 39.41 Lakhs/ Year operation phase: Capital cost: Rs. 145.04 Lakhs, O & M Cost: Rs. 30.08 Lakhs/ Year		
39	CER Details with justification if any...as per MoEF&CC circular dated 01/05/2018	As per F. No. 22-65/2017-IA.III dated 30 September 2020 Office Memorandum the OM dated 1st may 2018 is suppressed. Hence, we will go along with SEAC recommendation.		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 278th (Day-3) meeting held on 24th July, 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 obtain revised IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing mandatory/required RG area on mother earth as per Hon'ble Supreme Court order.
2. PP to obtain following NOCs & remarks:
 - a) Final CFO NOC; b) SWM/C&D NOC.

3. PP to ensure that area under STP proposed in RG area is excluded from RG area calculation & submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble supreme Court order regarding RG area.
4. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
5. PP to submit revised layout of STP with area provided for STP, 40% open to sky area.
6. PP to relocate tree plantation proposed adjacent to the STP.
7. PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.
8. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 398.45 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-20,259.94 m², Non FSI-10360.70 m², total BUA-30,620.64 m². (Plan approval No-MNCCM/TP/158, dated-19.01.2024) (FSI restricted as per appraisal and non FSI as per approval)

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.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- 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.

- 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 construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. 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.
- 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- 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.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- 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.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- 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 shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- 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.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- 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.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- 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 parivesh.nic.in
- 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" 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.
 - 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.
 - 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.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - 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.
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, Bhiwandi Nizampur City Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Kalyan.

Signature Not Verified

Digitally signed by: Shri Pravin C.
Darade, I.A.S.

Designation: Member Secretary

Date and Time: 10/9/2024 5:41:46 PM

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@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/JD (WPC)/UAN No.0000194143/CE/2404001051

Date: 15/04/2024

To,

M/s. Shree Munisuvrat Realtor LLP
D.P. Reservation No.(252) & As per Draft
D.P. Reservation No.(202) on Land Bearing
S.NO. 124/125/159/161(PT),
125/5/125/7/125/9(PT), 126/3/2(PT),
161/3/2(PT) & 161/3/1/D(PT) At Village
Kamatghar, Tal.Bhiwandi, Dist.Thane.



Sub: Consent to Establish for Proposed Residential cum commercial building with reservation of Vegetable Market construction project granted under Red Category.

Your application NO. MPCB-CONSENT-0000194143

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:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.68.54 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed construction of Residential cum commercial building with reservation of Vegetable Market project named as M/s. Shree Munisuvrat Realtor LLP, D.P. Reservation No.(252) & As per Draft D.P. Reservation No.(202) on Land Bearing S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) At Village Kamatghar, Tal.Bhiwandi, Dist.Thane. on Total Plot Area of 4997.87 Sq Mtrs for construction BUA of 31781.21 Sq Mtrs out of Total Construction BUA of Sq Mtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	112	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>
1	DG Set (600 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 waste	161 Kg/Day	Treated in Organic Waste Converter (OWC)	Used as Manure
2	Non-Biodegradable waste	242 Kg/Day	segregate	Segregate & Handed over to Local body

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>
NA					

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 comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
15. 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 utilized on land for gardening.
16. PP shall obtain Environmental Clearance for proposed activity from competent authority. .PP shall not take to any effective steps towards the construction without obtaining Environmental Clearance from competent authority.
17. PP shall comply with the conditions stipulated in consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same.



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Signed by: **Dr J. B. Sangewar**
 Joint Director (WPC)
 For and on behalf of,
Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2024-04-15 13:31:47 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-23891	17/01/2024	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Bhivandi
 - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **125 CMD for treatment of domestic effluent of 112 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	127.00
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) 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
1	DG set (600 KVA)	Acoustic Enclosure	3.00	HSD 162.01 Ltr/Hr	-	SO ₂	77.76 Kg/Day

- 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/alteration 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	10.0 Lakh	15 days	Towards Compliance of Consent conditions	Commissioning of the unit	Commissioning of the unit

** 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
NA						

BG Return details

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



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.
