	CLEARANCE	Government of India Ministry of Environment, Forest and Climate Change Issued by the State Environment Impact Assessment Authority(SEIAA), Maharashtra) To, The Partner SHANTEE HOMES REALTY LLP Ground Floor, Shreenath, Bhawan, Off Ambadi Road, Vasai -w -401202
PARIVESH	re and Responsive Facilitation by Interactive, tuous Environmental Single-Window Hub)	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/MIS/242532/2021 dated 22 Mar 2022. The particulars of the environmental clearance granted to the project are as below. 1. EC Identification No. 2. File No. 3. Project Type 4. Category 5. Project/Activity including Schedule No. 6. Name of Project 7. Name of Company/Organization 8. Location of Project 9. TOR Date
	(Pro-Active and Virtu	(e-signed) Manisha Patankar Mhaiskar Date: 04/05/2022 Member Secretary SEIAA - (Maharashtra)
	PANNER Anthread	Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence. This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/242532/2021 Environment & Climate Change Department Room No. 217, 2nd Floor, Mantralaya, Mumbai- 400032.

То

M/s. Shantee Homes Realty LLP, S.No. 226; S.No.227 H.No.2,3,4,5; S.NO.228, Village - Gokhivare, Vasai (E), Dist-Palghar.

Reference : Application no. SIA/MH/MIS/242532/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 168th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA). 2.

Sr.	Description	Details
No.		
1	Plot Area (sq. m)	18260.00
2	FSI Area (sq. m)	33680.12
3	Non-FSI Area (sq. m)	20624.77
4	Proposed built-up area (FSI + Non FSI) (sq. m)	54304.89
5	No of bldgs	Bldg no.1 [Gr.+ 7], Bldg no.2 [Stilt+3Pt], Bldg no.3 [Gr.+3], Bldg no.4 [Gr.+3] Bldg no.5 [Gr.only], Bldg no.6 [Gr.+6], Bldg no.7 [Gr.+8], Bldg No.8 [Gr.+10], Bldg no.9 [Gr.+23], Bldg no.10 [Stilt+7], Amenity bldg. [Gr.+3]
6	No. of Tenements & shops	Tenements: 975; Shops: 34, Galas: 137
7	Total population	Residential: 4073
8	Total Water Requirement CMD	633 CMD
9	Sewage Generation CMD	540 CMD
10	STP Capacity &	575 CMD (MBBR Technology)

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

Subject : Environment Clearance for proposed Residential project at Plot bearing S.No. 226; S.No.227 H.No.2,3,4,5; S.NO.228, Village - Gokhivare, Vasai (E), Dist-Palghar by M/s. Shantee Homes Realty LLP.

	Technology	
11	STP Location	Below ground
12	Total Solid waste Quantities	Wet Waste:1.10 TPDDry Waste:1.40 TPDTotal:2.50 TPDDisposal:OWC for wet waste
13	R.G Area in sq.m	1129.20 sq.m
14	Power requirement	2235 KW
15	Energy Efficiency	Total Energy Savings: 18.10 % By Solar Enegy :4.36 %
16	D.G. set capacity	300 and 250 KVA,
17	Parking 4W & 2W	4-W: 301 Nos; 2-W: 781
18	Rain water harvesting Scheme	3 x 40 cum RWH Tank
19	Project Cost in (Cr)	118.50 Cr
20	EMP Cost	Capital Cost – 199.00 Lakhs O & M Cost – 23.80 Lakhs
21	Underground tanks	As per NBC Norms

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 242nd (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

- 1. PP to submit 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.
- 2. PP to obtain Tree NOC.
- 3. Planning authority to ensure that assured water supply, sewer and storm water network are made available in the vicinity of the project before issuing occupation certificate to the project.
- 4. PP to submit structural stability certificate for proposed vertical expansion.
- 5. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
- 6. PP to relocate parking proposed below High-Tension Line (HTL).
- 7. PP to revise tree list including trees to be planted in Miyawaki plantation.
- 8. PP to maintain 1.5 Mtr. distance between DG set & Substation.
- 9. PP to provide portable STP for workers during construction phase. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures. Accordingly, revise EMP of Construction & Operation phase.

B. SEIAA Conditions-

- 1. 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.
- 2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
- 3. 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.
- SEIAA after deliberation decided to grant EC for FSI-28972.99 m2, Non-FSI-:17252.36 m2, Total BUA-46225.35 m2. (Plan approval-VP/5545/637/2020-21, dated 09.12.2021).

General Conditions:

a) <u>Construction Phase :-</u>

- 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. 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.
- XVII. 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.
- XVIII. 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.
 - XIX. 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.
 - XX. 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

give100 % 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 http://parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

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.

Manisha Pata (Member Secreta

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, Palghar.
- 6. Commissioner, Vasai Virar Municipal Corporation
- 7. Regional Officer, Maharashtra Pollution Control Board, Thane.

EC Identification No. - EC22B038MH180462 File No. - SIA/MH/MIS/242532/2021 Date of Issue EC - 04/05/2022 Page 9 of 9

HALF-YEARLY POST EC COMPLIANCE REPORT

OF

"Residential Project"

Residential project at Plot bearing S.No.

226; S.No.227 H.No.2,3,4,5; S.No. 228,

Village - Gokhivare, Vasai (E), Dist-

Palghar Maharashtra.

PERIOD

July 2023 – December 2023

Project Proponent

M/s. Shantee Homes Realty LLP.

Shantee Homes Realty LLP

Date: 19/02/2024

To The Director Regional Office (WCZ). Ministry of Environment, Forest and Climate Change, Nagpur

Ref : No. SIA/MH/MIS/242532/2021

Subject: Submission of six-monthly monitoring report July, 2023 - December, 2023 for proposed construction project at S.No. 226; S.No.227 H.No.2,3.4,5; S.No. 228. Village - Gokhivare, Vasai (E), Dist- Palghar by M/s. Shantee Homes Realty LLP. Sir.

With reference to above subject, we would like to inform you that we have been accorded the environmental clearance for our Commercial project from SEIAA, Maharashtra on 04.05.2022. We hereby submit six monthly monitoring report for the period ended (July - December, 2023) for building and construction project.

We hope that the above submission meets your expectation and request you to kindly give us receipt of submission of the same.

Thanking You,

Yours Faithfully,



M/s. Shantee Homes Realty LLP

CC : Member Secretary , SEIAA Member Secretary, MPCB Member Secretary, CPCB

\$28/02/24

भहाराब्ट्र प्रदूषण नियंत्रण मेड कल्पतल पॉईट, २ रा मजला, सायन तर्ग खिनेफर्निट सगोग, साखन (पुर्च), ning - voo cee. দ্বান :- ২৬০৭০৬৫৬৫ | ২৬০২০৩৫৭ www.mpcb.gov.in website

Head Office : Grd Flr, Shreenath Bhavan, 60 Ft. Rd., Near Indu Hospital, K. T. Village, Off. Ambadi Road, Vasai (W), Tal. Vasai, Dist. Palghar - 401 202 • Website : www.shanteehomes.com • Tel.: 0250 - 2331171 / 72760909

DATA SHEET

"Residential Project"

Residential project at Plot bearing S.No. 226; S.No.227 H.No.2,3,4,5; S.No. 228, Village - Gokhivare, Vasai (E), Dist-Palghar Maharashtra.

PROJECT PROPONENT

M/s. Shantee Homes Realty LLP.

Monitoring the Implementation of Environmental Safeguards Ministry of Environment & Forests Western Region, Regional Office, Nagpur

MONITORING REPORT

DATA SHEET

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/ Other (specify)	Construction – Residential Project	
2.	Name of the project	Shantee Homes Realty LLP	
3.	Clearance letter (s) / OM/ no. and date:	SIA/MH/MIS/242532/2021 dtd. 04.05.2022	
4.	Location	S.No. 226; S.No.227 H.No.2,3,4,5; S.No. 228, Village - Gokhivare, Vasai (E), Dist- Palghar, Maharashtra.	
a.	District (s)	Palghar	
b.	State (s)	Maharashtra	
c.	Latitude / Longitude	Latitude - 19°24'32.42"N Longitude - 72°50'47.29"E	
5.	Address for correspondence		
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Shantee Homes Realty LLP. Head Office: Grd. Flr., Shreenath Bhavan, 60 Ft. Rd, Near Indu Hospital, K. T. Village, Off	
b.	Address of Executive Project Engineer /Manager (with pin code/ fax number)	Ambadi Road. Vasai (W), Tal. Vasai, Dist. Palghar – 401 202.	
6.	Salient features:	Salient Features of the project:	
a.	of the project	Total Plot Area = 18260.00 sq.mt Total F.S.I = 33680.12 sq.mt. Total Non-F.S.I = 20624.77 sq.mt. Total Construction Area = 54304.89 sq.mt.	

b.	of the environmental management plans	 Sewage Treatment Plant: Sewage Treatment Plant with capacity 575 CMD with MBBR technology will be provided for treating the wastewater. Recycled wastewater will be used for Flushing, gardening etc. Rain Water Harvesting: Rain Water harvesting system will be provided. Solid Waste Management: Wet waste will be processed in OWC for manure which will be used in landscaping & Gardening. The Dry waste will be handover to vendor & The STP sludge will be used as manure for plantation. Solar energy is used as back-up to main source including streets and buildings.
7.	Break Up Of the project Area	
a.	Submerge area : forest & :non-forest	Non-Forest
b.	Others	Nil.
8.	Breakup of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	The project does not envisage acquisition of land and / or displacement.
a.	SC, ST / Adivasis	
b.	Others	
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	

a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total project cost : 118.50 Cr.
b.	Allocation made for environmental	Capital EMP Cost: 199 Lakhs.
	management plans with item wise and year wise break-up	O & M Cost: 23.80 Lakhs/year.
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	
d.	Whether (c) includes the cost of environmental management as shown in the above	
e.	Actual expenditure incurred on the project so far	Rs. 84.64 Cr.
f.	Actual expenditure incurred on the environmental management plans so far	Rs. 43.98 Lac
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	PP has constructed 25692.59 sq.mt
с.	The status of compensatory afforestation, if any	
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	May 2022.

b.	Date of completion (Actual and/of planned)	April, 2027.
13.	Reasons for the delay if the project is yet to start	N.A
14.	Dates of site visits	
a.	The date 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	
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	Shantee Homes Realty LLP. Head Office: Grd. Flr., Shreenath Bhavan, 60 Ft. Rd, Near Indu Hospital, K. T. Village, Off Ambadi Road. Vasai (W), Tal.Vasai, Dist. Palghar – 401 202.

COMPLIANCE OF EC CONDITION

FOR

"Residential Project"

Residential project at Plot bearing S.No. 226; S.No.227 H.No.2,3,4,5; S.No. 228, Village - Gokhivare, Vasai (E), Dist-Palghar Maharashtra.

PROJECT PROPONENT

M/s. Shantee Homes Realty LLP.

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. SIA/MH/MIS/242532/2021 dtd. 04.05.22_as follows:

Specific Conditions:

Sr.	COMPLIANCE	REPLY
No		KLI LI
A) S	EAC CONDITIONS	
1	PP to submit IOD/IOA/Concession	We have plan approval from Karjat
	Document/Plan Approval or any other form of	Municipal Council vide permit No.
	documents as applicable clarifying its	VVCMC/TP/AMEND/VP/5545/637/2021-
	conformity with local planning rules and	22 Dated 09.12.2021 for total BUA 54304.89
	provisions as per the Circular dated 30.01.2014	sq.mt. (FSI - 33680.12 sq m. & Non FSI -
	issued by the Environment Department, Govt. of	20624.77 sq.mt.) Copy of approved plan
	Maharashtra.	attached as Annexure 1.
2	PP to obtain Tree NOC.	Refer Annexure 2.
3	Planning authority to ensure that approach road	Refer Annexure 3.
	to site, assured water supply, storm water	
	drainage, Sewerage line facilities are made	
	available within the vicinity of the project	
	before issuing Occupation Certificate to the	
	project.	
4	PP to submit structural certificate for proposed	Refer Annexure 4.
	vertical expansion.	
5	PP to reduce discharge of treated water up to	we undertake that we will use excess treated
	35%. PP to submit undertaking from Concerned	water in nearby garden. Refer Annexure 5
	authority/agency/third party regarding use of	
	excess treated water.	
6	PP to relocate parking proposed below High-	Refer Annexure 6.
	Tension Line (HTL).	
7	PP to revise tree list including trees to be planted	Refer Annexure 7.
	in Miyawaki plantation.	
8	PP to maintain 1.5 Mtr. distance between DG set	We ensure you that we will keep min 1.5
	& Substation.	distance between D.G. set and Substation.
9	PP to provide portable STP for workers during	Yes, we shall provide portable STP for
	construction phase. PP to adopt water	workers during construction phase. Details
	conservation measures in operation phase by	of LFD are attached as Annexure 8 .
	providing Low Flow Devices (LFD) as plumbing	

M/s. Shantee Homes Realty LLP. |July 2023 – December 2023

Sr. No	COMPLIANCE	REPLY
	fixtures. Accordingly, revise EMP of	
	Construction & Operation phase.	
B) S	EIAA CONDITIONS	
1	PP to keep open space unpaved so as to ensure	Condition is noted.
	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.	
2	PP to achieve at least 5% of total energy	Refer Annexure 9
	requirement from solar/other renewable sources.	
3	PP Shall comply with Standard EC conditions	Condition is noted.
	mentioned in the Office Memorandum issued	
	by MoEF& CC vide F.No.22-34/2018-IA.III	
	dt.04.01.2019.	
4	SEIAA after deliberation decided to grant EC for	Condition is noted.
	- FSI-28972.99 m2, Non - FSI- :17252.36 m2, Total	
	BUA-46225.35 m2. (Plan approval-	
	VP/5545/637/2020-21, dated 09.12.2021).	
GENRAL CONDITIONS		
a) C	onstruction Phase	
1	The solid waste generated should be properly	Condition is noted and we shall comply the
	collected and segregated. Dry/inert solid waste	same.
	should be disposed of to the approved sites for	
	land filling after recovering recyclable material.	
2	Disposal of muck, Construction spoils,	All construction waste will get collected and
	including bituminous material during	segregated properly. Most of that shall be
	construction phase should not create any adverse	reused for the construction activity.
	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.	
3	Any hazardous waste generated during	We shall comply the same.
	construction phase should be disposed of as per	
	applicable rules and norms with necessary	
	approvals of the Maharashtra Pollution Control	
	Board.	

Sr. NoCOMPLIANCEREPLY4Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.Adequate drinking water facility s provided for the workers at the site construction phase.5Arrangement shall be made that waste water and storm water do not get mixed.Covered sewage system has been pr which is connected to STP for the tr and reuse of the treated water. Excess water shall be disposed off into the drain.6Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.Tanker water is used for construction	during roposed eatment treated
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.provided for the workers at the site construction phase.5Arrangement shall be made that waste water and storm water do not get mixed.Covered sewage system has been pr which is connected to STP for the tra and reuse of the treated water. Excess water shall be disposed off into the 	during roposed eatment treated
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.provided for the workers at the site construction phase.5Arrangement shall be made that waste water and storm water do not get mixed.Covered sewage system has been pr which is connected to STP for the tra and reuse of the treated water. Excess water shall be disposed off into the 	during roposed eatment treated
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6 Water demand during construction should be reduced by use of pre-mixed concrete, curing Water water is used for construction	
6 Water demand during construction should be reduced by use of pre-mixed concrete, curing Tanker water is used for construction	e sewer
6 Water demand during construction should be reduced by use of pre-mixed concrete, curing	
reduced by use of pre-mixed concrete, curing	
	work.
agents and other best practices.	
7 The ground water level and its quality should be There is no extraction of ground water	r.
monitored regularly in consultation with	
Ground Water Authority.	
8 Permission to draw ground water for Use of only Tanker water for cons	ruction
construction of basement if any shall be practice.	
obtained from the Competent Authority prior to	
construction/operation of the project.	
9 Fixtures for showers, toilet flushing and Adequate measures are taker	into
drinking should be of low flow either by use of consideration to minimize the was	tage of
aerators or pressure reducing devices or sensor- water.	
based control.	
10 The Energy Conservation Building code shall be Condition is noted and we shall com	ply the
strictly adhered to. same.	
11 All the topsoil excavated during construction Excavated top soil is used for landsca	ping.
activities should be stored for use in horticulture	
/ landscape development within the project site.	
12Additional soil for levelling of the proposed siteCondition is noted.	
shall be generated within the sites (to the	
extent possible) so that natural drainage system	
of the area is protected and improved.	
13Soil and ground water samples will be tested toSoil testing was done, according	to the
ascertain that there is no threat to ground water reports all the parameters are with	
quality by leaching of heavy metals and other and so there is no threat to groun	in limit
toxic contaminants.	in limit

M/s. Shantee Homes Realty LLP. |July 2023 – December 2023

Sr.		
No	COMPLIANCE	REPLY
		quality by leaching of heavy metals and other
		toxic contaminants.
14	PP to strictly adhere to all the conditions	Condition is noted.
	mentioned in Maharashtra (Urban Areas)	
	Protection and Preservation of Trees Act, 1975 as	
	amended during the validity of Environment	
15	Clearance.	
15	The diesel generator sets to be used during	Two D.G. sets of 300 & 250 KVA capacity
	construction phase should be low sulphur diesel	shall be used as backup during construction
	type and should conform to Environments (Protection) Rules prescribed for air and noise	phase. These are environment friendly make
	emission standards.	and provided with acoustic enclosure to
1.(avoid noise emission.
16	PP to strictly adhere to all the conditions	Condition is noted.
	mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as	
	amended during the validity of Environment	
	Clearance.	
17	Vehicles hired for transportation of Raw	Condition is noted and we shall comply the
17	material shall strictly comply the emission	same.
	norms prescribed by Ministry of Road Transport	bulle.
	& Highways Department. The vehicle shall be	
	adequately covered to avoid spillage/leakages.	
18	Ambient noise levels should conform to	Following and will be taken as adding
	residential standards both during day and night.	Following care will be taken regarding noise levels with conformation to the
	Incremental pollution loads on the ambient air	residential area.
	and noise quality should be closely monitored	
	during construction phase. Adequate measures	• Use of well-maintained equipment fitted
	should be made to reduce ambient air and noise	with silencers.Noise shields near the heavy construction
	level during construction phase, so as to conform	operations are provided.
	to the stipulated standards by CPCB/MPCB.	• Construction activities are limited to
		daytime hours only.
		Also, use of Personal Protective
		Equipment (PPE) like ear muffs and ear
		plug during construction activities.
19	Diesel power generating sets proposed as source	•D.G. sets will be provided as back up for
1/	of backup power for elevators and common area	Residential buildings.
	illumination during construction phase should	

Sr. No	COMPLIANCE	REPLY
	be of enclosed type and conform to rules made	•Two D.G. sets of 300 & 250 KVA will be
	under the Environment (Protection) Act, 1986.	provided with silencer & acoustic enclosures.
	The height of stack of DG sets should be equal	The stacks shall be provided as per MPCB
	to the height needed for the combined capacity	norms.
	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.	
20	Regular supervision of the above and other	Regular supervision done by our site
	measures for monitoring should be in place all	engineer to take care of the construction
	through the construction phase, so as to avoid	activity and of the surroundings.
	disturbance to the surroundings by a separate	
	environment cell/designated person.	
B) C	perational Phase	
1	a) The solid waste generated should be properly	Garbage will be collected manually from
	collected and segregated. b) Wet waste should be	each of the building and carted to collection
	treated by Organic Waste Converter and treated	spot through trolleys. In order to avoid
	waste (manure) should be utilized in the existing	problems associated with solid waste
	premises for gardening. And, no wet garbage	disposal problems, an effective solid waste
	will be disposed outside the premises. c)	management system will be followed by
	Dry/inert solid waste should be disposed of to	segregating the wet and dry garbage. Wet
	the approved sites for land filling after	waste will be treated by Organic Waste
	recovering recyclable material.	Converter.
2	E-waste shall be disposed through Authorized	Yes, E-waste shall be disposed through
	vendor as per E-waste (Management and	Authorized vendor as per E-waste
	Handling) Rules, 2016.	(Management and Handling) Rules, 2011
3	a) The installation of the Sewage Treatment	
	Plant (STP) should be certified by an	STP of capacity of 575 CMD (MBBR) has been provided to treat the waste water. STP has
	independent expert and a report in this regard	been provided by established consultant and
	should be submitted to the MPCB and	operation and maintenance shall be done by
	Environment department before the project is	the technical persons of consultant. MOU
	commissioned for operation. Treated effluent	will be done for the maintenance. Refer
	emanating from STP shall be recycled/ reused to	Annexure 5.
	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	
L	, 0, 1	

Sr.		
No	COMPLIANCE	REPLY
	waste and explore the possibility to recycle at	
	least 50 % of water, Local authority should	
	ensure this.	
4	Project proponent shall ensure completion of	STP shall be provided for Recycling of
	STP, MSW disposal facility, green belt	wastewater. Proper disposal of waste will be
	development prior to occupation of the	done through well managed Solid Waste
	buildings. As agreed during the SEIAA meeting,	management team.
	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.	
5	The Occupancy Certificate shall be issued by the	Refer Annexure 10.
	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.	
6	Traffic congestion near the entry and exit points	This effect would be prominent during
0	from the roads adjoining the proposed project	construction as well as operation phase. The
	site must be avoided. Parking should be fully	probability of inconvenience faced due to the
	internalized and no public space should be	frequency of truck movement during
	utilized.	construction phase would be minimized by
		better control of traffic movement in the area.
		Noise levels expected from the planned
		operating conditions have been assessed and
		are likely to be within acceptable levels. The
		impacts have been mitigated by the
		suggested measures in the "air control and management section".
		Anti-honking sign boards are placed in the
		parking areas and on entry and exit point.
		The project will be provided with sufficient
		- / -
		road facilities within the project premises and
		there will be a large area provided for the
		parking of vehicles.

Sr.	COMPLIANCE	REPLY
No		
7	PP to provide adequate electric charging points	We shall propose 25% of charging points for
	for electric vehicles (EVs).	Electric vehicles on total parking in the
		project.
8	Green Belt Development shall be carried out	• The green area will be approx 1129.50 sq.m.
	considering CPCB guidelines including	•A combination of native evergreen trees
	selection of plant species and in consultation	and ornamental flowering trees, shrubs and
	with the local DFO/ Agriculture Dept.	palms are planned in the complex.
		• There will be plantation of about 650 plants.
		Refer Annexure 6.
9	A separate environment management cell with	Separate environment management cell/
	qualified staff shall be set up for	consultant with qualified staff is formed and
	implementation of the stipulated environmental	implementing the same.
	safeguards.	imprementang the burner
10	Separate funds shall be allocated for	EMP cost has been worked out and allocated
	implementation of environmental protection	for all air pollution devices and other
	measures/EMP along with item-wise breaks-up.	facilities. Refer Annexure 11.
	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.	
11	The project management shall advertise at least	The advertisement was published in Marathi
	in two local newspapers widely circulated in the	and English language local newspaper. In
	region around the project, one of which shall be	Marathi newspaper "Navshakti" dtd.
	in the Marathi language of the local concerned	11.05.2022 & in English newspaper 'The Free
	within seven days of issue of this letter,	Press Journal" dtd. 11.05.2022. Refer
	informing that the project has been accorded	Annexure 12.
	environmental clearance and copies of clearance	Annexure 12.
	letter are available with the Maharashtra	
	Pollution Control Board and may also be seen at	
	Website at parivesh.nic.in	
12	Project management should submit half yearly	We are submitting six monthly reports to
12	compliance reports in respect of the stipulated	Environment Department, Mantralaya &
	prior environment clearance terms and	MPCB.
	conditions in hard & soft copies to the MPCB &	
	this department, on 1st June & 1st December of	
	each calendar year.	
13	A copy of the clearance letter shall be sent by	We shall comply the same.
	proponent to the concerned Municipal	
	Corporation and the local NGO, if any, from	

M/s. Shantee Homes Realty LLP. |July 2023 - December 2023

Residential project at Plot bearing S.No. 226; S.No.227 H.No.2,3,4,5; S.No. 228, Village - Gokhivare, Vasai (E), Dist-Palghar.

Sr. No	COMPLIANCE	REPLY
	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.	
14	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. S02, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Condition is noted.
,	ENERAL EC CONDITIONS	
1	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Condition is noted and we shall comply the same.
2 3	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. 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	We have obtained Consent to Establish from MPCB. Copy is enclosed as Annexure 13 . Environmental Clearance is already obtained. Refer Annexure 14 .
4	clearance. 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.	Condition is noted and submitted to regional office of MoEF. We are submitting herewith six-monthly reports to environment department, Mantralay & MPCB.
5	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	Condition is noted and we shall comply the same.

Residential project at Plot bearing S.No. 226; S.No.227 H.No.2,3,4,5; S.No. 228, Village - Gokhivare, Vasai (E), Dist-Palghar.

C		
Sr.	COMPLIANCE	REPLY
No		
	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.	
6	No further Expansion or modifications, other	Condition is noted.
	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.	
7	This environmental clearance is issued subject	As the site is not within the radius as define
	to obtaining NOC from Forestry & Wild life	under the circular number and hence NOC is
	angle including clearance from the standing	not applicable.
	committee of the National board of 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.	

ANNEXURES

"Residential Project"

Residential project at Plot bearing S.No. 226; S.No.227 H.No.2,3,4,5; S.No. 228, Village - Gokhivare, Vasai (E), Dist-Palghar Maharashtra.

PROJECT PROPONENT

M/s. Shantee Homes Realty LLP.



A-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-IV, Village Nighoje, Tal. Khed, GREEN ENVIROSAFE Dist. Pune-410501. Mob+ 9545084620, 8421365421 CIN No. : U74900PN2013PTC149666 Consultant Pvt Ltd. E-mail : environsafetyeng@gmail.com, gesec12@gmail.com | www.greenenvirosafe.co.in

> Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB) and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

Report No.	: GESEC/PRO/AAQM/2023-24/10/1205
Date of Report	: 19/10/23
Client	: M/s Shantee Homes Realty LLP
Site	: Project Site
Address	: Village Gokhivare Taluka Vasai District Palghar
Date of Sampling	: 09/10/23

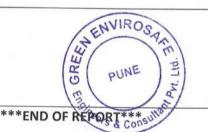
RESULTS OF ANALYSIS

Sr.	DESCRIPTION	UNIT	RESULT	NAAQS
No.				
01	DATE OF SAMPLING	DD/MM/YY	09/10/23	
02	TEST LOCATION		Project site	
)3	AMBIENT TEMPTURE (MAX/MIN)	°C	33.5/26.0	
)4	RELATIVE HUMIDITY	%RH	52.5	
)5	SAMPLING DURATION	Min	1440	
)6	PM ₁₀	μg/M ³	88.00	100
)7	PM _{2.5}	μg/M ³	36.50	60
)8	SO ₂	μg/M ³	20.50	80
9	NOx	μg/M ³	30.20	80
.0	CO (1 Hrs)	mg/M ³	0.60	4.0

REMARK/OBERVATIONS-

NAAQS - National Ambient Air Quality Standards.

Monitoring results are well within the limits prescribed by NAAQS



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

Page 1 of 1

report is refer only to the sample tested and not applies to the bulk. 2.

The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc. 3.

The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC. 4.

Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer. 5.

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

MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2024.



A-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-IV, Village Nighoje, Tal. Khed GREEN ENVIROSAFE Dist. Pune-410501. Mob+ 9545084620, 8421365421 CIN No. : U74900PN2013PTC149666 Engineers & Consultant Pvt Ltd. E-mail : environsafetyeng@gmail.com, gesec12@gmail.com | www.greenenvirosafe.co.in

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB) and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

Ambient Noise Monitoring Report

Report No.	: GESEC/PRO/ANLM/2023-24/10/1206
Date of Report	: 19/10/23
Client	: M/s Shantee Homes Realty LLP
Site	: Project Site
Address	: Village Gokhivare Taluka Vasai District Palghar
Date of Sampling	: 09/10/23

Time	Main Gate	Near Construction area
Day Time (dB) (6 A.M. – 10 P.M.)	55.50	65.50
Night Time (dB) (10 P.M. – 6 A.M.)	44.20	52.20
REMARK/OBERVATION	S: All the measured va	lues are within CPCB limits
		1 Sea line
	HENVIROS PART	lues are within CPCB limits
	S: All the measured va	11 Sea line

Page 1 of 1

report is refer only to the sample tested and not applies to the bulk.

1.

2.

3.

5.

6

- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
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- MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2024.



A-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-IV, Village Nighoje, Tal. Khed GREEN ENVIROSAFE Dist. Pune-410501. Mob+ 9545084620, 8421365421 CIN No. : U74900PN2013PTC149666 Engineers & Consultant Pvt Ltd. E-mail : environsafetyeng@gmail.com, gesec12@gmail.com | www.greenenvirosafe.co.in

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SOIL ANALYSIS REPORT

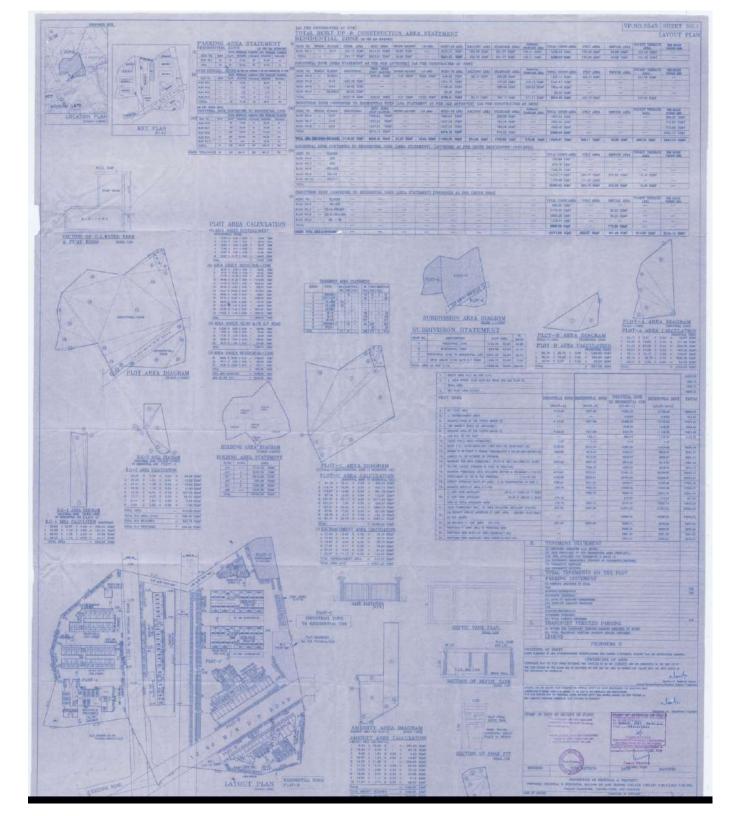
CLIENT'S NAME & ADDRESS	REPORT NO	GESEC/PRO/SO/2022 24/40/4005
M/s. Shantee Homes Realty LLP	DATED	GESEC/PRO/SO/2023-24/10/1207 19/10/23
	DATE OF SAMPLING	
	DATE OF ANALYSIS	10-12/10/23

RESULTS OF ANALYSIS

Sr. no	Parameters	Unit	Project Site
1	pН	-	7.70
2	EC	μS/cm	208.00
3	Bulk Density	gm/cm3	1.40
4	Water Holding Capacity	%	48.00
5	TKN	%	1.10
6	Organic matter	%	1.10
7	Calcium	mg/100gm	66.0
8	Chlorides	mg/100gm	56.0
9	Magnesium	mg/100gm	41.0
10	Sulphate	mg/100gm	38.50
11	Available Phosphorous	mg/100gm	0.82
12	Sodium	mg/kg	26.00
13	Potassium	mg/kg	88.00
14	Copper	mg/kg	4.2
15	Iron	mg/kg	484.00
16	Lead	mg/kg	1.6
17	Zinc	mg/kg	1.20
18	Chromium	mg/kg	0.04
	*** END OF RE	POSNEE	Mr. Vinod Hande (Technical Manager) ewed & Authorized By

Page 1 of 1

- report is refer only to the sample tested and not applies to the bulk. 1. 2.
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- 6. MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2024.



100						
1.	GROSS AREA PLOT AS PER 7/12	Protection of the	1000		No. of the second second	18260.00
20	a. AREA UNDER 12.00 M/W D.P ROAD (DR USE PLOT-D)	ALC: NOT A				1369.72
	TOTAL AREA					1369.72
5,	HET PLDT AREA (1)-(2)		The second			18890.28
L	OT AREA		RESIDENTIAL ZONE	INDUSTRIAL ZONE TO RESIDENTIAL USE		TOTAL
	NET PLOT ANEA	(PLOT-A)	(PLOT-B)	(PLOT-C)	(PLOT-B+C)	1000
	and the second sec	4132.00	1857.08	10901.20	12758.28	16890.28
	G. ENCROACHMENT AREA	The second s		414.65	414,65	414.65
	BALANCE AREA OF THE PLOT(4 MINUS 5)	4132.00	1857.08	10486.55	12343,63	16475.63
	10% AMENITY SPACE (& APPLICABLE)		The second second	1048.65	1048.65	1048.65
100	BALANCE AREA OF THE PLOT(6 MINUS 7)	41.32.00	1857.08	9437,90	11294.98	15426.98
	10% R.G. OF THE PLOT	19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	185.71	943.79	1129.50	1129.50
0.	FLOOR SPACE INDEX PERMISSIBLE	1,00	1.10	1,10	1.10	74
3.	BASIC F.S.I. (4132.000X1.00) (1857.08X1.10) (9437.90X1.10)	4132.00	2042.79	10381.69	12424.40	16556.48
2.	MAXIMUM F3 ON PAYNENT OF PREMIUM, PERMISSIBLE (PLOT-8 1857.08+1340.72X0.40/0.50)	1652.80	1673.40	5243.27	6856.67	8509.47
3.	LOADED FSI ON PAYMENT OF PREMIUM.	-	1613.40	5243.27	5856.67	6856.67
4	MAXIMUM TOR AREA PERMISSIBLE. (PLOT-B 1857.08+1369.72) (0.85)	2685,80	2097,42	5815.35	8913.68	11599.48
5.	OR/TOR LOADED (PREMIUM IN CASE OF EWS/LIG)		1369.72	4550.00	5919.72	5919.72
ŧ.,	MAXIMUM PERMISSIBLE AREA INCLUDING DR/TDR & PREMIUM(11+12+14)	8470.60	5753.61	22441.22	28194.83	36665.43
7.	ENTITLEMENT OF FSI IN THE PROPOSAL (11+13+15)	4132.00	5025.91	20174.96	25200.67	29332.87
8,	DEDUCT APPROVED BUILT-UP AREA. (AS CONSTRUCTED AT SITE)	3786.81	3221.37	4974.12	8195.49	11982.30
<u>9.</u>	BALANCE BUILT-UP AREA (17-18)	345.19	1804.54	15200.84	17005.38	17350.57
	a) ADD 60% ANCILLARY (PLOT-C 14931.25 X 60%)		1082.72	8958.75	10041.47	10041.47
0.	b) ADD BON ANCILLARY (PLOT-C 269.59 X BON)	276.15		215.67	215.67	491.82
	(200+b) TOTAL ANCILLARY AREA	278,15	1082.72	9174.42	10257,14	10533.29
51	TOTAL PERMISSIBLE BUILT UP AREA INCLUDING ANCILLARY (19+20)	621.34	2887.25	24375.26	27252.52	27683.85
2.	(a) DEDUCT EARLIER APPROVED P' LINE' AREA (DATED-19.07.2021) AS PEN UDCPR		-1	18286.52	18286.52	18285,52
35	(q) BALANCE P' LINE' AREA (21-22)	621.34	2887.20	6058.74	8978.00	. 9597.34
4	PROPOSED P' LINE' AREA IN PROPOSAL NOW			8898.59	8898.59	8898.59
8.	PROPOSED NEW BUILT-UP AREA (8898.59/1.60)	and the second second	22711	5561.62	5561.62	5561.62
76:	PROPOSED GON ANCILLARY AREA (8898.59-5561.02)			3336.97	3336.97	3335.87



मुख्य कार्यालय, विरार विरार (पूर्व) _{ता. व}सई, जि.पालघर, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०५/०६ फॅक्स : ०२५०-२५२५१०७ ई-मेल : vasaiviracorporation@gmail.com जा.क. : व.वि.श.म./वृक्ष प्राधि./980 /१८-१९ दिनांक : 08/00/२०१९

महाराष्ट्र (नागरी क्षेत्र) झाडांचे संरक्षण व जतन अधिनियम १९७५ मधील प्रकरण ८ मधील कलम १९ मधील तरतुदीनुसार वृक्ष अधिकारी यांचा खालील नमूद सर्वे क्र./हिस्सा क्र. मध्ये निवासी विकासकाम (c.c.) बाबत वृक्ष लागवड करणे, संगोपन करणे याबाबतचा अभिप्राय.

संदर्भ :- १) दि.२८/०१/२०१५ ची कार्यालयीन टिपणी व मा. आयुक्त व उपसंचालक,

नगररचना वसई-विरार शहर महानगरपालिका यांचा अभिप्राय.

२) वृक्ष प्राधिकरण विभागाकडील पत्र क्र.व.वि.श.म./वृक्ष प्रा./७०२/१५ दि.२८/०८/२०१५.

३) मा. उपसंचालक, नगररचना विभाग यांचे जा.क्र.व.वि.श.म./नर/शा

/१८१/२०१९-२० दि.१७/०५/२०१९ अन्वये दिलेला अभिप्राय(vp-५५४५).

४) आर्किटेक्ट एन-कॉन कंनस्लट्स यांचा दि.१६/०४/२०१९ चा अर्ज.

५) आर्किटेक्ट एन-कॉन कंनस्लट्स यांचे क्षेत्रफळाबाबतचे पत्र.

६) सी.सी.कॉपी.

७) गुगल इमेज.

८) दि. २७/१०/२०१६ वृक्षप्राधिकरणचा सी.सी दाखला.

९) फिजीकल सर्वेशिट.

१०) इमारतीचा नकाशा (लेआऊट).

११) जागेचे फोटोग्राफ्स.

१२) दि. २८/०५/२०१९ रोजी जागेवर केलेला पंचनामा

१३) दि. ३०/०५/२०१९ रोजीचे प्रतिज्ञापत्र.

१४) दि. ९४-/ ९६-/२०१९ रोजी मंजूर केलेली टिपणी.

वरील संदर्भानुसार मौजे गोखिवरे, ता. वसई, जि. पालघर येथिल सर्वे नं. २२६, सर्वे नं.२२७ हिस्सा नं. २, ३, ४, ५ व सर्वे नं. २२८ येथील जमिनीवर निवासी व वाणिज्य इमारतीचे बांधकाम करावयाचे आहे. हया भुखंडाचे एकूण क्षेत्र १८२६० चौ. मी. असून सदर जागेत विकासक यांना प्लाननुसार निवासी व वाणिज्य इमारतीचे २०५६.०५ चौ. मी.(विथ डी.आर+ टी. डी. आर) विकास बांधकाम करावयाचे आहे असे विकासक श्रा. राज अब्दुल समद पठान यांनी कळविले आहे. सदरील जागेच्या वैधतेची जबाबदारी संबंधित विकासक व आर्किटेक्ट यांची असून नगररचना विभागाने याबाबत सर्व तांत्रिक बाबी तपासून पुढील उचित कार्यवाही करावयाची आहे. (सदर विकासकाने यापुर्वी दि.२७/१०/२०१६ रोजी १२७९१.४२ चौ.मी. नियोजित बांधकाम र्कारता दाखला घेतला आहे. तरी एकुण बांधकाम क्षेत्रफळ १४८४७.४७ चौ.मी. करावयाचे आहे.)

वृक्ष प्राधिकरण विभागाने दि. २८/०५/२०१९ रोजी जागेवर केलेल्या पंचनामानुसार सदर भूखंडाबर ०१ वृक्ष अस्तित्वात आहेत. विकासकाने पुढील नमूद प्रजातींपैकी किमान १.५० मीटर उंचीच्या १४८ वृक्षांची लागवड करुन सदर वृक्षांभोवती संरक्षक जाळी लावून जोपासना करणे आवश्यक राहील व विकासकाने रक्फम रु.१००/-रटँप पंपरवर करुन दिलेल्या प्रतिज्ञापत्रानुसार व पंचनामानुसार कार्यवाही न केल्यास महाराष्ट्र (नागरी क्षेत्र) इग्राडांचे संरक्षण व जतन अधिनियम १९७५ चे तरतुदीनुसार कारवाई करणेत येईल.

१) नीम; २) कांचन; ३) कुसुम; ४) रीठा; ५) स्पॅथोडिया; ६) पेल्टोफोरम; ७) खाया; ८) कॅशिया; ९) बहावा: १०) जंगली बदाम; ११) सिताफळ; १२) जांभूळ; १३) आवळा; १४) सिल्वर ओक; १५) बकुळ; १६) करंज.

भोगवटा प्रमाणपत्रासाठी देखिल प्रकरण सादर करताना वरीलप्रमाणे लागवड केलेल्या व संगोपन केलेल्या वृक्षांचे फोटो व स्थळ दर्शविणारा नकाशा (प्लॅन) सोबत सादर करणे बंधनकारक राहील.



मुख्य कार्यालय, विरार विरार (पूर्व) ता. वसई, जि.पालघर, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०५/०६ फॅक्स : ०२५०-२५२५१०७ ई-मेल : vasaiviracorporation@gmail.com जा.क्र. : व.वि.श.म./वृक्ष प्राधि./ ७४ ९ /१८-१९ दिनांक : ०४ / ०६/२०१९

सदरचा अभिप्राय हा महाराष्ट्र (नागरी क्षेत्र) झाडांचे संरक्षण व जतन अधिनियम १९७५ चं तरतुदीनुसार केवळ वृक्ष लागवडीसाठी पंचनामा व प्रतिज्ञापत्राच्या अधिन राहून अभिप्राय देणेत येत आहे. बांधकाम प्रारंभ प्रमाणपत्रासाठी (c.c.) आवश्यक व बंधनकारक असलेल्या तांत्रिक बाबी नगररचना विभागाने तपासून पुढील कार्यवाही करावी.



उपअधिक्षक,

वृक्ष प्राधिकरण विभाग, वसई - विरार शहर महानगरपालिका.

(मा. शहर अभियंता यांचे मान्यतेने)

प्रत १) मे. एन-कॉन कंनस्लट्स विकासक.

२) थी. राज अब्दुल समद पठान यांना माहितीसाठी.

||--- यांनी भोगवटा प्रमाणपत्रासाठी देखिल प्रकरण सादर करताना वरीलप्रमाणे लागवड केलेल्या व संगोपन केलेल्या वृक्षांचे फोटो व स्थळ दर्शविणारा नकाशा (प्लॅन) सोबत सादर करणे बंधनकारक राहील. प्रत माहितीस्तव व पुढील कार्यवाहीस्तव

१) मा. उपसंचालक, नगररचना विभाग, वसई - विरार शहर महानगरपालिका.

ll--- यांनी बांधकाम प्रारंभ प्रमाणपत्रासाठी (c.c.) आवश्यक व बंधनकारक असलेल्या तांत्रिक वावी तपासून पुढील कार्यवाही करावी.

Shantee Homes Realty LLP

UNDERTAKING

To,

The Member Secretary (SEAC). 15th Floor, New Adminstrative Building, Department of Environment, Mantralaya, Mumbai

Sir,

We, Mr.Raaz Abdul Samad Pathan & Mr.Niyaz Abdul Samad Pathan Partners of M/s. Shantee Homes Realty LLP are proposing Industrial, Residential with shopline & Commercial buildings on plot bearing S.No.226, S.No.227 H.No.2,3,4,5 & S.No.228 of Village Gokhivare, Tal.Vasai, Dist.Palghar and plot area admeasuring about 18260 sq mts. In this regard, we undertake that :

- We will explore the possibilities for reutilization of excess treated water in nearby gardens/ road side plantation or in Construction activities thorough tankers.
- 2. We will also consider levels of adjacent plots during Storm water planning to avoid any obstruction of natural flow of storm water.
- We will not give possession till sustainable supply of water to project and drainage connection to project.

Thanking you,



Yours faithfully,

Mr.Raaz Abdul Samad Pathan & Mr.Niyaz Abdul Samad Pathan Partners of M/s.Shantee Homes Realty LLP

Head Office : Grd. Flr., Shreenath Bhavan, 60 Ft. Rd, Near Indu Hospital, K. T. Village, Off Ambadi Road, Vasai (W), Tal. Vasai, Dist. Palghar - 401 202. * Website : www.shanteehomes.com * Ph.: 0250 - 2331171 / 7276090900



GR CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS

STRUCTURAL DESIGN * POST TENSION * STRUCTURE AUDIT * PROJECT MANAGEMENT

CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER

To,

Date:-23/02/2022

Mr.Raaz Abdul Samad Pathan & Mr.Niyaz Abdul Samad Pathan Partner of M/s.Shantee Homes Realty LLP.

Sub: Revised Development Permission for proposed Residential Building no.6.7.8.10 & Residential with Shopline Builiding no.9 located on land bearing S.No.226; S.No.227 H.No.2.3.4.5; S.No.228 of village Gokhivare, Tal.Vasai, Dist.Palghar.

Ref: VP-5545

I am possessing Registration to act as a Structural Designer. This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respect. I have prepared and signed the structural design and drawings of the proposed building and further certify its structural safety and stability.

The details are as under as per UDCPR:-

- a) Residential Building no.6 which was earlier approved Gr.+3 floors is now proposed as Gr.+6 floors.
- b) Residential Building no.7 which was earlier approved Gr.+3 floors is now proposed as Gr.+8 floors.
- c) Residential Building no.8 which was earlier approved Gr.+3 floors is now proposed as Gr.+10 floors.
- d) New Residential with Shopline Building no.9 is newly proposed Gr.+23 floors.
- e) New Residential Building no.10 is newly proposed Stilt+7 floors.

I hereby certify that the buildings/structure have been designed to withstand the various loads and the seismic forces expected in Zone-III as defined in the relevant IS code as per the latest proposal Building no.6 Gr.+6 floors, Building no.7 Gr.+8 floors, Building no.8 Gr.+10 floors & New Building no.9 Gr.+23 floors & New Building no.10 Stilt+7 floors as per UDCPR.

I undertake to supply the owner and supervisor the detailed drawings. If my services are terminated, I undertake to intimate the authority in writing.

Thanking you Yours faithfully

MOHAMMED SHOEB BHATI

Structural Engineer STR/B/840000653

Mohammed Shoeb Bhati For M/s.GR Consultants Structural Engineer

303, Patil & Pawar Building, Opp. SBI Bank, Navghar Road, Vasai (W) 401 202. Mob. : 9004854257, grconsultants1050@gmail.com

WATER REGIME

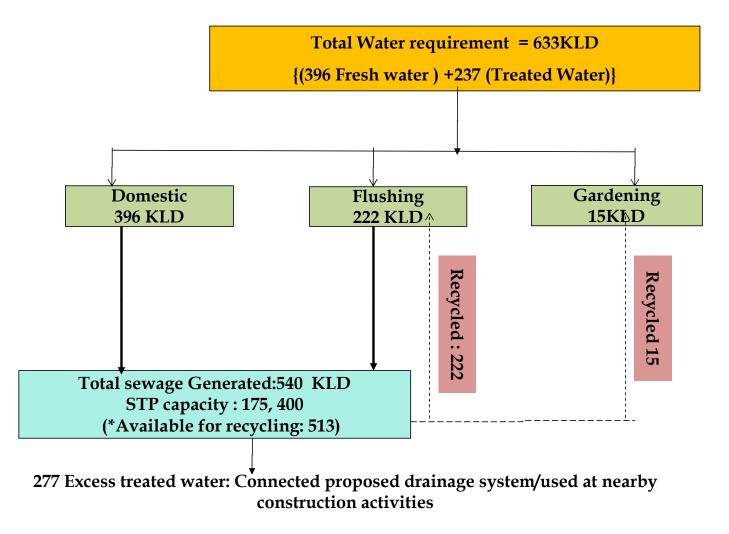
Sr. No	DESCRIPTION	DETAILS
1	Total Population in nos.	4073 No's
2	Fresh Water	396 KLD
3	Flushing Water	222KLD
4	Landscape Water	15 KLD
5	Total Recycled Water req. (3+4)	237 KLD
6	Total water Requirement (2+5)	633 KLD
7	Waste water Generation	540 KLD
8	STP capacity selected	175, 400 KLD
9	Excess Treated Water	277 KLD

 Criteria for calculation of water as per NBC: Residential, Domestic: 90 LPCD Residential, Flushing: 45 LPCD

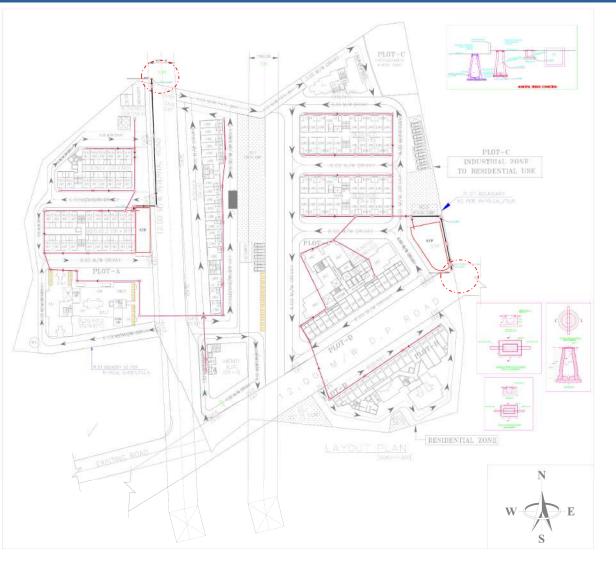
Commercial, Domestic: 20 LPCD Commercial, Flushing: 25 LPCD

WATER BALANCE CHART – DRY SEASON

SOURCE : VVCMC, STP RECYCLED WATER



STP LOCATION AND SEWERAGE NETWORK



LIST OF CIVIL UNITS

TAG NO.	DESCRIPTION	SPECIFICATION	QTY.
BSC	BAR SCREEN CHAMBER	2.0 X 1.0 X 0.5 M SWD	01
O>	OIL & GREASE TANK	3.5 X 1.0 X 1.0 M SWD	01
EQT	EQUILIZATION TANK	4.8 X 4.0 X 3.0 M SWD	01
AT	ANOXIC TANK	4.6 X 2.0 X 3.0 M SWD	01
MBBR-1	MOVING BED BIO-REACTOR-1	3.1 X 2.7 X 3.0 M SWD	01
MBBR-2	MOVING BED BIO-REACTOR-2	3.1 X 2.7 X 3.0 M SWD	01
IT	INTERMEDIATE TANK	1.6 X 1.5 X 3.0 M SWD	01
TS	TUBE SETTLER	1.6 X 2.9 X 2.9 M SWD	01
CCT/FFT	FILTER FEED TANK	2.1 X 1.0 X 3.0 M SWD	01
SHT	SLUDGE HOLDING TANK	2.2 X 1.5 X 2.5 M SWD	01

LIST OF MECHANICAL UNITS

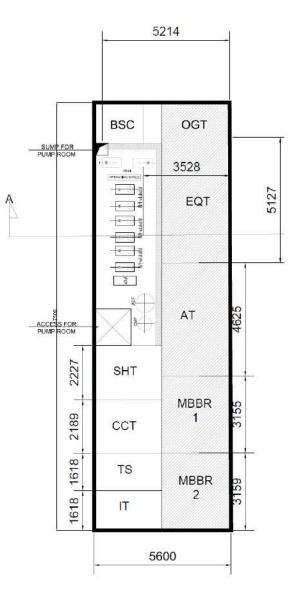
TAG NO. DESCRIPTION				
AFP-I/II	ANOXIC FEED PUMP	02		
AB-I/II	AIR BLOWER	02		
SP-I/II	SUMP PUMP	02		
SRP-I/II	SLUDGE RE-CIRCULATION PUMP	02		
STP-I/II	SLUDGE TRANSFER PUMP	02		
FFP-I/II	FILTER FEED PUMP	02		
FPFP-I/II	FILTER PRESS FEED PUMP	02		
DMF	DUAL MEDIA FILTER	01		
ACF	ACTIVATED CARBON FILTER	01		
FP	FILTER PRESS	01		

LIST OF HDPE UNITS

TAG NO.	DESCRIPTION	QTY.
HDS	HYPO DOSING SYSTEM	01
PDS	POLY DOSING SYSTEM	01

MUMTY ROOF





LIST OF MECHANICAL UNITS

TAG NO.	DESCRIPTION	QTY.
AFP-I/II	FP-I/II ANOXIC FEED PUMP	
AB-I/II	AIR BLOWER	02
SP-I/II	SUMP PUMP	02
SRP-I/II	SLUDGE RE-CIRCULATION PUMP	02
STP-I/II	STP-I/II SLUDGE TRANSFER PUMP	
FFP-I/II	FILTER FEED PUMP	02
FPFP-I/II	FILTER PRESS FEED PUMP	02
DMF	DUAL MEDIA FILTER	01
ACF ACTIVATED CARBON FILTER		01
FP	FILTER PRESS	01

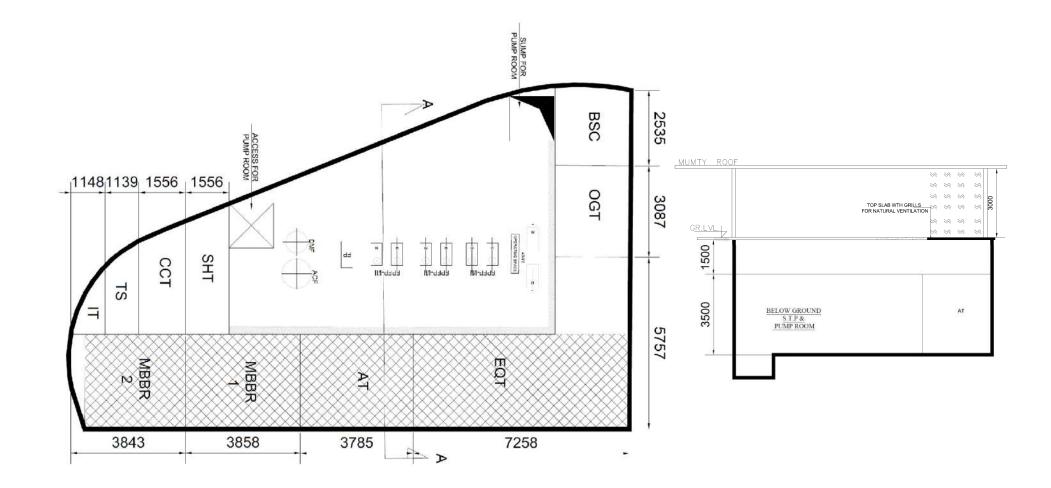
LIST OF HDPE UNITS

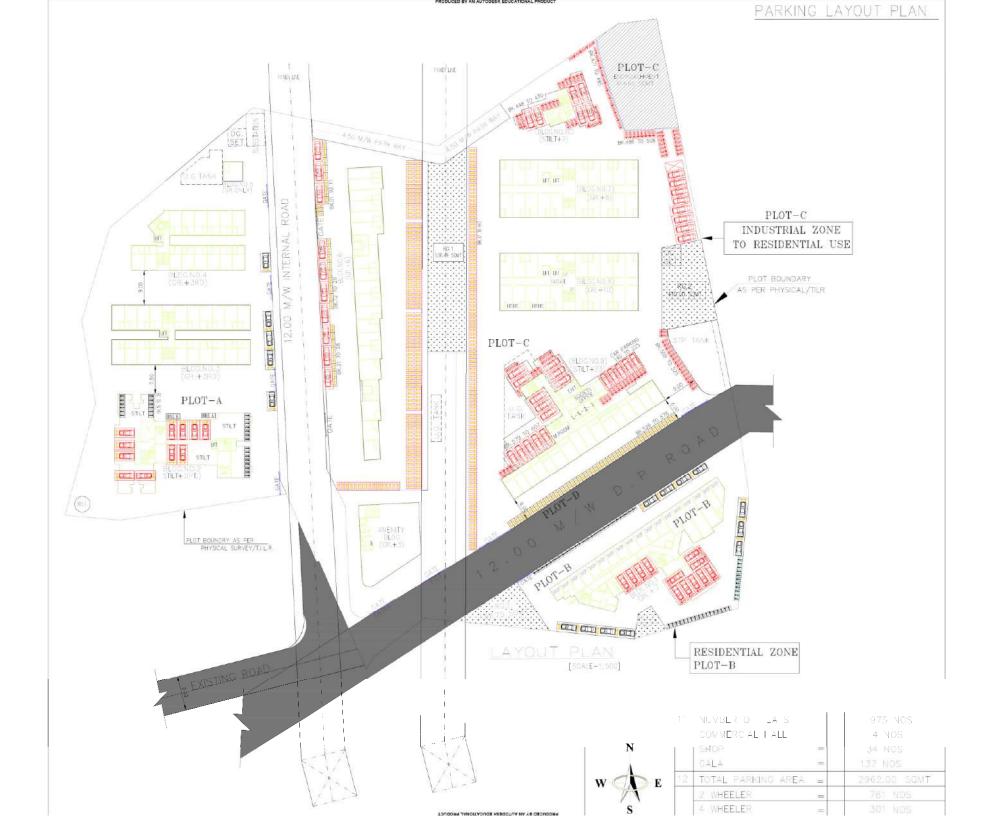
TAG NO.	DESCRIPTION	QTY.
HDS	HYPO DOSING SYSTEM	01
PDS	POLY DOSING SYSTEM	01

STP CAPICITY (KLD)	400 KLD
TECHNOLOGY	MBBR
LOCATION	UNDER GR.
AREA OF STP	280 SQM

LIST OF CIVIL UNITS

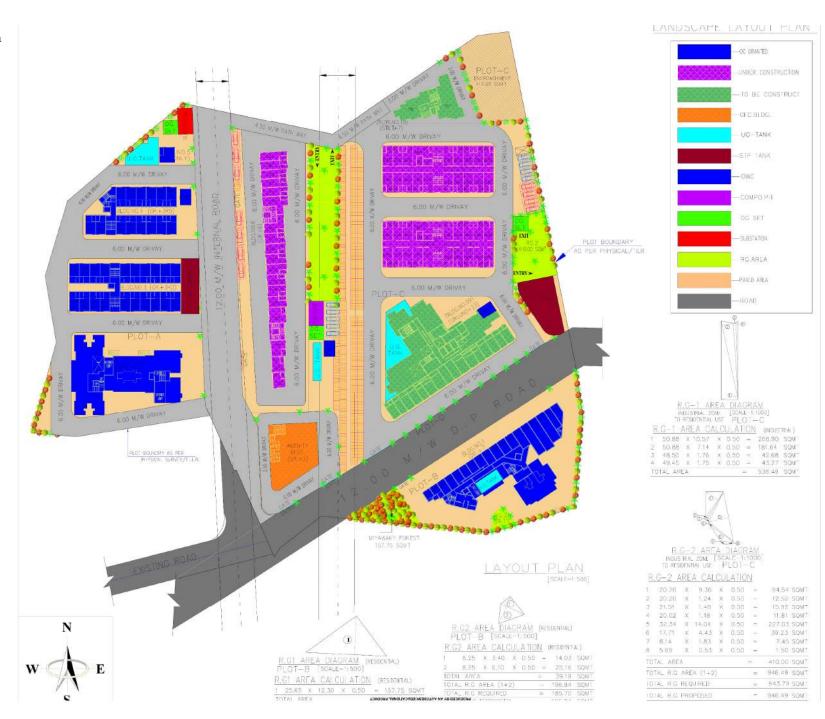
TAG NO.	DESCRIPTION	SPECIFICATION
BSC	BAR SCREEN CHAMBER	2.5 X 1.0 X 0.5 M SWD
O>	OIL & GREASE TANK	3.0 X 1.0 X 1.0 M SWD
EQT	EQUILIZATION TANK	7.2 X 6.5 X 3.0 M SWD
AT	ANOXIC TANK	3.7 X 6.5 X 3.0 M SWD
MBBR-1	MOVING BED BIO-REACTOR-1	3.8 X 2.7 X 3.0 M SWD
MBBR-2	MOVING BED BIO-REACTOR-2	3.8 X 2.7 X 3.0 M SWD
IT	INTERMEDIATE TANK	1.1 X 1.5 X 3.0 M SWD
TS	TUBE SETTLER	1.1 X 2.9 X 2.9 M SWD
CCT/FFT	FILTER FEED TANK	1.5 X 1.0 X 3.0 M SWD
SHT	SLUDGE HOLDING TANK	1.5 X 1.5 X 2.5 M SWD





LANDSCAPE DETAILS

Description of Area	Details
Net Plot Area	11294.98 sq.m
R.G Required	1129.50 sq.m
Provided RG	1129.50 sq.m
Total Trees proposed	250 No's



Sr. No	Name of the plant	Common Name	No	Characteristics & Ecological Importance
1	Azadirachta indica	Neem Tree	80	Medicinal Tree
2	Michelia champaca	Son chafa	40	Flowering Tree
3	Mimusops elengi	Bakul	60	Medium size evergreen Tree
4	Cassia fistula	Bahava	40	Flowering and Medicinal
5	Terminalia arjuna	Arjuna	10	Medicinal Tree
6	Saraca asoka	Sita Ashok	80	Medium size evergreen Tree
7	Embica officinalis	Awla	10	Fruiting Tree
8	Butea monosperma	Palash	25	Semi Evergreen, Medicinal
9	Mangifera Indica	Aam	20	Fruiting tree
10	Moringa orifera	Drum sticks	25	Fruiting tree
11	Largerstomia speciosa	Jarul	15	Flowering tree
12	Psidium guajava	Peru	15	Fruiting tree
13	Aegle marmelos	Bel	10	Fruiting tree
14	Manilkara zapota	Chickoo	15	Fruiting tree
15	Bauhinia purpurea	Kanchan	10	Flowering tree
16	Pongamia Pinnata	Karanj	10	Flowering tree
17	Syzygium cumini	Jamun	05	Fruiting tree
18	Terminalaia Cattapa	Badam	35	Medium size evergreen Tree
19	Prosopis cineraria	Shami	10	Evergreen tree
20	Albizia lebbeck	Sirish	20	Semi Evergreen
21	Delonix regia	Gulmohar	20	Flowering tree
22	Stereospermum chelonioides	Padal	10	Medicinal Tree
23	Symplocos racemosa	Lodh	05	Medicinal Tree
24	Terminalia chebula	Harad	15	Medicinal Tree
25	Erythrina variegata	Pangara	10	Flowering tree
26	Nyctanthes arbor-tristis	Parijatak	60	Flowering tree
_9	Total		650	

DETAILS OF LOW FLOW DEVICES (LFD)

Low flow water conservation fixtures shall be used for the project as per IGBC guidelines.

Details are as given below:

Faucets	:	2.5 GPM / 9.5 LPM
Shower Heads	:	2.5 GPM / 9.5 LPM
Water Closets	:	1.6 GPF / 6.1 LPF
Urinals	:	1.0 GPF / 3.8 LPF

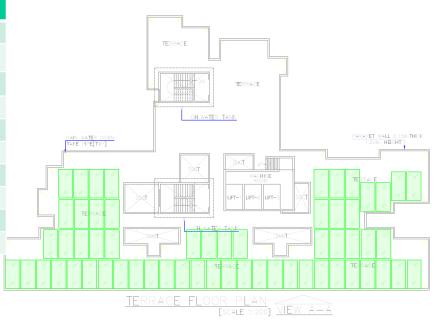
(GPF : Gallon Per Flush : LPF : Litres Per Flush)(GPM: Gallons per Min

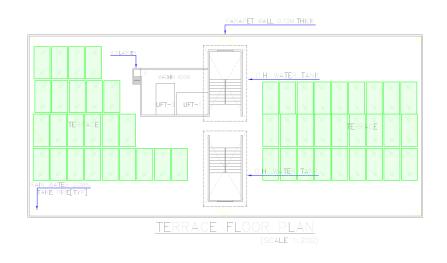
ENERGY SAVING MEASURES

Sr no	Building parameters	Maximu	ım demand	Types & specification	% saving
		Conventio	Efficient		
		nal base	proposed		
		case	case		
Residential					
1)	Internal lighting	200	60	# Led lamps	70
2)	Air conditioning	100	100	# Advanced BEE 5star rated ac equipments	0
3)	Equipmenet	1300	1300	# 5A Load - Tv, Telephone, Fan Plug Point etc.	0
				<pre>#15A Load - Fridge,Gysers, Microwave,</pre>	
				Printers etc.	
Infrastructure					
1)	common area lighting	40	32	solar lighting	20
2)	external / landscape area lighting	35	28	solar lighting	20
3)	parking (B+Stilt+ Open) Areas	40	28	#led lamps & ev charging unit	30
4)	Plumbing Fire, Equipment &	400	160	#Pumps & Motor with Preminum Efficiency of	60
	Ventilation			80%	
5)	Lifts	120	84	#Energy Efficiency lifts	30
	Grand Total	2235	1792		19.82103

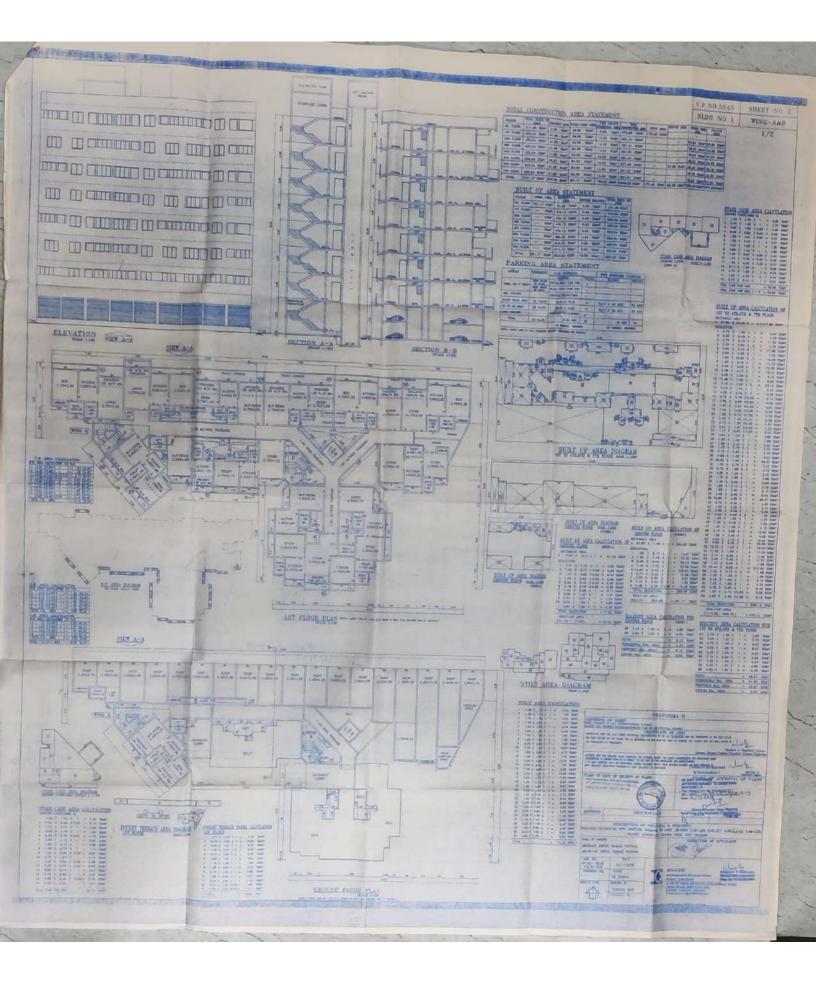
ENERGY SAVING MEASURES

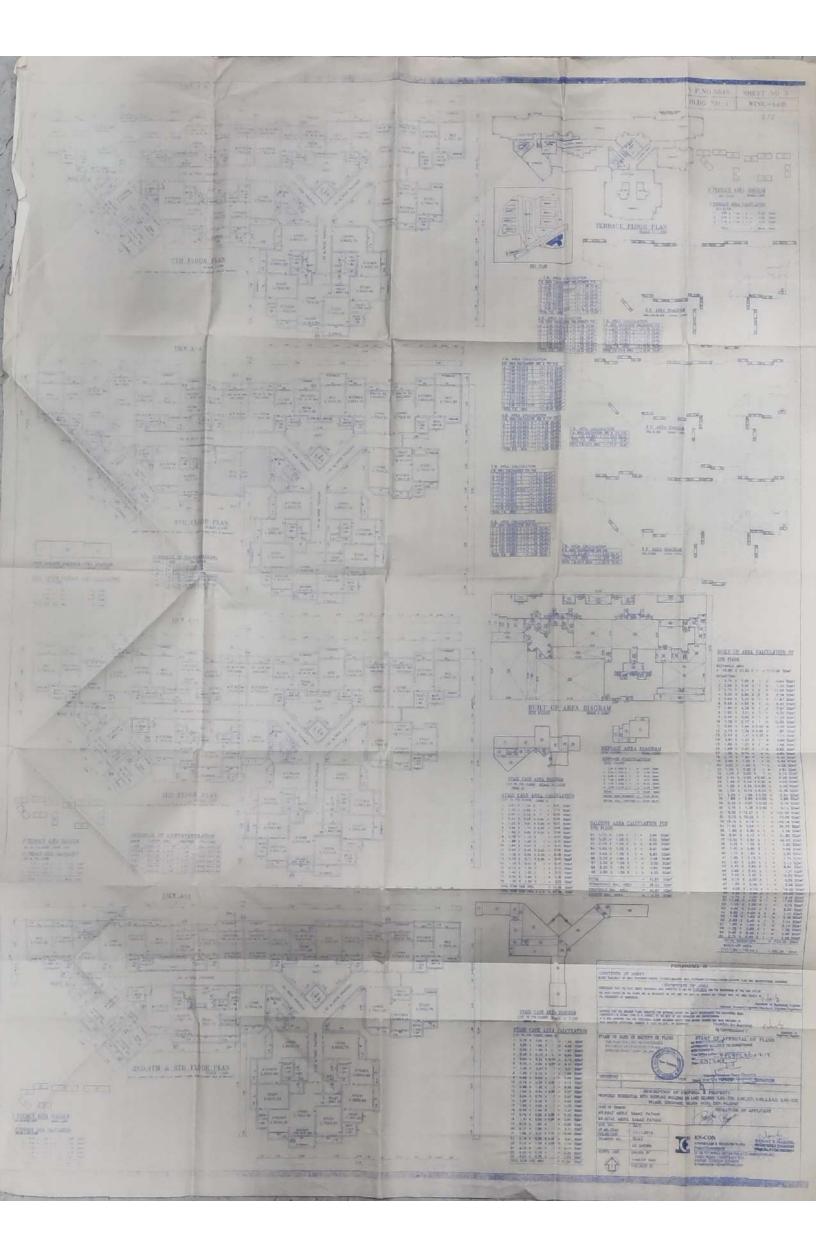
#	Particulars		unit
1	Maximum Demand	2235	KW
2	D.G Set	250, 300	KVA
3	Total Terrace area	2815	Sq.m
4	Terrace area available for solar Panels		Sq.m
5	Details SPV Panel for lighting		
а	Area required for per SPV Panel (0.325 KW)	2.0	Sq.m
b	b No of SPV Panels for lighting 300		No
С	Total electricity generated (300 x 0.325 KW)	97.5	KW
d	Terrace area required for SPV Panels	840	Sq.m
е	Energy saving by SPV Panels in %	4.36	%

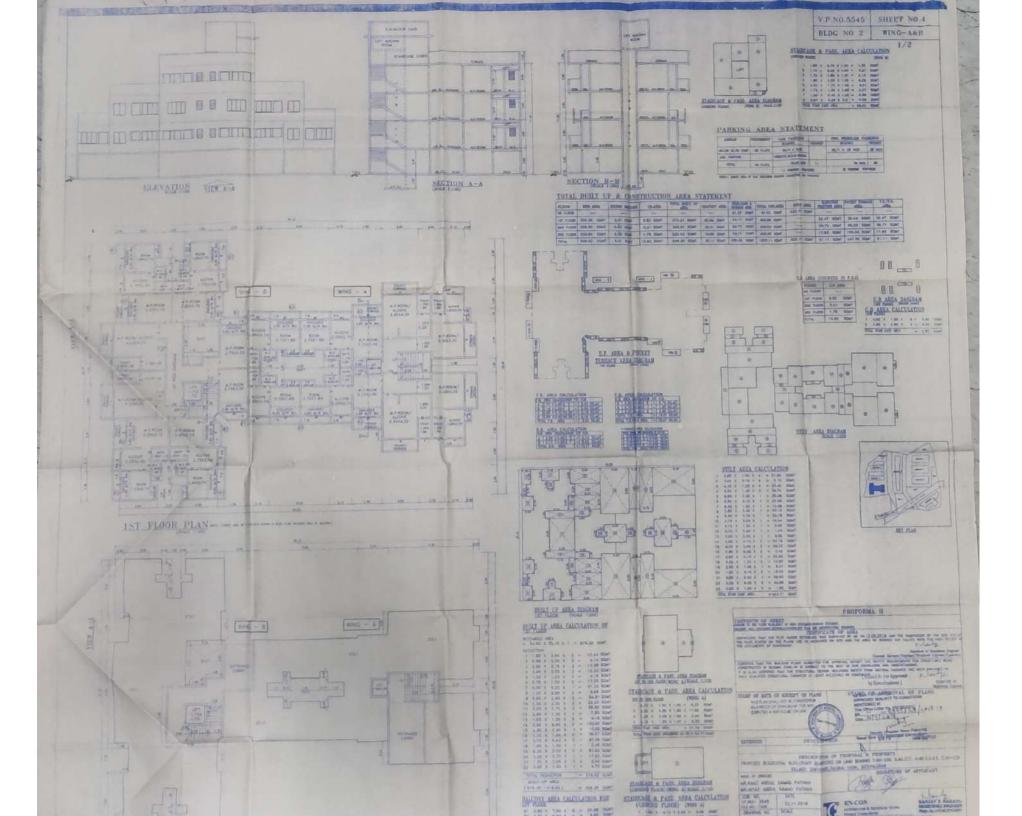


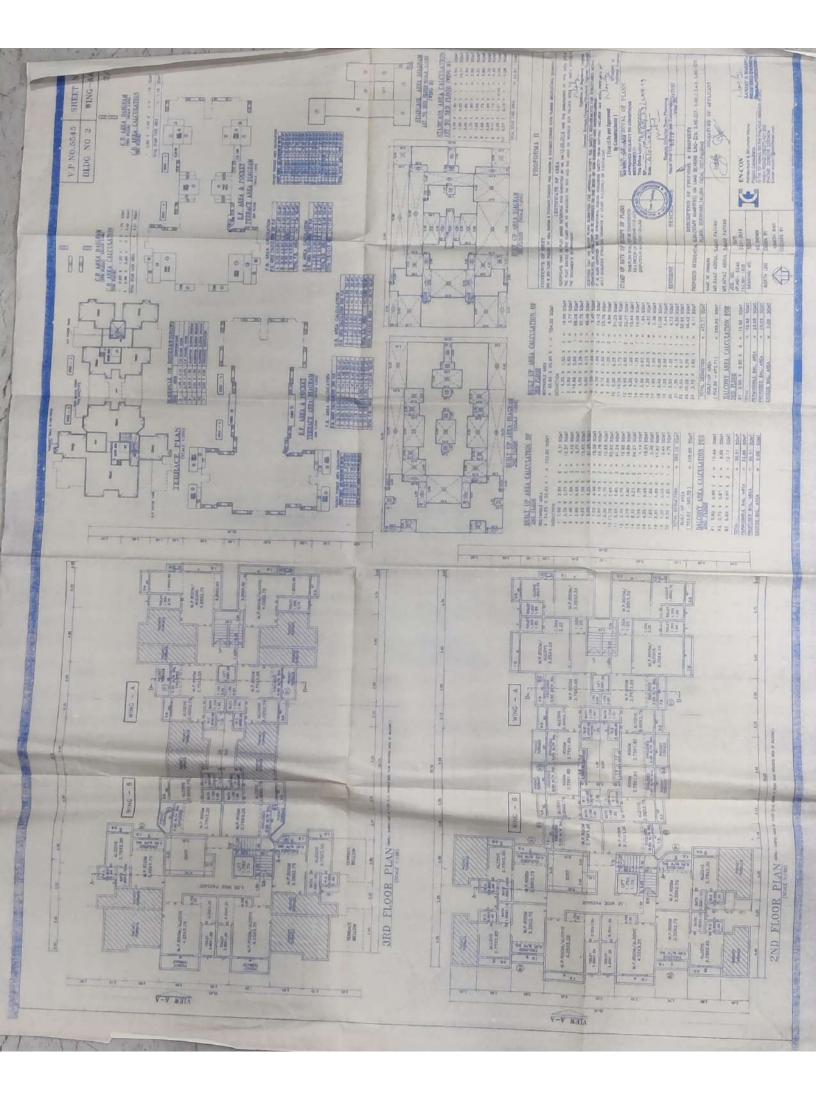


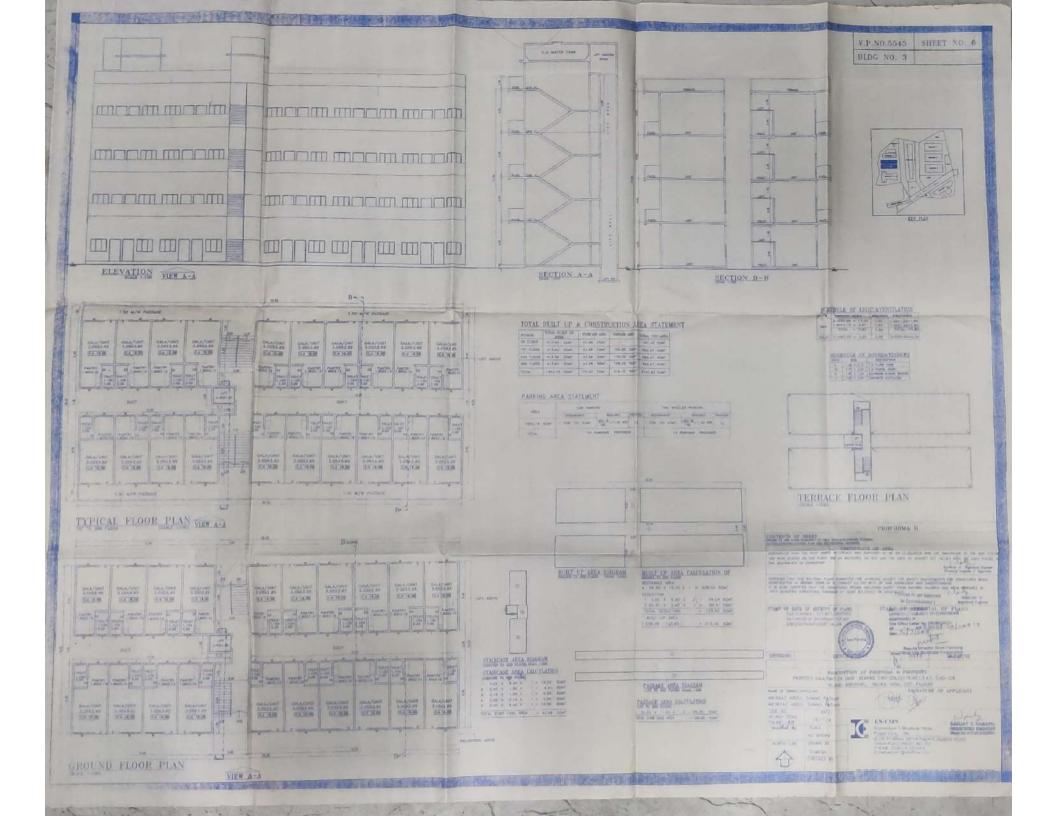
ERGY SAVING MEASURES				
Particulars	ECBC Requirement	Provided by Project Proponent		
U factor	\leq 3.0 W/m2.K	Proposed Building : 0.47-0.78 W/m2.K		
VLT	≤ 0.27	(Clear glass will be provided)		
WWR	Maximum allowable WWR	Building 6: 29.6 % Building 9: 32.7 %		
	\leq 40 %	Building 7 & 8: 31.3 % Building 10: 34.1 %		
UDI %	Minimum 50 % For Residential	Building 6: 58.1 % Building 9: 61.2 %		
	Winnihum 50 % For Kestdentiar	Building 7 & 8: 62.3 % Building 10: 54.8 %		
SHGC	≤ 0.50	Building 6: 0.08 % Building 9: 0.067 %		
51100	<u> </u>	Building 7 & 8: 0.078 % Building 10: 0.043 %		
Natural Ventilation	As per NBC Norms	Achieved as per NBC Norms		
Air Conditioners/Ceiling fans	3 star BEE Rating Acs/Ceiling Fans should be used	3 star BEE Rating Acs/Ceiling Fans are proposed		
	Lighting controls occupancy sensors should be provided	Occupancy sensors/Motion sensors are proposed in all public and shared spaces		
Lighting and Control Systems	Exterior lighting to be controlled by photo sensor or time switch.	External lighting will be switched on / off by photo sensors.		
Lighting and Control Systems	Interior lighting power to be within	For all spaces where lighting is provided by the developers		
·	specified limits. Exterior lighting power to be within	LPD will be within specified limits		
	specified limits	LPD for exterior lighting will be as specified.		
	Energy efficient motors should be provided which	All motors of HVAC / PHE systems will have nominal full load efficiency as per IS 126		
Energy efficient motors	will aid in reducing energy consumption	and aid in saving 10% energy consumption		
Check metering	Check metering system should be provided and separate check metering system should be given for tenants if any	Check metering system will be made available for common area, lifts, STPs		
Power Factor	Power factor to be maintained between 0.95 and unity	PF will be maintained above 0.95		
	Renewable energy should be used and it should be 1	Solar energy is proposed and it will be used for external and landscape lighting		
Renewable energy	% of total load	The total energy savings from proposed project using renewable energy is 4.36%		

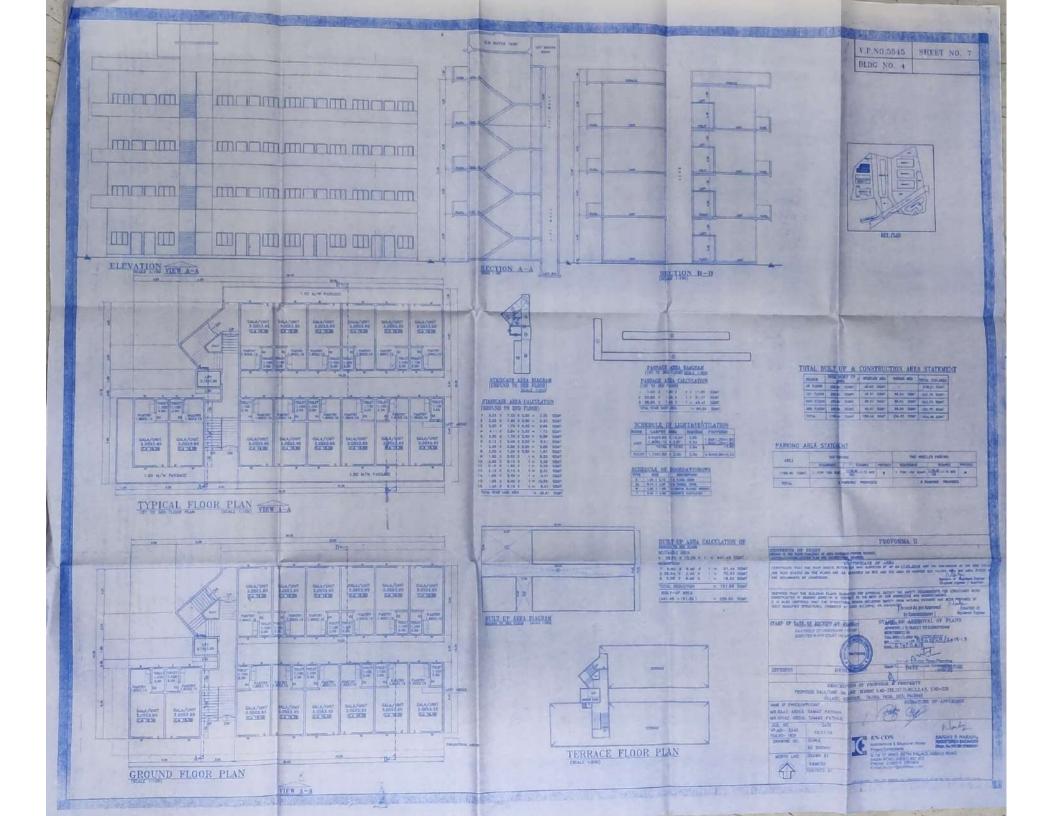


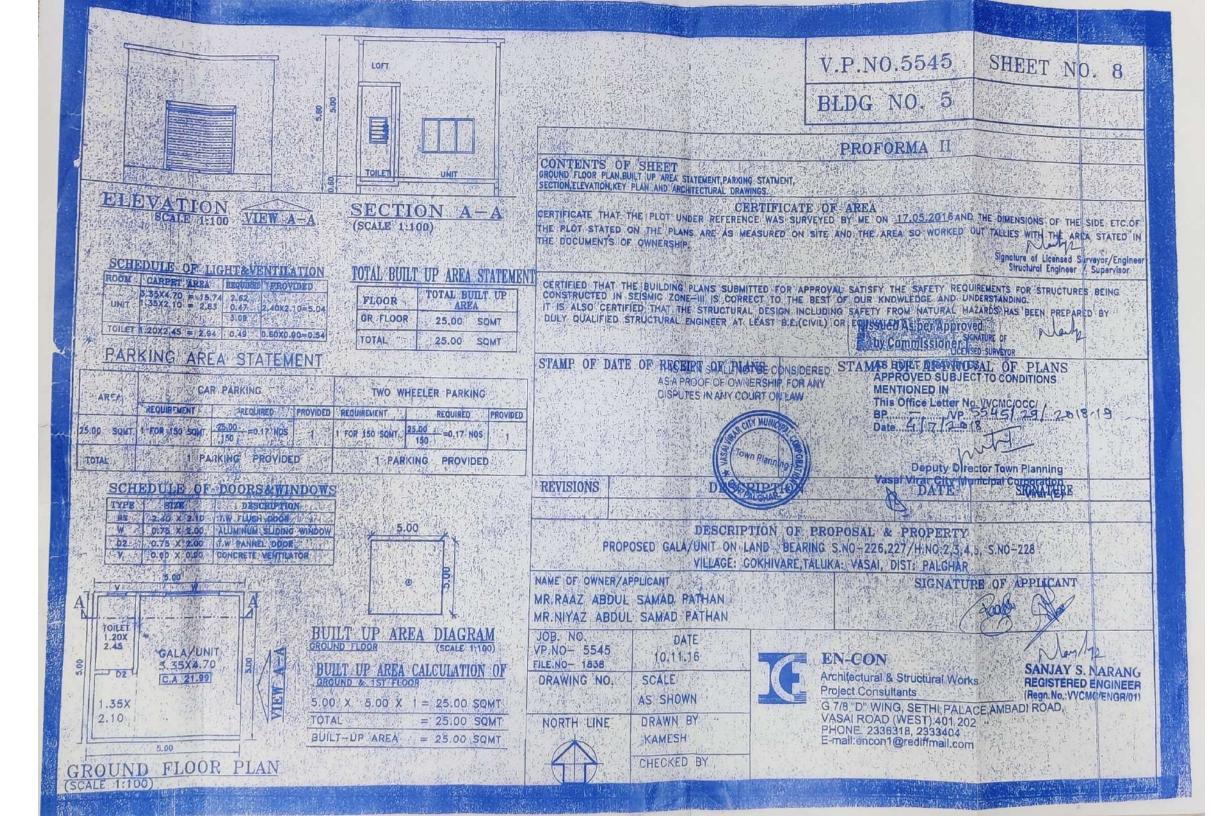


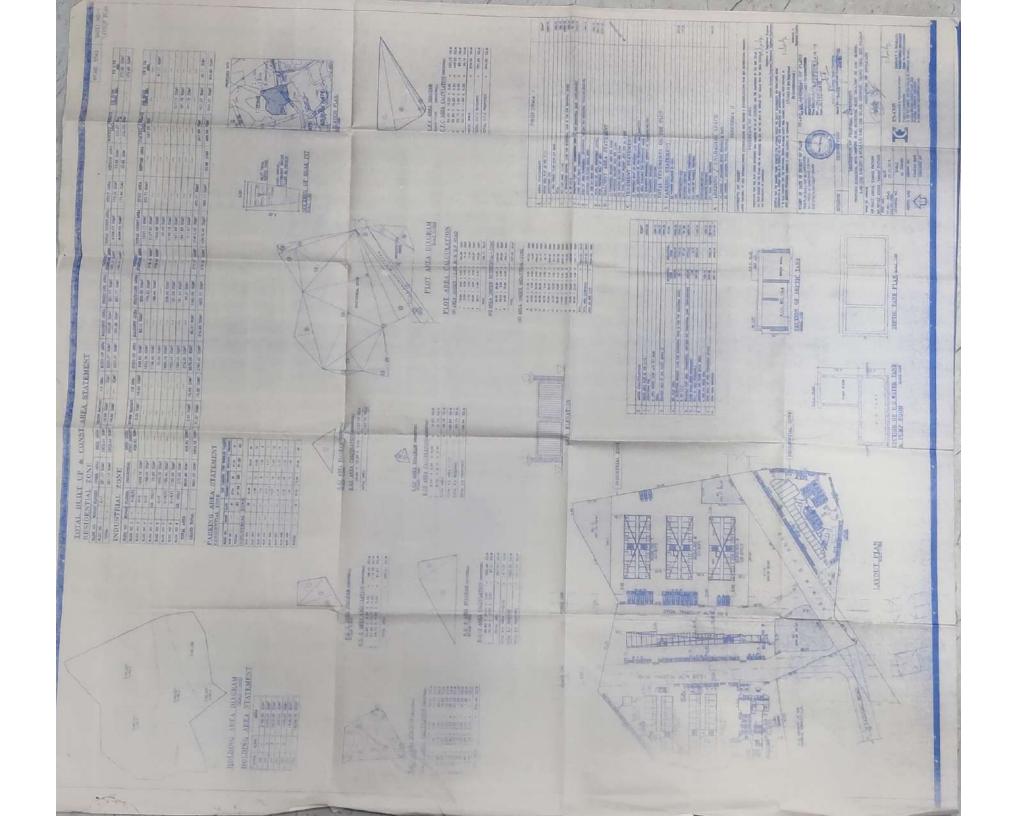












ENVIRONEMNATAL MANAGEMENT PLAN



For

Building & Construction Project

at

Survey No. 5, Hissa No. A-14, Survey No. 5A (pt.), Village – Dongre Virar (West), Palghar

Proposed Residential cum commercail Project

Project Proponent

M/s. Shantee Homes Realty LLP

Prepared by

Sourabh S. Jaiswar EIA-Coordinator (Building & Construction Project) For Pollution and Ecological Control Services (QCI-NABET Accridated Consultant) (NABET/EIA/SA090/166)

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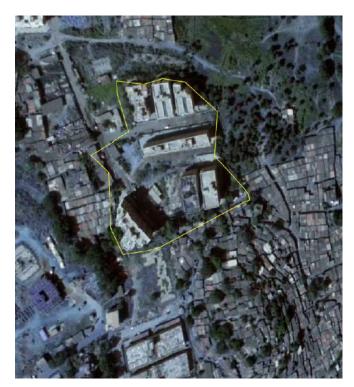
INTRODUCTION

1.1 <u>Type of Project</u>

It is a Residential project.

1.2 Location of Project

Plot bearing S.No. 226; S.No.227 H.No.2,3,4,5; S.NO.228, Village – , Gokhivare, Vasai (E), Dist-Palghar



.Fig. Showing Location of Project Site

1.3 Project Layout

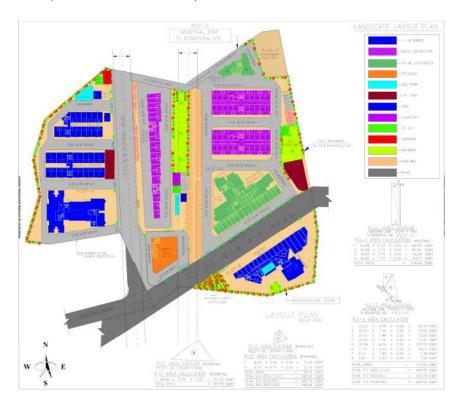
The project which comprises of various units like residential units, offices, club houses shops, STP, Rain water harvesting, garden etc. This project contains environmental features like reuse of treated water through sewerage treatment plant, solid waste management, and landscaping. The Project has been considered with the following special features:

- Fencing barbed wire and compound wall with security cabins.
- Construction of RCC Road.
- Storm water management

- Drainage and Sewage Transport.
- Construction of STP to treat sewage water.
- Fire Fighting measure.

1.4.1 Size and Magnitude of Project

The company proposes to contemplate a new layout having plot area about 1.82 ha & total built-up area about **54304.89** sq. m.



1.5 Applicability Of EIA Notification

According to EIA notification 2006, this project is categorized under 8 (a) - B2 category on the basis of proposed product.

According to para 7 (i) of EIA notification, this proposal is appraised by State Expert Appraisal Committee (hereafter SEAC) and subsequently environmental clearance is accord by State Environmental Impact Assessment Authority (hereafter SEIAA) on the basis of requisite document like Form – I, Form 1 A Conceptual plan.

1.6 Validity Of Environmental Clearance

The prior environmental clearance granted is valid for a period of seven years. The regulatory authority concerned may extend this validity period by a maximum period of five

years provided an application is made to the regulatory authority by the applicant within the validity period, together with an updated Form 1, 1A.

1.7 Post Environmental Clearance Monitoring

For category B projects, irrespective of its clearance by MoEF/SEIAA, the project proponent shall prominently advertise in the newspapers indicating that the project has been accorded environmental clearance and the details of MoEF website where it is displayed. The Project management shall submit half-yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions on 1st June and 1st December of each calendar year. All such reports shall be public documents.

1.8 Legal Frame Work

1. Environment (Protection) Act, 1986, Rules, 1986 :

a) Environmental Clearance:

Under the said Act, MoEF has published EIA Notification in 2006 in which constructions projects are brought under the purview of EIA notification and Environmental Clearance is mandatory for the construction projects having total construction area (FSI + Non FSI) >20000 sqm.

b) *Emission Standards for Diesel Engines* : Emission Standards for Diesel Engines for Power Plant, Generator Set Applications And Other Requirements (Environment (Protection) Third Amendment Rules 2002, vide G.S.R. 489 (E), dated 9th July, 2002 at serial no. 96, under the Environment (Protection) Act, 1986)

2. The Noise Pollution (Regulation and Control) Rules, 2000

These rules specify the acceptable noise levels at different zones (Industrial, Commercial, Residential and Silent)

- 3. The Water (Prevention and Control of Pollution) Act 1974 : Under section 25, restrictions on new outlets and new discharges without prior consent of State Board
- 4. The Air (Prevention and Control of Pollution) Act, 1981 : Under section 21, Restrictions on use of certain industrial plants no person shall, without the previous consent of the State Board, establish or operate any industrial plant in an air pollution control area.
- Hazardous Waste (Management, Handling & Trans-boundary Movement) Rules
 2008 : Authorization/ Renewal of Authorization under Rule 5.

ENVIRONMENTAL MANAGEMENT PLAN

The Environmental Management Plan (EMP) is a site specific plan developed to ensure that the project is implemented in an environmentally sustainable manner where all stakeholders including the project proponents, contractors and subcontractors, including consultants, understand the potential environmental risks arising from the proposed project and take appropriate actions to properly manage that risk. Adequate environmental management measures need to be incorporated during the entire planning, construction and operation stages of the project to minimize any adverse environmental impact and assure sustainable development of the area.

The EMP is proactive in nature and should be upgraded if new facilities or modification of existing facilities, with environmental concerns, come up at a later stage.

EMP includes four major elements:

<u>Commitment & Policy</u>: Project will strive to provide and implement the Environmental Management Plan that incorporates all issues related to air, land and water.

<u>*Planning*</u>: This includes identification of environmental impacts, legal requirements and setting environmental objectives.

<u>Implementation</u>: This comprises of resources available to the developers, accountability of contractors, training of operational staff associated with environmental control facilities and documentation of measures to be taken.

<u>Measurement & Evaluation</u>: This includes monitoring, corrective actions, and record keeping.

The EMP will be planned for construction and operating stages of the project and includes the following elements:

- Air pollution control and management
- Water pollution control and management
- Noise control and management
- Storm water management
- Solid waste management
- Plantation, landscaping and land management
- Energy conservation

A summary of project activities, expected environmental impacts and proposed environmental management measures for controlling the likely impacts are presented at the end of this chapter.

2.1 Objectives:

Objective	Target
Reduce waste generation and increase waste recycling and optimal use of resources	Min 80% waste recycling to be achieved
Environmental Performance	 Emission and discharges, if any, from the project within the limit
Minimize the impact on environment	 Identification of aspects and impacts of activities Plan the activity accordingly; not to start the activity without ensuring the management system in place
Effective implementation of the environmental system	 100% compliance to the conditions stipulated in all applicable regulatory and statutory requirements and same to be achieved in internal audit results
Community issues	 Zero complaints reported at site office. All complaints discussed and solved in management meetings

2.2 <u>Environmental Management Plan</u> (Construction Phase)

Potential Impacts	Mitigation Measures	Estimation of Resource Requirement	Costing	
Generation of noise & vibrations	The Site will be barricaded in areas where noise will impact	Workers shall be made to use noise safety	Cost of barricad	ding of
	surrounding residential areas, to avoid noise penetration	equipments	site about	Rs.
	into the neighboring sites.	Construction activity to be avoided during night	5,00,000/-	
	Silencer/dampers will be attached to the equipment to	time	Cost of ear plug	gs (50)
	reduce noise from the equipment.	Vehicle owners shall be made to maintain their	: Rs 18000/-	
	No excavation/foundation activities during night time will be	equipments to reduce the noise generation		
	conducted to avoid night time disturbance.			
Impacts due to excavation	Excavation, cut and fill of the site will be minimized by	1. Top soil will be stockpiled into designated	Considered	in
	planning the project as per contours.	areas	construction cos	st
	Excavation will be carried out in such a manner that it will	2. Stockpiled soil will be protected by providing		
	not reduce slope stability.	proper fencing. Sand filled gunny bags, nets;		
	Excavated material & topsoil shall be stored properly to	large rocks from construction debris etc can be		
	prevent the excavated soil from spilling out of the site	used for fencing & covering of topsoil.		
	boundaries on to adjoining roads and properties.			
	Re-vegetation of possible disturbed areas as soon as			
	possible.			

Health & safety hazards	All safety equipment will be deployed on site to ensure	Project proposes approx 80 labours during peak	Cost of ear plugs (50)
	labour safety.	construction period.	: Rs 18000/-
	Site barricading will be done with GI sheets. The National	Labour toilets will be provided with septic tanks &	Safety Helmet (50) :
	Building Code 2005 shall be followed to provide labourtotal 2-3 dustbins shall be given to collect th		Rs 50000/-
	health and safety conditions for the project.	solid waste generated.	Safety goggles (50) :
	Hazard Areas during construction will be cordoned off so	Designated area for cloth & utensil washing, for	Rs 20000/-
	that night time safety is maintained.	food etc shall be provided	Disinfection Cost :
	Safety lighting will be installed	Labours shall be provided with sufficient &	25000/-
		maintained safety equipments. And shall be	
		made compulsory to use the equipments during	
		construction.	
Construction waste generating	Construction waste generated shall be segregated in	Construction waste generated will be approx 5 $\%$	Considered in
	separate areas, properly demarcated	of the total construction material required.	construction cost
	Steel and other recyclable waste shall be sold to scrap	Generated waste shall be properly separated	
	dealers	into different categories & will be stored	
	Construction debris shall be reused as far as possible for	accordingly.	
	backfilling.		

Waste water generation	Adequate sanitation facility shall be provided for the total	Total 3 toilets & 2 bathrooms shall be	Cost of toilets (03) : Rs 250000/-
	labour, including men and women	provided for labor.	Cost of Bathroom (02) : Rs 100,000/-
	Separate bathing facility shall be established for the same	& total 5 dustbins shall be given to collect	Cost of septic tanks : Rs 2,25,000/-
	All wastewater generated shall be collected through pipes and	the solid waste generated	
	carried to a temporary septic treatment facility.		
	On the construction site, to avoid open defecation, portable		
	toilets shall be installed at specific distances and labour shall		
	be encouraged to use these		
	Periodic Cleaning being doing by vendor.		
Air pollution due to vehicular	Construction and maintenance of access roads and site roads		Cost for dust Suppression :
emissions	to cater the easy movement of vehicles.		Rs 600/tanker
	Regular Tyre washing of the vehicles at the site entrance to		Rs. = 800 *320
	suppress the dust generation.		= RS 2,56,000/-
	Only PUC holding & registered vehicles will be permitted		Cost of PUC : Rs 100 & 200 per
	within the site premises.		vehicles
			Total : Rs. 7500/year
Impacts due to Material	Soil contamination	Site Logistics plan will be prepared to	Considered in construction cost
storage and movement		define the material storage areas,	
		vehicular movement, construction debris	
		storage, location, water & toilet facilities	
		location.)	
		Construction materials such as fly ash,	
		cement bags will be stored in temporary	

		constructed sheds.	
		Aggregates, sand, bricks etc. shall be	
		surrounded by sand bags to avoid	
		wastage.	
		Diesel will be stored on a constructed	
		platform, surrounded by gravel, in a	
		protective shed, to avoid leakages and	
		direct contact with soil.	
Fuel leakage	The vehicle owners will be advised for regular check-ups and	Training and awareness of vehicle owners	Cost for storage area : Rs15000/-
	maintenance of their vehicles to avoid fuel emission and fuel	and contractors	
	leakage.		
	Diesel on site will be properly stored		
	DG sets will be maintained & repaired time to time as required.		

2.3 <u>Environmental Management Plan</u> (Operation Phase)
--

Potential Impacts	Mitigation Measures	Resource Requirement	Costing
Waste water	Use of magic eye sensor in urinal	Use of water efficient fixtures, taps & urinal.	Cost of STP : Rs 85,00,000/-
generation	• Use of auto control valve in taps instead of	STP of 175, 400 KLD.	Cost of dual plumbing :Rs 17,50,000/-
	conventional	One operator is required to operate STP.	Cost of manpower : Rs12,000/month
	• Use of more efficient water saving toilets having		
	dual flush system can result in a saving of atleast		
	50% of water.		
	• Use of treated water from STP in flushing & urinal		
	through dual plumbing system.		
Air pollution due	• Regular maintenance of access roads to cater the	For cleaning of road min 4workers are	Cost for cleaning of road : Rs
to vehicular	easy movement of vehicles.	required.	20000/month
emissions &	Only PUC holding & registered vehicles will be	06 Security guard to handle vehicular	Cost of maintain parking area : Rs.
traffic	permitted within the premises.	movement & parking.	72,000/month.
	• Minimum 6.0 m driveway along with 9.0 m radius is		
	provided to avoid the traffic congestion.		
	 Baluster will be provided with security guards. 		
	 Separate entry /exit is provided for vehicles 		
	Demarcation of 2 W and 4 W parking		
	• Stack height of D.G sets minimum 5.0 m above the		
	ground.		

Soil & water contamination	• Two bins in each office/shops to collect wet & About 1100 kg/day wet waste will be	eCost of 25 lit dust bin : Rs. 82500/-
due to Solid waste	dry waste separately. generated from site out of 2500 kg/day .	Cost of OWC:14,00,000/-
	 Demarcation of common area for segregation About 26 dustbins are required 25 lit capacit 	
	of waste. (dry garbage) and (wet garbage).	Operation cost : Rs . 14500/month
	 Make an inventory of various source of solid⁰¹ OWC machines are required. 	- F
	waste. 01 manpower will required	
	OWC is proposed for wet garbage	
	Recovery of all valuable like papers, scrap	
	Glass, plastic containers and sale to vendor.	
	Inert and Remaining waste handed over to	
	municipal corporation.	
Storm water	 Rain water harvesting is proposed to brought05 no of RWH tank is provided 	Cost for RWH system : Rs 1000000/-
	down increment run off.	Cost of O & M : Rs. 50000/- through
	 Oil & grease trap is provided before 	AMC.
	recharging.	
	 Periodically cleaning of RWH and storm water 	
	drain.	
Energy consumption	• LED based lighting will be done in theQuantification will as per actual installation.	Cost: considered approx Rs.55,00,000/-
	common areas, landscape areas, signage's,	Cost of AMC : 3,40,000/-
	Entry gates and boundary compound walls	
	etc.	

modifications & interiors	Collect debris, woods articles, scrap Tenant/owner/lease will responsible for Will dispose through society etc and handed over to authorized disposal as per MSW rule. vendors for final disposal instead of keep premises or road side.
	 Auto Timer Switches will be provided for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights, for saving electrical energy. Water Level Controllers with Timers will be used for Water Pumps. To create awareness to end consumer or flat owner, for using energy efficient light fittings like CFL, T5 Lamps & LED Lights. Energy Saving Measures : Solar Street Lights (standalone) will be used for common area/ external lighting. Total generation of Power : 3 KW (50 solar lights) Used of Solar Generation Plan for Staircase Lighting and passages D.G sets with acoustic enclosures

2.4 Environmental Management Cell

Environmental management cannot be performed unless a framework of professionals, material and money is specially earmarked. This is done by establishing an Environment Management Plan first and then an Environment Management Cell. The cell shall be backed by the highest person of the Organization.

#	Condition	Mode of Compliance	Action by
1	Validity of consent	Apply in time	Secretary /AMC
2	Sewage Quantity	Measure, Minimize	Operator/ MOEF approved lab
3	Water Input	Repair Meters, pumps	Operator, Secretary
4	Solid waste	segregation/ disposal	Operator /AMC
5	Nuisance	Odor & Noise Control	Operator /AMC
6	Compliance Report	Ground water, Treated water, AAQM . Noise, soil	MOEF approved lab
7	Env. Audit	Regular Data	Operator, Secretary

2.5 Environmental Infrastructure

No. of Tenements & shops	Tenements: 975; Shops : 34, Galas : 137
Total population	Residential : 4073
Total Water Requirement CMD	633 CMD
Sewage Generation CMD	540 CMD
STP Capacity & Technology	175 & 400 CMD (MBBR Technology)
STP Location	Below ground
Total Solid waste Quantities	Wet Waste: 1.10 TPD Dry Waste: 1.40 TPD Total: 2.50 TPD Disposal : OWC for wet waste
R.G Area in sq.m	1129.20 sq.m
Power requirement	2235 KW
Energy Efficiency	Total Energy Savings: 18.10 % By Solar Enegy :4.1 %
D.G. set capacity	300 and 250 KVA ,
Parking 4W & 2W	4W: 301 Nos; 2 w : 781
Rain water harvesting Scheme3 x 40 cum RWH Tank	

2.5.1 <u>Water requirement:</u>

Source: VVCMC water supply for domestic purpose & recycled water from Sewage Treatment Plant (STP) for gardening and flushing.

Sr. No	DESCRIPTION	DETAILS
1	Total Population in nos.	4073 No's
2	Fresh Water	396 KLD
3	Flushing Water	222KLD
4	Landscape Water	15 KLD
5	Total Recycled Water req. (3+4)	237 KLD
6	Total water Requirement (2+5)	633 KLD
7	Waste water Generation	540 KLD
8	STP capacity selected	175, 400 KLD
9	Excess Treated Water	277 KLD

2.5.2 <u>Wastewater generation:</u>

- Wastewater generation : 540 cmd
- Treated water : 513 cmd
- Recycled water : 237 cmd
- Balance water : 277 cmd

Balance water to diverted into VVCMC drainage line

Sewage Treatment Plant (STP) for Wastewater Management:

Total wastewater generation in the proposed activity is about 540 cmd. The scheme proposed for the treatment of sewage in the proposed development is compact & effective Sewage Treatment Plant (STP) of 175 & 400 cmd capacity using revolutionary 'Moving Bed Bio Reactor' (MBBR) Technology.

The proposed system will consist of the following major stages:

- 1. Sewage Collection & Pumping System
- 2. Manual Bar Screen & Grit Chamber
- 3. Aeration Tank & Tube-deck Settlers
- 4. Filtration System
- 5. Disinfection System
- 1. Sewage collection & pumping system:

Raw sewage will enter the raw sewage sump. Raw sewage transfer pumps will pump the sewage to the STP through the screen & grit removing stages. One pump will be on duty & the other stand by.

2. Manual Bar Screen & Grit Chamber:

A combination of coarse & fine screens will be provided for removal of floating debris from the sewage. The coarse screen will have spacing of 10 mm & will be periodically cleaned. The fine screen will have a spacing of 5 mm & will be periodically cleaned. The outlet from the screen chamber is let into the sewage treatment system.

3. Sewage Treatment System:

The description of the major components of the proposed sewage treatment system is as follows:

A) MBBR Bioreactors:

The MBBR aeration tanks are located next to each other. Each of the tanks will be provided with aeration pipelines at the bottom, which will be in stainless steel & are manifold to cover half the periphery of the tank. Aeration tank is filled with a specific quantity of the bio-media, which is made of plastic material with a specific gravity just below that of water, to enable it to remain in suspension.

The inlet of the aeration tank is on the top with the sewage falling freely into the MBBR tank. The outlet is located on the opposite side, which has a perforated screen mounted on it, which prevents the bio-media from flowing out of the MBBR tank. Both compartments are connected to each other by a fabricated channel, which has perforated sheets on each side. The outlet of the second MBBR is connected to the tube settler unit.

B) Tube Settler Unit:

Sewage from aeration tank along with biological stabilized solids will flow by gravity to the compact tube settler unit. The separation of the solid from the sewage is achieved by laminar flow developed by the tubes. Due to this, heavier solids slide down along the inside of the tubes, whereas the clear water rises up and flows out.

The sludge settling at the bottom of the tanks will be transferred from time to time to the sludge holding tank. The clear water from the settling tank will overflow into the filter feed tank.

C) Aeration System:

The aeration system consists of two air blowers. One blower will be on duty while the other will be on stand-by. The blowers will be used for aeration inside the MBBR.

4. Filtration System:

This consists of a pressure multimedia filter that removes any remaining suspended solids in the treated water so as to ensure its total conformance with the discharge standards set by the regulatory authorities. The filter is to be backwashed at pre-set intervals with water from the treated water tank.

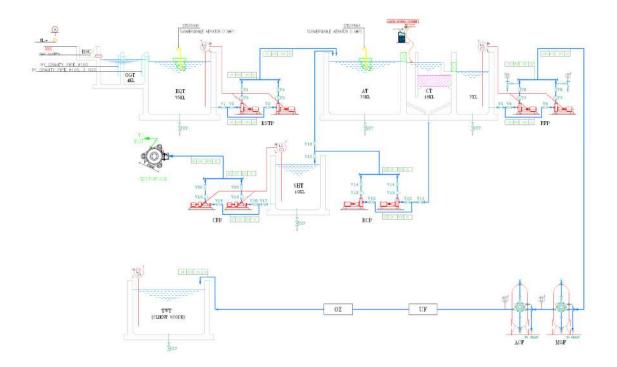
5. Disinfection System:

The disinfection system, which comprises of a dosing system, ensures complete removal of any remaining harmful organisms in the water. The water flowing into the polishing filter feed tank is

dosed with an oxidant above & then allowed to remain in the tank for a predetermined time so that there is enough contact time for the oxidant to totally disinfect the water.

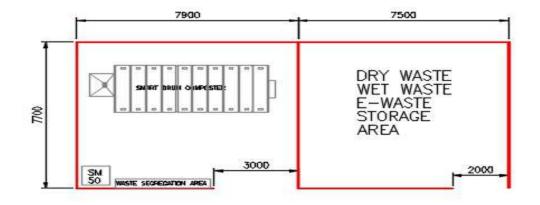
6. Sludge:

The excess sludge is pumped to the sludge tank from where de-sludging is to be done once every 3-6 months (depending on load factors) by pumping out to tankers & disposal engaging corporation private agencies



2.5.3 Solid Waste Management

#	Type of Waste	Quantity in TPD	Management
1	Organic Waste	1100	OWC & used at site/ Handed over to local garden & farmers as manure
2	Inorganic Waste	1400	In house Segregation & handed over to local authority for disposal
3	bio-medical waste	45 kg	Segregated & handed over to authorized dealer.



2.5.4. Rain water harvesting:

Storm water drainage is thoroughly considered while selecting suitable location and design to recharge structures within the campus.

- RWH tanks provide for rain water harvesting.
- Proper In-let and Out-let should be developed to allow the storm water enters into the system and get out of it as over flow.
- Mosquito net should be present at inlet chamber to prevent the mosquito breeding. .
- Filter media should be maintained properly {boulder on bottom followed by gravels and sand (coarser grain at bottom and finer grain at the top(sand filter))}
- The storm water drainage system should be constructed in such a manner to avoid the entrance of sewage water in to it. (separate system to carry sewage and rainwater pipes can help this)
- Periodic cleaning of the SW drainage system required to sustain the system. (cleaning the drainage system manually)
- Drain off first rain water in storm water drain through by pass valve.

- Periodically chlorination is also suggested.
- Avoid the presence of pets on terrace.
- Do not use chemical fertilizers on terrace garden.
- Water quality test for ground water before and after construction (post monsoon) should be carried out to find out the impact of recharge on quality of ground water.

2.5.5. Green belt development:

There are 225 trees on the proposed project site. The proposed development will take into consideration the existing trees on the site in such a manner that maximum number of trees are retained or transplanted on site. An R.G. area of **1129.20** sq. m will be proposed as part of the proposal. Trees will be planted @80 trees per ha. of plot area of the proposed project. Trees will be planted to form a row along road and periphery of the plot to form a screen to reduce impact of air/ noise pollution on the plot occupants.

2.6 Environmental Budgeting:

Particulars	Capital Cost (Lacs)	O & M Cost (Lacs/ Annum)
Sewage Treatment Plant	85.00	9.5
RWH System	15.00	1.0
Environmental Monitoring		2.0
Solid Waste Management	12.00	4.30
Solar Energy System	55.00	3.5
Low Flow water fixer	14.0	0.75
Landscaping	18.00	4.00
EMP Cost	199.00	23.80
DMP cost	169.00	8.45
Total Cost	368.00	32.50

ENVIRONMENTAL MONITORING

We have appointed MOEF & NABL approved laboratory to carry out monitoring for environmental parameter. They have carried out the monitoring at site & monitoring report enclosed as annexure

Sr. No.	Particulars		Particulars Monitoring Method of Frequency Sampling			
1	Air Monitoring Air Monitoring A Stack Monitoring		I			
	1	D.G Stacks	Monthly		Particulate matter, SO ₂ , NOx and CO	
	B Ambient Air Quality Mo		onitoring	•		
	1	Two locations in and around the premises	Quarterly	8 hr continuously- RDS	PM-10 , PM-2.5, SO ₂ , NO _x	
II	Ambient Noise Levels					
	1	On the project Boundary at three locations	Quarterly	Day/Night	Noise levels in dB(A)	
III	Water Sampling		·	·		
	1	Inlet & outlet effluent	Weekly	Spot sampling	pH, TSS, O & G, BOD, COD etc	

3.1 Environmental Monitoring Plan

1. After occupancy, a federation will be formed under the supervision of developer.

- 2. The Operation and Maintenance of EMP facilities shall be taken care by the developers for first three year
- 3. Funds for recurring cost on EMP shall be generated from the /tenements/shops by specifically mentioning in the sale agreement.
- 4. Environmental management cell will be appointed.
- 5. Monitoring Committee monitor Environmentally sensitive parameters as per schedule
- 6. Six months monitoring report will be prepared and will be internally assessed for continual progress, allotment of funds and for safety of environment and health of people

We may conclude as under:

- The proponents are following all the safety rules and regulations as prescribed by Ministry of Environment and Forest, Government of India and MPCB.
- Wastewater will be treated in full-fledged sewerage Treatment Plant. Treated water will be used for flushing and gardening at maximum extent.
- Solid waste will segregate at site and organic waste diverted into mechanical composting machine for compost and dry waste handed over to local agency after segregation of recyclable materials.
- The storm water drainage system should be constructed in such a manner to avoid the entrance of sewage water in to it. (separate system to carry sewage and rainwater pipes can help this)
- Ambient Air Quality of the project site will be within the permissible limit as prescribed by National Ambient Air Quality Standards.
- Noise is expected to be on higher side during construction phase. In the operational phase it will be due to the machines & traffic.
- Trees will be planted to form a row along road and periphery of the plot to form a screen to reduce impact of air/ noise pollution on the plot occupants
- No significant impact is seen on flora and fauna.
- The project will generate employment opportunities during construction stage and also at operational phase. The standard of living of local people due to employment is likely to be better, so we may say that it is positive socioeconomic impact.
- In short we can say that this project has no negative impact on environment.

THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | WEDNESDAY | MAY 11, 20

FORM NO. 14

[See Regulation 33(2)] D. Dasti failing Which by Publication. COVERY OFFICER - I/II BUNAL MUMBAI (DRT 3)

Exchange Building, Sector-30 A, Jumbai-400703

D NOTICE

5 TO 28 OF THE RECOVERY OF 1993 AND RULE 2 OF SECOND NCOME TAX ACT, 1961.

112 OF 2021

TIONAL BANK

HA DUBEY & ORS

UBEY

W/s.

No. 6, Anandi Balvant Apartment, C. Panchavati, Nashik - 422 003. MURTHY

Nilkanth Apartment, Sahu Nagar,

the Recovery Certificate issued in w the Presiding Officer, DEBTS (DRT 3) in OA/385/2017 an amount Four Lakh Thirty Four Thousand along with pendentelite and future D15 till realization and costs of Rs. housand only) has become due

he above sum within 15 days of the ch the recovery shall be made in Debts Due to Banks and Financial nere under.

are on an affidavit the particulars of date of hearing.

opear before the undersigned on

you will also be liable to pay:

able for the period commencing e certificate / execution proceedings. es incurred in respect of the service d other processes and all other ne amount due.

seal of the Tribunal, on this

Sd/-**Recovery Officer-II** ERY TRIBUNAL MUMBAI (DRT 3)



SALE OF IMMOVABLE PROPERTY able assets under the Securitisation and aforcement of Security Interest Act, 2002 Interest Enforcement Rules, 2002.

and in particular to the Borrower (i.e. Atlantis and Guarantors that the below described The secured Creditor, the physical possession cer of the Secured Creditor (CFM-ARC) on 8th sold on "As is where is", "As is what is", se Basis" on 31st May 2022 for recovery of Three Lakhs Seventy Five Thousand Thirty anther interest and other costs thereon due to Atlantis Lifesciences Pvt. Ltd. (under arantors Mr. Nitin Muchhala (Guarantor)

(583.50 sq-ft, each) admeasuring 1167 sq-ft two basements (316 sq-ft each) admeasuring erea, situated at Goral Indraprastia CHS Ltd., 37 Gorai-II, Borivali West, Mumbai - 400092, te of company, M/s. Atlantis Lifesciences Pvt.

North by : Mein Road/ Bungalow, On the East the South by : Building - Mahada Row Houses,

0.08 (Rupees Seven Crore Three Lakhs usand Thirty and Paisa Eight only) as on Curther interest and other costs thereon due

(Rupees Three Crore and Sixty Lakhs tice Le. Rs. 36.00 nnn/- in

Notice is hereby given to public at large that the branch office of Tata Motors Finance Itd. situated at 3RD FLOOR. SWASTIK CHAMBERS, 614, SION TROMNAY ROAD, CHEMBUR, MUMBAI-400071, MAHARSHTRA, will be closing on 20th May'22 and the same branch will be operating from MAHINDER CHAMBERS PREMISES CO-OP SOC. LTD., 218, 2ND FLOOR MAHINDER CHAMBER, WAMAN TUKARAM PATIL MARG, OPP. DUKE'S FACTORY, CHEMBUR- 400071 MAHARASHTRA, 21st May'22 onwards,

NOTICE

PUBLIC NOTICE

Notice is hereby given to the public that the Original Share Certificate No. 1 bearing Serial Nos. 1 to 5 dated 25th October 1982 issued by Versova Beach CHSL to our member Mr. Ravi Narayan Uchil owner of Flat No. A-11 has been lost/misplaced and an application has been made by him for issuance of a duplicate Share Certificate.

The society hereby invites claims/ objections, if any, in writing at the below mentioned address to the secretary within 15 days from the date of publication of this notice, failing which the society shall be free to issue a duplicate Share Certificate thereof.

Hon, Secretary For Versova Beach C. H. S. Ltd Off J. P. Road, Seven Bunglows, Andheri (West), Mumbai - 400 061.

PUBLIC NOTICE

We, M/s. SHANTEE HOMES REALTY LLP. hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has been accorded in Environmental Clearance for S.No. 226; S.No.227 H.No.2,3,4,5; S.NO.228, Village - Gokhivare, Vasai (E), Dist- Palghar, vide letter dated 04th May 2022 bearing file No. SIA/MH/MIS/ 242532/2021 and EC Identification No. EC22B038MH180462. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at http://parivesh.nic.in/ M/s. M/s. SHANTEE HOMES REALTY LLP.

Place : Mumbai Date: 11/05/2022

PUBLIC NOTICE

(Without Prejudice) Notice is hereby given that our clients tending to purchase Flat from MR. NARESH S. THACKER AND MRS. KRUPA N. THACKER who are the owners of Flat No.50, 1st Floor, admeasuring 1103 sq . ft Carpet area in the building known as "WALCHAND Co-operative Housing Society Limited", situated at Malvia Marg, Tardeo Road, Mumbal 400034 lying and being situated on the piece and parcel of land bearing C.S. Nos. 1/399 of Tardeo Division within the Registration District and Sub-District of Mumbai City along with 5 fully paid up shares of Rs.50/- each of the aggregate value of Rs.250/- bearing istinctive nos. from 246 to 250in Share Certificate No. 75 (hereinafter referred as the 'Said Premises') and the Said Premises is free from all encumbrances, charge, disputes, claims, lien or mortgage of any nature whatsoever. Present owners herein are not in possession of Original Allotment Letter for Flat no. 50 and Original receipt of full and final payment.

remental Clearance vide letter Aprenation and substants All person/s having any claim/s or right in Deen accorded

INTICE [TATA MOTORS LTD] Registered Office : [Bombay House24, Hom] mody street, Hutamtma Chowk, Bombay 400001 MOTICE is hereby given that the certificate [s] for the undermantioned securities of the Company hashhave been lost / mislaid and the holder (s) of the said securities /applicant [s] has / have applied to the Company to issue duplicate certificate [s] Any person who has a claim in respect of the said securities should longe such claim with the Company at its Registered Office such claim with the Company at its Registered Office mitmation.

NOTICE

Name(s) of holders(s Jt. Holders if any	kind of Securities and face value	No. of Securities	Folle no and Distinctive numbers
Nitin Shankar Bidwal Jt. Holder Shankar Martidhar Bidwai	Physical Share Certificate	200	E285076561 28512731 to 28512930
Place	Date	Name of holder /Applicant	
Pune	04-01-2022	Nitin Shankar Bidwai	Test and

Public Notice

We, M/s. PAM Infrastructures, hereby bring to the kind notice of general Public that Environment Department, Government of Department, Government of Maharashtra has been accorded in Environmental Clearance for S. No 1 (H. No 1 to 8), S. NO 2 (H. No. 1 to 5), CTS. No. 54(pt) Village-Malonde Tat: Vasai, Dist-Palghar, vide letter dated 04th May 2022 bearing file No. SIA/MH/MIS/ 240449/2021 and EC Identification No.EC22B038MH131707. copies of the clearance letter are available with Maharashtra Pollution The Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at http://parivesh.nic.in/

M/s. PAM Infrastructures,

Sd/

TOKYO PLAST

INTERNATIONAL LIMITED REG. OFF:: Plot No. 363/1 (12.3), Shree Ganesh Industrial Estate, Kachigam Road, Daman, Daman and Ditu – 396210 CIN: L25209D1992PLC009784 Website: www.tokyoplastint.in TEL: + 91 22-61453300 FAX: + 91 22-6914499 MOTICE

NOTICE

Notice is hereby given that pursuant to Regulation 29 read with Regulation 47 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, that the Requirements) Regulations, 2015, that the meeting of the Board of Directors of the Company scheduled to be held on Tuesday, 10^m May, 2022, Inter-ailia to consider and approve the Auditud Financial Results (Standalone & Consolidated) for the Quarter and year ended 31st March, 2022 has been rescheduled to be held on Friday, 13th May, 2022. May. 2022

May, 2022. For further details investors can visit the website of the company www.tokyoplastint.in and also on the website of the Stock exchanges a www.bseindia.com and www.nseindia.com nges at

By the Order of the Board sd/- Haresh V. Shah Place: Mumbai Director DIN: 00008339 Date: 09/05/2022

NOTICE

Notice in-public is hereby given that my client is interested in acquiring lease of Flat no. 401, having admeasuring 2007 sq. feet's built-up area, situated on Fourth Floor of Vardhman Building, Situated on Plot No. 31, Navyug CHS. Ltd., Vile Parle (West), Mumbai 400056 along with one open car parking space no. 3 and One slot in the Stack Car Parking Tower, more specifically situated on plot bearing C.T.S. No. 330 of village Vile Parle west in Andheri Taluka in Mumbai Suburban District from Mrs. Darshana Sanjay Shah & Mr. Sanjay Murlidhar Shah.

All/any person having any sort of claims/ rights/ objection please write to the under mentioned

EC22B038MH141214 dated 15th Ared Clearance Letter is PUBLIC NOTICE

NOTICE is hereby given that MR. KAPIL NARAIN MIRCHANDANI being the owner of the undermentioned premises has agreed to sell and transfer the same to my clients with a clear marketable title free of encumbrances.

ANY person or persons having any claim or interest in or to the premises mentioned in the Schedule hereunder written by way of sale, exchange, mortgage, gift trust, inheritance, tenancy possession, occupation, license, lease, lien, charge, easement, occupancy rights or otherwise howsoever is hereby required to make the same known in writing to me along with documentary evidence of such claim or interest at my office at Office No.11, Ground Floor, Atlas Business Centre, Off. Fort Chambers, Tamarind Lane, Fort, Mumbai-400023 within fourteen days from the date hereof. failing which, it shall be presumed that there does not exist any such claim or interest and/or that the same stands waived and the transaction will be proceeded with. THE SCHEDULE HEREINABOVE REFERRED TO:

Office premises No. D9 admeasuring 475 sq. ft carpet area or thereabouts on the 5"Floor of The Tardeo Everest Premises CHS Ltd situated at 156, Tardeo Road, Tardeo, Mumbai- 400034 standing on C.S. No. 725 of Malabar and Cumbala Hill Division. Dated this 10th day of May, 2022.

DEBTS RECOVERY

APPELLATE TRIBUNAL

Plot No. 19, 1st Floor, Telephone

Bhavan, Arthur Bunder Road, Colaba

Market, Colaba, Mumbai - 400 005

Farouk Sudagar Darvesh Co Pvt Ltd & Ors

Appeal from the final order passed by the

Presiding Officer, Debts Recovery Tribunal

I Mumbai in S.A. No. 51 of 2019 decided on

1. M/s. Farouk Sudagar Darvesh &

Sant Savta Marg, Mustafa Marg,

Byculla (E), Mumbai - 400010

2. M/s. Associate Lumber Pvt Ltd

Sant Savta Marg, Mustafa Marg,

M/s Associate Plywood Industries Pvt Ltd

Take notice that Appeal from the order

passed by the Presiding Officer of D.R.T. I

Mumbai on 29/11/2019 in S.A. No. 51 of

2019 was presented by the Advocate for

Appellant on 27/12/2019 and was

registered as Misc Appeal No. 24 of 2021 in

Sincere efforts were made to serve the

notice with the said Amended appeal by

Speed Post but the packets sent to

Respondent were returned back by the

Byculla (E), Mumbai - 400010

15, Hill Road, Bandra (West),

Mumbai - 400050

House, 85-A, Victoria Road,

House, 85-A. Victoria Road.

Union Bank of India

v/s

29/11/2019

Co Pvt Ltd

Misc Appeal No.: 24 of 2021

...Appellate

...Respondents

Sharad Wakchoure Advocate

The Notice is hereby given to the public t we have been instructed to investigate title of OM CHANDRA MILAN C **OPERATIVE HOUSING SOCIETY LTD.** Society registered under the provisions Maharashtra Co-operative Societies A 1960 bearing Registration N BOM/HSG/4747/1976 Dt. 12/02/19 having its registered office at 20-2 Mahatma Gandhi Road, Vile Parle (Eas Mumbai - 400 057, with respect to th

PUBLIC NOTICE

scheduled property. And therefore any person having or claimin to have any right, title, interest to or in th scheduled property or in any part there (save and except the rights of the membe in respect of their respective premises in th "OM CHANDRA MILAN" Building) or an claim by way of or under or in the nature any agreement, license, mortgage, sale lien, gift, trust, inheritance, charge, etc should inform to the undersigned within Fourteen days from the date of publication c this notice with necessary supporting evidence of his/her claim. If objection is no received within Fourteen days it will be presumed that no such claim exists and the title of the said OM CHANDRA MILAN CO OPERATIVE HOUSING SOCIETY LTD. to the scheduled property will be certified accordingly.

SCHEDULE OF THE PROPERTY All that piece and parcel of plot of land admeasuring about 1752.2 sq. mtrs. (as per P.R.Card) and benefit of set back area o 319.6 sq. mtrs. And subsequent set back of 67 sq. mtrs. totaling to 2138.8 sq. mtrs. Bearing CTS No.583/B of Village - Vile Parle (East), Taluka - Andheri, District - Mumbal Suburban situate at Mahatma Gandhi Road, Vile Parle (East), Mumbai-400 057. Dated this 11th day of May, 2022.

> **KIRTI NAGDA & ASSOCIATES** Advocates and Notary,

Sd/

605, 6th floor, "C" wing, Eastern Court CHS Ltd., Above Barista Restaurant, Teipal Road, Vile Parle (East), Mumbai - 400 057

PUBLIC NOTICE

PUBLIC NOTICE NOTICE is hereby given to public at large that my client Shri Rajeshwaranand Baba, residing at Ankaleshwar mahadev mandir, Bhavabhi Khijadiya, Kalavad, Jamnagar, Gujrat 360540, is going to purchase the land from 1) Mr. Chandrakant Shivram Wage, 2) Govind Shivram Wage 3) Bhaskar Shivram Wage and 4) Gopal Shivram Wage (herein after all referred to as 'land owners'), situate at land bearing Gut No. 206, admeasuring 0.3490 hectare cultivated and 0.3840 hectare uncultivated land, aggregating 0.3840 uncultivated land, aggregating 0.3840 hectare or thereabout at Village Dahigaon (552739) Taluka Shahapur, in the redistration and Shahapur, in the registration and Sub registration district of Thane (more particularly described in the schedule hereunder written) and the said landowners have agreed to sell the said land and property to my client.

All persons having or claiming any right, title, claim, demand or estate interest in respect of the said property or to any part thereof by way of sale, exchange, mortgage, let, lease, lien, charge, trust, possession, easement, attachment of whatsoever nature or otherwise, are hereby requested to attachment of whatsoever nature or otherwise are hereby requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 14 days from the date of publication hereof, failing which the undersigned shall proceed to issue a Title Certificate in respect of the same and execution of Sale Deed/ Deed of Conveyance shall be completed.

Postal Authority with remark "Unclaimed". Hence, this notice by Publication for your awareness

this Tribunal

Copy of memorandum of Appeal may

द नव अशक्ति। मुंबई, बुधवार, ११ मे २०२२

सूचना

मेसर्स, अमनथिन इन्फो.पार्क्स प्रा. लिमिटेड यांच्याद्वारे सूचना देण्यात येते की, मेसर्स, अमनथिन इन्फो, पार्क्स प्रा, लिमिटेड यांनी- प्लॉट नंबर डी-३१ & डी-३२, तुर्भे एमआयडीसी, टीटीसी. औद्योगिक क्षेत्र, नवी मुंबई, ठाणे येथे औद्योगिक प्रकल्प (डाटा सेंटर) प्रस्तावित केला आहे, येथील प्रकल्पाला पर्यावरणीय दाखला मंजूर झाला आहे (EC Identification No. - EC22B038MH187924 4 May 2022) आणि या दाखल्याच्या प्रति महाराष्ट्र प्रदूषण नियंत्रण महामंडळाकडे उपलब्ध आहेत. तसेच या प्रति वने आणि पर्यावरण मंत्रालयाच्या (http://parivesh.nic.in/) या संकेंतस्थळावर पाहता येतील.

दिनांक: ०५/०५/२०२२

एक सोळा हजार पाचशे एकोणसत्तर मात्र).

registration of the second sec

CLB

मेसर्स. अमनथिन इन्फो. पार्क्स प्रा. लिमिटेड

सिटी युनियन बँक लिमिटेड

क्रेडीट रिकक्हरी अँण्ड मॅनेजमेंट डिपार्टमेंट

प्रशासकीय कार्यालय : क्र. २४-बी, गांधी नगर

कुंबकोणम-६१२ ००१, इंमेल आयडी : crmd@cityunionbank.in

फोन : ०४३५-२४३२३२२, फॅक्स : ०४३५-२४३१७४६

सरफैसी ॲक्ट २००२ अन्वये पुनर्निविदा-नि-लिलाव विक्री सूचना

खालील मिळकत/ती या सिटी युनियन बँक लिमिटेड कडे गहाण आहेत त्या कर्जदार/हमीदार क्र. १) सौ.

प्रिया मुकेश थोते, मुकेश एम थोते यांची पत्नी, फ्लॅट क्र. २०२, दुसरा मजला, आकाश

सी.एच.एस.एल, कल्याण अंबरनाथ रोड, उल्हासनगर, जिल्हा ठाणे ४२१००३ तसेच येथे सौ. प्रिया

मुकेश थोते, मुकेश एम थोते बांची पत्नी, फ्लॅंट क्र. ०३, तळमजला, इमारत क्र. १, गाव म्हारल,

कल्याण, डॉबिवली, ठाणे ४२११०३. क्र. २) श्री. मुकेश एम बोते, मनमध बोते यांचा मुलगा, फ्लॅट

क्र. २०२, द्सरा मजला, आकाश सी.एच.एस.एल, कल्याण अंबरनाथ रोड, उल्हासनगर, जिल्हा

ठाणे ४२१००३ तसेच येथे श्री. मुकेश एम धोते, मनमध धोते यांचा मुलगा, फ्लॅट क्र. ०३, तळमजला,

इमारत क. १, गाव म्हारल, कल्याण, डॉबिवली, ठाणे ४२११०३. यांचेकडून ०९.११.२०२१ रोजीस

इ. ३५,७३,७०६/- (रुपये पस्तीस लाख ज्याहात्तर हजार सातरो सहा मात्र) सह एकत्रित

१०.११.२०२१ पासून ते प्रभारीत होणारे पुढील व्याज आणि इतर खर्च, बैंकेकडे इतर थकवाकीच्या

वसुलीकरिता सरफैसी ॲक्ट, २००२ अंतर्गत सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) कल्स, २००२ च्या नियम ८(६)

टीपः १) आमची २७०-मुंबई-कल्याण शाखाने तुम्ही क्रं. १ द्वारा केलेल्या विनंतीनुसार वित्तीय सहाय्य

व ९ अंतर्गत बँकेच्या प्राधिकृत अधिकाऱ्यांद्वारे निविदा-नि-जाहीर लिलावाने विकण्यात येणार आहे.

NOTICE

Notice is hereby given to public at large that the branch office of Tata Motors Finance Itd. situated at 3RD FLOOR, SWASTIK CHAMBERS, 614, SION TROMNAY ROAD, CHEMBUR, MUMBAI-400071, MAHARSHTRA, will be closing on 20th May'22 and the same branch will be operating from MAHINDER CHAMBERS PREMISES CO-OP SOC. LTD., 218, 2ND FLOOR MAHINDER CHAMBER, WAMAN TUKARAM PATIL MARG, OPP. DUKE'S FACTORY, CHEMBUR- 400071. MAHARASHTRA, 21st May'22 onwards.

सेंट्रल बॅंक ऑफ इंडिया

तिच्या विक्रीचे आदेश दिले.

विरूष्ट

मे. कल्यु बेल कोल्धिंग कं आणि अन्य

क्र. ४७ सन २००४ मधील वसुली प्रमाणपत्र निर्गमित केले होते.

आम्ही मे. शांती होम्स रिअल्टी एल एल पी, सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या स. नं. २२६, २२७ (हि. नं. २, ३, ४, ५) २२८ गाव - गोखीवरे, तालुका वसई जिल्हा पालघर, प्रकल्पाला दिनांक ०४ मे २०२२, रोजी पंत्र क्रमांक SIA/MH/MIS/242532/2021 and FC Identification No. EC22B038MH180462 आन्दोय पार्यवरणाच्या दृष्टीकोनातून मान्यता दिली आहे.सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयांमध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या संकेतस्थळावर उपलब्ध आहे.

जाहीर सूचना

मे. शांली होम्स रिअल्टी एल एल पी, स्थळ : मुंबई दिनांक : ११/०५/२०२२

परि क्र. ७५

सही /-(सुनिल के. मेश्राम)

वसूली अधिकारी डीआरटी-॥, मुंबई

.....प्रमाणपत्र ऋणको

पुढील दिनांक: ०७.०६.२०२२

फॉर्म क्र. (कंपनीज (इनकॉपोरेशन) स एका राज्यातून दुसऱ्या राज्यात कंपनीचे नॉट

केंद्र सरकार समक्ष (वि कंपनीज ॲक्ट, २०१३ च्या कलम १३ (इनकॉर्पोरेशन) रुल्स

वायएलएम ट्युब सॉल्युशन्स ॲन्ड सविंस प्र जोगानी कॉम्पलेक्स, मणीपाडा रोड, सीएस ४०००९८'' च्या बाबीमध्ये

सर्वसाधारण जनतेला सूचना याद्वारे देण्यात येते नोंदणीकृत कार्यालय बदलणे कंपनीला शक्य होण सभेत मंजूर विशेष ठरावानुसार कंपनीच्या मिळविण्यासाठी कंपनी अधिनियम, २०१३ च्य प्रस्तावित आहे.

कोणाही व्यक्तीचे हितसंबंध कंपनीच्या नोंदणीव खालील नमद पत्त्यावर कंपनीच्या खालील नों एमसीए-२१ पोर्टल (www.mca.gov.in) येथे चौदा दिवसात विभागिय संचालक पश्चिम विभ मुंबई- ४००००२ यांना विरोधाची पार्श्वभूम

शपधपत्राद्वारे सहाय्यभूत त्याची/तिची हरकत हा खालील पत्त्यावर पाठव शकतात:

'६०४, जोगानी कॉम्पलेक्स, मणीपाडा र शहर एमएच ४०००९८''

दिनांकः ११.०५.२०२२ ठिकाण: मुंबई

> नॅजनल कंपनी लॉ कंपनी योजना या

> > कंपनी योजना कंपनी कायदा

कंपनी कायदा, २०१३ च्या कलम २३० तरतुदींच्या बाबतीत

हायटाइम ट्रेडिंग प्रायव्हेट लिमिटेड एकत्री १') आणि मिरांडा पयू टूल्स प्रायव्हेट वि इक्रिटेशन प्रायव्हेट लिमिटेड ('द टान्सप एकत्रीकरणाच्या योजनेच्या बाबतीत एनजी टॉपटेक मकैटाइल कंपनी प्रायव्हेट लिमिटे लिमिटेड ('द ट्रान्सफरी कंपनी') आणि त्यां

हायटाईम ट्रेडिंग प्रायव्हेट लिमिटेड, कंपनी समाविष्ट केलेली कंपनी, तिचा नोंदणीकृत प्रायव्हेट लिमिटेड, मथुरादास मिल्स कंपा मंबई - ४०० ०१३, महाराष्ट, भारत CIN: U51109MH2008PTC18495

मिरांडा फ्यू टूल्स प्रायव्हेट लिमिटेड, कंपनी समाविष्ट केलेली कंपनी पेनिन्सुला स्पेन्टा. पत्ता कंपाउंड, सेनापती बापट मार्ग, लोअ महाराष्ट्र, भारत. CIN: U51909MH20

पिरामल इक्विटेशन प्रायव्हेट लिमिटेड, कंप समाविष्ट केलेली कंपनी, तिचा नोंदणीकृत मथुरादास मिल्स कंपाउंड, सेनापती बापट मुंबई - ४०० ०१३, महाराष्ट्र, भारत CIN: U92412MH2010PTC20690

पिरामल रिन्युएबल एनर्जी प्रायव्हेट लिमिटे तरतदीनसार अंतर्भूत असलेली कंपनी, ति मथुरादास मिल्स केंपाऊंड, सेनापती बापट मुंबई - ४०० ०१३, महाराष्ट्र, भारत CIN: U40101MH2010PTC20678

टॉपटेक मकैटाइल कंपनी प्रायव्हेट लिमिटे तरतुर्दीनुसार समाविष्ट केलेली कंपनी, तिच मथुरादास मिल्स कंपाऊंड, सेनापती बापट मुंबई - ४०० ०१३, महाराष्ट्र, भारत येथे CIN: U51909MH2005PTC15088

मिरांडा टूल्स प्रायव्हेट लिमिटेड, कंपनी क समाविष्ट केलेली कंपनी आणि तिचे नोंदण मध्रादास मिल्स कंपाऊंड, सेनापती बापट मुंबई - ४०० ०१३, महाराष्ट्र, भारत येथे CIN - U34300MH1996PTC0992

सदर मिळकत किंवा तिच्या कोणत्याही भागाशी संबंधित कोणताही बोजा, प्रभार, दावे किंवा दायित्वे २१.०३.२०१९ दिनांकीत (क्रेडीट कार्ड विरोधात कर्ज: ५१२१२००२००३०२९३) ह. १,००,०००/-निम्नस्वाक्षरीकारांना कळविण्यासाठी बाद्वारे बोलाविण्यात येत आहे. एकूण रकमैचे वाढवले आहे आणि ०९.११.२०२१ रोजीसची एकूण थकबाकी ही रु. १,१६,५६९/- (रुपये न्युटन वेरहाऊसिंग कॉम्पलेक्स, बैल बाझार, अंधेरी कुर्ला रोड, अंधेरी(पू), मुंबई-७० मधील यमुना २) आमची २७०-मुंबई-कल्याण शाखाने तुम्ही क्र. १ द्वारा केलेल्या विनंतीनुसार वित्तीय सहाय्य डेव्हलपमेंट कॉर्पोरेशन अशा ज्ञात इमारतीमधील मोजमापीत १६५० चौ.फु. सी.टी.एस.क्र.७६०३ पैकी गाळा ०९.०२.२०१८ दिनांकीत (क्रेडीट कार्ड अगेन्स्ट लोन: ५१२१२००२००१९०४९) ठ. १,००,०००/- एकूण रकमेचे वाढवले आहे आणि ०९.११.२०२१ रोजीसची एकूण धकबाकी ही रु. १,१०,११३/- (रुपये एक सदर ५ मे, २०२२ रोजी मुंबई येथे माझ्या हस्ते आणि न्यायधिकरणाच्या शिक्क्यासह दिले.

लाख दहा हजार एकशे तेरा मात्र). ३) आमची २७०-मुंबई-कल्याण शाखाने तुम्ही एक मे. रियांश एन्टरप्रायझेस, प्रोप्रायटरशीप कन्सर्न प्रतिनिशीत्व द्वारे तुम्ही क्र. २ द्वारे केलेल्या विनंतीनुसार वित्तीय सहाय्य ०८.०६.२०१८ दिनांकीत (सिक्युर्ड ओडी विदाऊट: ५१२१२००२०००८९९८) वाढवले आहे आणि १३.००% चे आरओआय रु. १५,००,०००/-एकूण रकमेकरीता क्र. १ ह कर्जदार म्हणून आणि क्र. १ हमीदार म्हणून आहेत आणि ०९.११.२०२१ रोजीसची एकूण धकवाकी ही रु. १७,१३,६३६/- (रुपये सतरा लाख तेरा हजार सहाशे छत्तीस मात्र).

आमच्या बैंकेकडे गहाण असलेली स्थावर मिळकत

परिशिष्ट ए: (श्री. मुकेश मनमथ धोते, मनमाध धोते यांचा मुलगा यांच्या मालकीची मिळकत) बांगणी ग्रामपंचायतच्या हद्दीत नोंदणीकृत उप जिल्हा उल्हासनगर आणि जिल्हामध्ये महसूल गाव वांगणी तालूका अन्यत्राथ आणि जिल्हा उाणेमध्ये सर्व्हे क. ९/२, गट क. ३४, क्षेत्र मोजमापित ७०० ची.मीटर्स, तालूका अंबरनाथ, ठाणे जिल्हा बेथे स्थित असलेले आणि वसलेले बांगम बदलापूर, जिल्हा ठाणे, ओमकार आर्केंड नावे ज्ञात इमारतीमध्ये फ्लॅट क्र. १०३, १ ला मजला, क्षेत्र मोजमापित ५९४ ची.फू. बिल्ट अप ५५.२० चौ.मीटर्सशी संलंग.

> राखीव किंमत : रु. १६,००,०००/-(रुपये सोळा लाख मात्र) आमच्या बैंकेकडे गहाण असलेली स्थावर मिळकत

परिभिष्ट बी: (श्री. मुकेश मनमध क्षेते, मनमाध क्षोते यांचा मुलगा आणि सौ. प्रिया मुकेश क्षोते यांबी पत्नी यांच्या मालकीची मिळकत)

भिवंडी निझामपुर महानगरपालिकेच्या हद्दीत आणि नोंदणीकृत उप जिल्हा भिवंडी, जिल्हा ठाणे मध्ये गाव फेणे, तालूका भिवंडी, जिल्हा ठाणे येथे स्थित सर्व्हें क्र. २, हिस्सा क्र. १७ भाग येथे स्थित असलेले आणि वसलेले अयोच्या रेसिडन्सी, पानेगाव, भिवंडी, जिल्हा ठाणे मध्ये फ्लॅट क्र. ४०१, चौथा मजला, मोजमापित ५७५.०० चौ. फू. ५३.४४ चौ.मीटर्स बिल्ट अप क्षेत्रशी संलंग्र

	किंमत : रु. २१,००,०००/- पये एकवीस लाख मात्र)
St. Comin of the Barris Way	लिलावाचा तपशील
निविदा नि लिलाव विक्रीची तारीख	ठिकाण
03-08-5055	सिटी युनियन बॅंक लिमिटेड, मुंबई-कल्याण शाखा, क्र. १-ई, रामकृष्ण नगर, मुंरबाड रोड, कल्याण पश्चिम, मुंबई, ठाणे- ४२१३०४. दूरष्वनी क्र. ०२५१-२२०३२२२, सेल क्र. ९३२५०५४२५२

(१) इच्छक बोलीदाराने लिलावाकरिता व्यक्तिश: हजर राहणे आणि व्यक्तिश: सहभागी होणे आणि तो/ती त्याच्या/तिच्याकरिता बोली करीत असल्याची लेखी घोषणा करणे आवश्यक आहे. (१) इच्छुक बोलीदार त्रयवस्थापकः, सिटी युनियन बैक लिसिटेड, मुंबईना कल्याण शाखाः, कः १-ई, समकृष्ण त्यार. मुरबाड रोड, कल्याण पश्चिम, मुंबई – ४२१३०४ याचेकटुन निविदा प्रपत्र प्राप्त करु शकतात. (३) इच्छुक बोलीदासमें याद्वारे अधिमुचित कोन्यानुंसार्गनिदिदार्णमें लिलाव विक्रीच्या प्रार्थ्वस द्व. १२.०० का

परिशिष्ट IV (नियम 8(1) पहा) ताबा सूचना (स्यावर मालमत्तेसाठी)

वसूली अधिकारी यांचे समक्ष

वित्तीय सेवा विभाग

मुंबई कर्ज वसुली न्यायाधिकरण-॥

३रा मजला, एमटीएनएल भवन, स्ट्रॅन्ड रोड, अपोलो बंदर, कुलाबा मार्केट, कुलाबा, मुंबई-४०० ००५.

वसूली प्रक्रिया क्र.११ सन २०१९

विक्रीची उद्घोषणा मांडण्याकरिता सूचना

ज्याअर्थी सन्माननिय पीठासन अधिकारी यांनी व्याज आणि परिव्ययासह रु. ८९,०९,२२०/ (रुपये

एकोणनव्यद लाख नऊ हजार दोनशे वीस मात्र) ची रकम अर्जदार बँकेला चुकती करण्यासाठी मूळ अर्ज

ज्याअर्थी तुम्ही रकम चुकती केलेली नाही आणि निम्नस्वाक्षरीकारांनी खालील नमूद मिळकत जप्त केली आणि

तुम्हाला याद्वारे कळविण्यात येते की विक्रीची उद्घोषणा काढणे आणि तिच्या अटी मांडण्याकरिता <mark>दिनांक</mark> ०७

जून, २०२२ निश्चित करण्यात आली आहे. तुम्हाला उद्घोषणा मांडणीमध्ये सहभागी होण्याकरिता आणि

मिळकतीचे विस्तृतीकरण

१. मे. ब्ल्यु बेल कोल्धिंग कं कार्यालय येथे १०३, यमुना डेव्हलपर्मेट कॉर्पोरेशन नुतन वेरहाऊसिंग

२. श्री. जोस जॉर्ज सागर दर्शन, १३०२, पाल्म बीच, सेक्टर १८, नेरुळ नवी मुंबई-४००७२८.

३. सौ. वल्सा जोस सागर दर्शन, १३०२, पाल्म बीच, सेक्टर १८, नेरुळ नवी मुंबई-४००७२८.

कॉम्पलेक्स, ए.एच.वाडीया रोड, बैल बाझार, अंधेरी कुर्ला कॉम्पलेक्स, मुंबई-७०

ज्या अर्थी,

४. संबंधित सोसायटी

५. संबंधित बीएमसी

निम्नस्वाक्षरीकार इंडियाबुल्स हाउसिंग फायनान्स लिमिटेडचे (CIN:L65922DL2005PLC136029) सिक्योरिटाइजेशन ऑफ फायनांशियल असेट्स ॲण्ड रिकन्सट्रक्शन ऑफ फायनान्शियल असेट्स ॲण्ड एन्फोर्समेन्ट ऑफ सिक्योरीटी इंटरेस्ट अँक्ट, 2002 अन्वये प्राधिकृत अधिकारी आणि सदर सूचना प्राप्त झाल्याच्या दिनांकापासून स्पष्ट 60 दिवसांच्या आत 15.12.2021 रोजी सूचनेत नमूद केलेली आणि अधिक रक्कम रू.17,55,712.69 (रूपये सतरा लाख पंचावन्न हजार सातशे बारा आणि एकोणसत्तर पैसे फक्त) साठी कर्ज खाते क्र. HDHLNAS00487171 (डीएचएफएल का पूर्वीचा कर्ज खाता मं. 00009660) या रकमेची परत फेड करण्याची दिनांक 24.11.2021 पासून ते प्रत्यक्ष भरणा करेपर्यंतची मागणी, सूचना कर्जदार योगेश विजय येलमामे, उर्फ योगेश व्ही. येलमामे आणि पुष्पा विजय येलमामे, उर्फ पुण्या येलमामे, उर्फ येलमामे पुण्या विजय यांना कलम 13(12) सह सिक्योरिटी इंटरेस्ट (एन्फोर्समेन्ट) रूल्स, 2002 चा नियम 3 अन्वये प्राप्त झालेल्या अधिकारात्त जारी केली.

सदर रकमेची परतफेड करण्यात कर्जदार अपयशी ठाल्यामुळे बाद्वारे कर्जवार आणि सूर्वसामान्य जनतेला सूचना देण्यात येते की, सबर कायद्वाचे कलम 13 ची उप कुलम (4) सह सिक्योरिडी इंटरेस्ट (एकोसंमेन्ट) कुल्स,

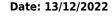
MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I No:- Format1.0/CC/UAN No.0000137830/CE/2212000848 To, M/s. SHANTEE HOMES REALTY LLP, Plot bearing S.No. 226, S.No.227, H.No.2,3,4,5, S.NO.228, Village -Gokhivare, Vasai (E), Tal: Vasai Dist.-Palghar





Sub: Consent to Establish for Construction of Residential Building Project granted under red category.

- **Ref:** 1. Environment Clearance granted vide no. SIA/MH/MIS/24532/2021 dtd. 04.05.2022.
 - 2. Minutes of 21st Consent Committee Meeting held on 26.11.2022.

Your application NO. MPCB-CONSENT-0000137830

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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- 1. The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.
- 2. The capital investment of the project is Rs.118.5 Cr. (As per undertaking submitted by pp).
- 3. The Consent to Establish is valid for Construction of Residential Building Project named as Proposed Residential project M/s. Shantee Homes Realty LLP, S.No. 226, S.No.227, H.No.2,3,4,5, S.NO.228,S.No. 226, S.No.227, H.No.2,3,4,5, S.NO.228, Village - Gokhivare, Tal: Vasai (E), Tal: Vasai Dist.-Palghar, on Total Plot Area of 18260.00 SqMtrs for Total construction BUA of 46225.35 SqMtrs as per specific conditions of EC granted dated 04.05.2022 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
	Environment Clearance vide dtd. 04.05.2022	18260.00	46225.35

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

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

Sr No	Description	Permitted	Standards to	Disposal
	Domestic effluent	540	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 300 KVA	1	As per Schedule -II
2	DG Set 250 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	1100 Kg/Day	Recycled in Organic Waste Composting Machine	Used as Manure
2	Non-Biodegradable Waste	1400 Kg/Day	NA	Segregate & Handed over to Local body
3	STP Sludge	175 Kg/Day	NA	Used as Manure

7. Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	8	Ltr/M	INA	Sale to authorized reporcessor

- 8. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS
- 9. The treated domestic effluent shall be 60 % recycled for secondary purpose 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.
- 10. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
- 11. Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area

- 12. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016
- 13. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase
- 14. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E conditions
- 15. PP shall comply with the conditions stipulated in Environment Clearance & consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same.
- 16. Project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide No. SIA/MH/MIS/24532/2021 dtd. 04.05.2022.

This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	237000.00	MPCB-DR-12150	24/05/2022	RTGS

Copy to:

- 1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- 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:

- A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity 575 CMD for treatment of domestic effluent of 540 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	рН	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	633.00
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 300 KVA	Acoustic Enclosure	10.00	HSD 26.8 Ltr/Hr	-	SO2	12.88 Kg/Day
2	DG set 250 KVA	Acoustic Enclosure	10.00	HSD 24.6 Ltr/Hr	-	SO2	11.8 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
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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 replacemenalteration 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/C2 O/C2R)	Amt of BG Imposed	Submission	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakh	15 days	Towards Compliance of Consent conditions	Up to Commissioning of the project	Up to Commissioning of the project

** 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	BG
	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

Α	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
С	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 sitting 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.

	CLEARANCE	Government of India Ministry of Environment, Forest and Climate Change Issued by the State Environment Impact Assessment Authority(SEIAA), Maharashtra) To, The Partner SHANTEE HOMES REALTY LLP Ground Floor, Shreenath, Bhawan, Off Ambadi Road, Vasai -w -401202
PARIVESH	re and Responsive Facilitation by Interactive, tuous Environmental Single-Window Hub)	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/MIS/242532/2021 dated 22 Mar 2022. The particulars of the environmental clearance granted to the project are as below. 1. EC Identification No. 2. File No. 3. Project Type 4. Category 5. Project/Activity including Schedule No. 6. Name of Project 7. Name of Company/Organization 8. Location of Project 9. TOR Date The project details along with terms and conditions are appended herewith from page no 2 onwards.
	(Pro-Active and Virtu	(e-signed) Manisha Patankar Mhaiskar Date: 04/05/2022 Member Secretary SEIAA - (Maharashtra)
	PANNER Anthread	Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence. This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/242532/2021 Environment & Climate Change Department Room No. 217, 2nd Floor, Mantralaya, Mumbai- 400032.

То

M/s. Shantee Homes Realty LLP, S.No. 226; S.No.227 H.No.2,3,4,5; S.NO.228, Village - Gokhivare, Vasai (E), Dist-Palghar.

Reference : Application no. SIA/MH/MIS/242532/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 168th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA). 2.

Sr.	Description	Details
No.		
1	Plot Area (sq. m)	18260.00
2	FSI Area (sq. m)	33680.12
3	Non-FSI Area (sq. m)	20624.77
4	Proposed built-up area (FSI + Non FSI) (sq. m)	54304.89
5	No of bldgs	Bldg no.1 [Gr.+ 7], Bldg no.2 [Stilt+3Pt], Bldg no.3 [Gr.+3], Bldg no.4 [Gr.+3] Bldg no.5 [Gr.only], Bldg no.6 [Gr.+6], Bldg no.7 [Gr.+8], Bldg No.8 [Gr.+10], Bldg no.9 [Gr.+23], Bldg no.10 [Stilt+7], Amenity bldg. [Gr.+3]
6	No. of Tenements & shops	Tenements: 975; Shops: 34, Galas: 137
7	Total population	Residential: 4073
8	Total Water Requirement CMD	633 CMD
9	Sewage Generation CMD	540 CMD
10	STP Capacity &	575 CMD (MBBR Technology)

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

Subject : Environment Clearance for proposed Residential project at Plot bearing S.No. 226; S.No.227 H.No.2,3,4,5; S.NO.228, Village - Gokhivare, Vasai (E), Dist-Palghar by M/s. Shantee Homes Realty LLP.

	Technology	
11	STP Location	Below ground
12	Total Solid waste Quantities	Wet Waste:1.10 TPDDry Waste:1.40 TPDTotal:2.50 TPDDisposal:OWC for wet waste
13	R.G Area in sq.m	1129.20 sq.m
14	Power requirement	2235 KW
15	Energy Efficiency	Total Energy Savings: 18.10 % By Solar Enegy :4.36 %
16	D.G. set capacity	300 and 250 KVA,
17	Parking 4W & 2W	4-W: 301 Nos; 2-W: 781
18	Rain water harvesting Scheme	3 x 40 cum RWH Tank
19	Project Cost in (Cr)	118.50 Cr
20	EMP Cost	Capital Cost – 199.00 Lakhs O & M Cost – 23.80 Lakhs
21	Underground tanks	As per NBC Norms

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 242nd (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

- 1. PP to submit 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.
- 2. PP to obtain Tree NOC.
- 3. Planning authority to ensure that assured water supply, sewer and storm water network are made available in the vicinity of the project before issuing occupation certificate to the project.
- 4. PP to submit structural stability certificate for proposed vertical expansion.
- 5. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
- 6. PP to relocate parking proposed below High-Tension Line (HTL).
- 7. PP to revise tree list including trees to be planted in Miyawaki plantation.
- 8. PP to maintain 1.5 Mtr. distance between DG set & Substation.
- 9. PP to provide portable STP for workers during construction phase. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures. Accordingly, revise EMP of Construction & Operation phase.

B. SEIAA Conditions-

- 1. 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.
- 2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
- 3. 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.
- SEIAA after deliberation decided to grant EC for FSI-28972.99 m2, Non-FSI-:17252.36 m2, Total BUA-46225.35 m2. (Plan approval-VP/5545/637/2020-21, dated 09.12.2021).

General Conditions:

a) <u>Construction Phase :-</u>

- 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. 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.
- XVII. 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.
- XVIII. 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.
 - XIX. 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.
 - XX. 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

give100 % 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 http://parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

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.

Manisha Pata (Member Secreta

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, Palghar.
- 6. Commissioner, Vasai Virar Municipal Corporation
- 7. Regional Officer, Maharashtra Pollution Control Board, Thane.

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