

To,

Date: 20th June 2023

Regional Officer,
Maharashtra Pollution Control Board,
Plot no. P/30, 5th Floor, Office Complex,
Mulund Check Naka, Thane (West), Thane. Maharashtra.

Subject : Submission of six-monthly compliance status report as per terms & Conditions stipulated in Environmental clearance letter for the RESIDENTIAL DEVELOPMENT WITH RETAIL SHOPS AT New S. Nos. 39, 40, 41/1 at Village: Dhokali & New S. Nos. 234/1, 234/2, 235 at Village Balkum, Taluka & District: Thane, State: Maharashtra

Reference : EC Identification No. - EC22B039MH125770, Date of Issue EC - 25/08/2022

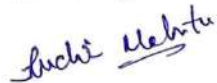
Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down in Environment clearance letter no. EC Identification No. - EC22B039MH125770, Date of Issue EC - 25/08/2022 along with the necessary annexure.

This compliance report is submitted for the period from October 2022 to March 2023.

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking You & Yours Sincerely.



For, Godrej Properties Limited
Authorized Signatory

Encl : Part A: Current status of construction work.
Part B: Point-wise compliance status.
Datasheet & Annexure.

Copy to Regional Office, MoEF, Nagpur.
Department of Environment, Mantralaya, Mumbai.
Regional Office, CPCB, Pune.



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PART A:

Current Status of Work

Current status of construction work		:	Total Construction work done till March 2023 is :- Excavation and Foundation work in progress.
a.	Date of commencement (Actual and/or planned)	:	Actual Construction work yet to start (Actual)
b.	Date of completion (Actual and/or planned)	:	March 2027 (Planned)

PART B:

Compliance status of conditions stipulated in Environment clearance for proposed 'Residential development with retail shops Project at New S. Nos. 39, 40, 41/1 at Village: Dhokali & New S. Nos. 234/1, 234/2, 235 at Village: Balkum, Thane. Maharashtra.' vide letter no. SIA/MH/MIS/74759/2021, dated: 25/08/2022 are as follows;

Specific Conditions:

Sl. No.	Stipulated clearance Condition	Compliance Status
SEAC Condition :		
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.	<ul style="list-style-type: none"> ❖ Thane Municipal Corporation, Thane has issue LOI letter no. 4941, Date: 24/03/2022. ❖ Please refer Annexure – 1 for LOI letter. ❖ Development permission plus Commencement certificate is issue by TMC vide letter no. V. P. No. S05/0194/19/TMC/TDD/3993/22, Date: 15/03/2022. ❖ Please refer Annexure no – 2 for Commencement certificate. ❖ TMC has issue Industrial area to Residential area conversion permission vide letter no. TMC/TDD/3467/20, Date: 01/10/2020. ❖ Please refer Annexure – 3 for I to R approval. ❖ TMC has issue Development Plan remark vide letter no. 1902, Date: 08/11/2019. ❖ Please refer Annexure – 4 for DP Remark. ❖ Fire Brigade Thane, TMC has issue fire NOC vide letter no. TMC/CFO/M/HR/261/261, Date: 04/03/2022. ❖ Fire Brigade Thane, TMC has issue fire NOC vide letter no. TMC/CFO/M/HR/140/118, Date: 26/07/2022. ❖ Please refer Annexure – 5 for Fire NOC.
2.	PP to obtain following NOCs & remarks a) SWD NOC b) Tree NOC c) HRC NOC if applicable.	<p>a) <u>SWD remarks:</u></p> <ul style="list-style-type: none"> ❖ Thane Municipal Corporation, Thane has issue Strom water Drain remark vide letter no. 19, Date: 29/06/2022. ❖ Please refer Annexure – 6 for SWD remarks. <p>b) <u>Tree NOC :</u></p> <ul style="list-style-type: none"> ❖ Application is done to TMC to obtained Tree NOC on Dated: 24/03/2022 & will submit to

Sl. No.	Stipulated clearance Condition	Compliance Status																
		<p>your office once received.</p> <p>❖ Please refer Annexure – 7 for Tree NOC.</p> <p>c) <u>HRC NOC :</u></p> <p>❖ High Rise Clearance NOC is not application.</p>																
3.	PP to submit Architect Certificate mentioning that no construction done site till date.	<p>❖ Architect Certificate mentioning that no construction is done on site till date.</p> <p>❖ Please refer Annexure – 8 for Architect certificate.</p>																
4.	PP to carry out Miyawaki plantation in the project area to plant 1615 nos. of trees as mentioned in earlier Tree NOC; PP to carry out tree plantation in Miyawaki forest in consonance with plant/ trees observed during EIA studies; PP to include cost of Miyawaki in EMP.	<p>❖ We would like to mention here yet we have not received the tree NOC for the proposed project, application has been done to TMC for Tree NOC. However tree requirement calculation is as follows:</p> <table><tr><td>New Tree Plantation required as per TMC norms</td><td>827</td></tr><tr><td>New Tree Plantation required as per MoEF & CC norms</td><td>306</td></tr><tr><td>New Tree Plantation required as per Maharashtra Tree Act</td><td>2133</td></tr></table> <p>❖ As per the suggestions of Hon. SEAC 2 we have proposed grid of 136 Sq. mt. of Miyawaki forest wherein 500 nos. of trees accommodating different species is proposed in the project area. Tree details on site is as follows:</p> <table><tr><td>Trees to be retained</td><td>28</td></tr><tr><td>Trees to be transplanted</td><td>65</td></tr><tr><td>Proposed tree plantation</td><td>425</td></tr><tr><td>Proposed tree plantation in Miyawaki forest</td><td>500</td></tr><tr><td>Total trees on site after development (New trees plantation+ transplanted trees + Retained Trees)</td><td>1018</td></tr></table> <p>❖ We hereby confirm that Plantation of 1018 nos. of trees shall be done outside the plot in cognizance with the TMC.</p> <p>❖ Please refer Annexure – 9 for detailed tree plantation layout indicating Miyawaki forest & tree details.</p>	New Tree Plantation required as per TMC norms	827	New Tree Plantation required as per MoEF & CC norms	306	New Tree Plantation required as per Maharashtra Tree Act	2133	Trees to be retained	28	Trees to be transplanted	65	Proposed tree plantation	425	Proposed tree plantation in Miyawaki forest	500	Total trees on site after development (New trees plantation+ transplanted trees + Retained Trees)	1018
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Sl. No.	Stipulated clearance Condition	Compliance Status
		<ul style="list-style-type: none"> ❖ Cost of Miyawaki is included in the EMP. ❖ Please refer Annexure – 10 for Revised EMP.
5.	PP to provide adequate 2-wheeler parking as per DCR and ensure that 25% of 2- wheeler and 4-wheeler parking are equipped with electric charging facility.	<ul style="list-style-type: none"> ❖ We would like to mention here that we have proposed 2 wheeler parking i.e. 272* nos. in accordance with UDCPR norms ❖ [*Composite parking (1 Car for every 6 Scooters) is provided as per UDCPR Norms. Hence extra four wheeler parking spaces (815) shall cater 4890 nos. (815 x 6) of two wheeler parking spaces. Therefore total 5162 nos. (4890 +272) of two wheeler parking spaces are proposed in the planning which will cater requirement of two wheelers as per UDCPR norms.] ❖ We have already proposed electric charging facilities for 68 nos. of two wheeler parking (25% of two wheeler parking) and 464 nos. of four wheeler parking (25% of four wheeler parking) ❖ Please refer Annexure – 11 for Plans indicating provision of electric charging facility.
6.	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.	<ul style="list-style-type: none"> ❖ Total treated sewage available for reuse from this project will be 1069 KLD. ❖ Recycling of treated sewage shall be done for gardening (18 KLD) and flushing (391 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 62% (660 KLD). ❖ In addition to reuse of treated sewage on site the treated sewage i.e. 286 KLD shall also be used in the nearby garden, median plantation which will further help to reduce the quantity of treated sewage to the tune of 35% (374 KLD). ❖ We hereby undertake that, excess treated sewage 286 KLD shall be given to nearby gardens, median plantation which will further help to reduce the quantity of treated sewage up-to 35% ❖ Also letter is submitted to TMC for the reuse of excess treated sewage ❖ Please refer Annexure -12 for Undertaking & letter submitted to TMC.

Sl. No.	Stipulated clearance Condition	Compliance Status
7.	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; PP to include cost of DMP in EMP, Accordingly, revise EMP of Construction & Operation phase.	<p><u>During Construction phase:</u></p> <ul style="list-style-type: none"> ❖ We have already proposed potable STP. Sewage generated from the workers will be treated in the package STP of capacity 10 KL. Costing of the same is included in EMP. <p><u>During Operation phase:</u></p> <ul style="list-style-type: none"> ❖ We have already done the provision of Low Flow Devices (LFD) as plumbing fixtures for water conservation. Costing of the same is included in EMP. ❖ Accordingly we have included the cost of potable STP, LFD fixtures and DMP in the Environment Management Plan (EMP) of construction & operation phase. ❖ Please refer Annexure – 10 for EMP costing.
8.	PP to submit revise STP layout with details of actual tank size.	<ul style="list-style-type: none"> ❖ We have revised the STP layout with details of actual tank size. ❖ Please refer Annexure - 13 for revised layout with tank sizes.
B. SEIAA Condition		
1.	PP has proposed to plant 925 trees on site and remaining trees will be planted on land suggested by planning authority. PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.	❖ Noted.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Agreed to comply with.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable Sources.	❖ Noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt. 04.01.2019.	❖ Noted.
5.	SEIAA after deliberation decided to grant EC for- FSI - 1,43,240.60 m2, Non FSI - 72211.11 m2, Total BUA - 2,15,451.71m2. (Plan approval No. TMC/Main1UDD-29/4941, Date-24.03.2022)	❖ Noted.
General Condition-Construction Phase:		

Sl. No.	Stipulated clearance Condition	Compliance Status
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.	<ul style="list-style-type: none"> ❖ Excavation material (43478 cum) generation during construction of buildings shall be reused on site for backfilling and leveling. ❖ Use of Construction waste (Boulder/ rock, Concrete waste, steel waste, Brick/block waste, tile wastage) partly shall be used for backfilling at site and partly shall be disposed as debris, waterproofing work, China mosaic. ❖ TMC has granted debris NOC for project vide letter no. 42, Date: 04/02/2021. ❖ Please refer Annexure - 14 for Debris NOC.
ii.	Disposal of muck, Construction spoils, including bituminous material during Construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	<ul style="list-style-type: none"> ❖ Excavation material (43478 cum) generation during construction of buildings shall be reused on site for backfilling and leveling. ❖ Use of Construction waste (Boulder/ rock, Concrete waste, steel waste, Brick/block waste, tile wastage) partly shall be used for backfilling at site and partly shall be disposed as debris, waterproofing work, China mosaic. ❖ TMC has granted debris NOC for project vide letter no. 42, Date: 04/02/2021.
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.	<ul style="list-style-type: none"> ❖ No hazardous waste generated during construction.
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.	<ul style="list-style-type: none"> ❖ All necessary facilities has been provided on site for the construction workers. ❖ No labour camp on site as there are no residential workers on site. There are only 60 nos of non-residential workers to do initial work on site. ❖ Site sanitation like safe & adequate tanker water for drinking and also for domestic purpose has been provided to workers. All other facilities like toilets 5, bathrooms, First Aid and periodical medical checkup facilities has been provided once construction work commence. ❖ Proper housekeeping & regular pest control have been carried out.
v.	Arrangement shall be made that waste water and storm water do not get mixed	<ul style="list-style-type: none"> ❖ Adequately designed SWD network within the site to cater the runoff, which shall be connected to internal drain of adequate

Sl. No.	Stipulated clearance Condition	Compliance Status
		<p>capacity which is further connected to external storm water drain of capacity.</p> <ul style="list-style-type: none"> ❖ Computation of the runoff from the plot and runoff within the plot. ❖ Use of screens and silt traps in advance of earthworks. ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site. ❖ Provision of STP with capacities of 1200 KLD would be provided for treatment of waste water with MBBR technology.
vi.	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.	<ul style="list-style-type: none"> ❖ Avoid wastage of water for construction curing. ❖ Sewage generated from the workers i.e. 6 KLD will be treated in the package STP of capacity 10 KL. Treated sewage will be reused for flushing and construction activity of building within site resulting in Zero Liquid Discharge (ZLD) during construction phase. ❖ Sedimentation of outside drains shall be avoided by using screens and silt traps. ❖ Proper management of channelization of water to avoid water logging at site
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<ul style="list-style-type: none"> ❖ No extraction of ground water for construction purpose and in operation phase also, we are not planning to withdraw ground water for any purpose in future.
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.	<ul style="list-style-type: none"> ❖ No extraction of ground water for construction purpose and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
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.	<ul style="list-style-type: none"> ❖ Provision of Low Flow Devices (LFD) as plumbing fixtures for water conservation.
x.	The Energy Conservation Building code shall be strictly adhered to.	<ul style="list-style-type: none"> ❖ Agreed to comply with.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	<ul style="list-style-type: none"> ❖ The project is being developed on the area which was previously occupied by Wellman Hindustan Ltd. Hence; the generation of fertile top soil was negligible.
xii.	Additional soil for leveling of the proposed	<ul style="list-style-type: none"> ❖ Excavation material (43478 cum) generation

Sl. No.	Stipulated clearance Condition	Compliance Status
	site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	<p>during construction of buildings shall be reused on site for backfilling and leveling.</p> <ul style="list-style-type: none"> ❖ Use of Construction waste (Boulder/ rock, Concrete waste, steel waste, Brick/block waste, tile wastage) partly shall be used for backfilling at site and partly shall be disposed as debris, waterproofing work, China mosaic. ❖ TMC has granted debris NOC for project vide letter no. 42, Date: 04/02/2021. ❖ Please refer Annexure - 14 for Debris NOC.
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.	<ul style="list-style-type: none"> ❖ We are not using ground water for construction purposes also; we are not planning to withdraw ground water for any purpose in future. ❖ Soil quality is being monitored. ❖ Please refer Annexure – 15 for Monitoring Report.
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.	❖ Agreed to comply with.
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.	❖ No DG set is proposed during construction phase is proposed.
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.	❖ Noted.
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.	<ul style="list-style-type: none"> ❖ Vehicles with valid PUC are allowed during construction to enter the site. ❖ Vehicles are operated only during non-peak hours. ❖ Use of covering sheets for trucks carrying construction material to prevent air borne dust.
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	<ul style="list-style-type: none"> ❖ Ambient Air & Noise levels are being monitored during construction phase. ❖ Adequate measures are being taken. ❖ Please refer Annexure – 15 for Environmental Monitoring Reports.

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	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.	❖ DG sets as per CPCB guidelines shall be provided for emergency backup during power failure.
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.	❖ Regular supervision of the above measures will be monitored regularly to avoid disturbance to surrounding under competent person.
B. Operation phase.		
i.	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.	<ul style="list-style-type: none"> ❖ Proper segregation on site for biodegradable and non-biodegradable waste. ❖ Non-biodegradable waste to be handed over to TMC & provision of Organic Waste Converter for treatment of Biodegradable waste. ❖ End product from OWC and sludge generated from STP would be used as manure on site.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	❖ E-waste may be stored separately at a designated location and should be disposed through authorized recyclers as per E waste (Management) Rules, 2016 and as amended in 2018.
iii.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste	<ul style="list-style-type: none"> ❖ Provision of STP with capacity of 1200 KLD would be provided for treatment of waste water with MBBR technology. ❖ The treated sewage will be reused for flushing and gardening to reduce fresh water demand.

Sl. No.	Stipulated clearance Condition	Compliance Status
	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.	<ul style="list-style-type: none"> ❖ Provision of STP with capacity of 1200 KLD would be provided for treatment of waste water with MBBR technology. ❖ The treated sewage will be reused for flushing and gardening to reduce fresh water demand. ❖ Proper segregation on site for biodegradable and non-biodegradable waste. ❖ Non-biodegradable waste to be handed over to TMC & provision of Organic Waste Converter for treatment of Biodegradable waste. ❖ End product from OWC and sludge generated from STP would be used as manure on site. ❖ Provision of Green belt area development of about 6147 Sq. mt. by plantation of different varieties of trees and shrubs.
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.	<ul style="list-style-type: none"> ❖ Agreed to comply with, once construction completed will apply for occupancy certificate. ❖ Thane Municipal Corporation has issue water NOC for project vide letter no. 3, Date: 13/04/2022. ❖ Please refer Annexure – 16 for Water NOC. ❖ TMC has also granted Sewerage NOC for the project vide letter no. TMC/Dy.city/Engg/VGSS/others/Noc/07, Date: 04/12/2020. ❖ Please refer Annexure – 17 for Sewerage NOC.
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.	<ul style="list-style-type: none"> ❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement. ❖ Provision is made for adequate parking facilities within the project site for construction vehicles. ❖ Provision of Internal road with adequate width. ❖ The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	<ul style="list-style-type: none"> ❖ We have already proposed electric charging facilities for 68 nos. of two wheeler parking

Sl. No.	Stipulated clearance Condition	Compliance Status
		(25% of two wheeler parking) and 464 nos. of four wheeler parking (25% of four wheeler parking).
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.	❖ Provision of Green belt area development of about 6147 Sq. mt. by plantation of different varieties of trees and shrubs.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ Regular supervision of the above measures is being monitored regularly to avoid disturbance to surrounding under Mr. Ankit Sidhpura, Manager.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 98.62 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 459.46 Lakhs and ❖ O & M cost: Rs. 55.55 Lakhs / Annum.
xi.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	❖ After getting Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/74759/2021, dated: 25/08/2022, we published public notice in two local newspapers English (Free press journal) & Marathi (Nav Shakti). ❖ Please refer Annexure – 18 for Advertisement copy.
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 1 st June & 1 st December of each calendar year.	Submitting six monthly compliance reports to; ❖ RO, MPCB, Thane. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.
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.	❖ Environmental clearance copy submitted to MCGM.
xiv.	The proponent shall upload the status of compliance of the stipulated EC conditions,	❖ We will upload the copies of EC and six monthly compliance reports on our website.

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	including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
General EC Condition :		
i.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	❖ Agreed to comply with.
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.	❖ Maharashtra Pollution Control Board has issue Consent to Establish for project vide letter no. Format1.0/CC/UAN No.0000142566/CE/2211001436, Date: 17/11/2022. ❖ Please refer Annexure – 19 for Consent to Establish.
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.	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra for the project vide letter no. SEIAA-EC No: SIA/MH/MIS/74759/2021, dated: 25/08/2022. ❖ Please refer Annexure - 20 for 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.	Submitting six monthly compliance reports to; ❖ RO, MPCB, Thane ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.
v.	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional offices of	❖ Environment Statement has been submitted for next financial year 2022-2023

Sl. No.	Stipulated clearance Condition	Compliance Status
	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.	❖ Noted.
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.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	❖ Noted.
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at site	❖ Noted.
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be	❖ Noted.

Sl. No.	Stipulated clearance Condition	Compliance Status
	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.	❖ Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.

Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forests & Climate Change
Regional Office, Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2.	Name of the project	:	Proposed Residential development with retail shops at New S. Nos. 39, 40, 41/1 at Village: Dhokali & New S. Nos. 234/1, 234/2, 235 at Village: Balkum, Thane.
3.	Clearance letter (s)/OM No. and Date	:	Obtained Environment clearance from SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/74759/2021, dated: 25/08/2022.
4.	Location		

	a.	District (S)	:	Thane										
	b.	State (s)	:	Maharashtra.										
	c.	Latitude/ Longitude	:	Latitude : 19° 13'45.14" N Longitude : 72°59'3.23" E										
5.	Address for correspondence		:											
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Name :- Mr Vijay Dhabole (Site Incharge) ADD: 5 th floor, Godrej One, Pironjshannagar, off. Eastern Express Highway, Vikroli (E), Mumbai- 400079. Email. ID:-vijay.dabhole@godrejproperties.com Mobile No. :- +91 9819051614										
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Name :- Mr Vijay Dhabole (Site Incharge) ADD: 5 th floor, Godrej One, Pironjshannagar, off. Eastern Express Highway, Vikroli (E), Mumbai- 400079. Email. ID:-vijay.dabhole@godrejproperties.com Mobile No. :- +91 9819051614										
6.	Salient features													
	a.	of the project	:	<table><tr><th>Building Name</th><th>Configuration</th></tr><tr><td>Tower 1, 2, 4 & 5</td><td>Stilt + 42nd Floors each</td></tr><tr><td>Tower 3</td><td>Stilt + 41st Floors</td></tr><tr><td>Club House</td><td>Ground + 1st Floors</td></tr><tr><td>MLCP Tower</td><td>Basement + Lower Ground + Ground + 12th (Parking levels) + 13th (Club House)</td></tr></table>	Building Name	Configuration	Tower 1, 2, 4 & 5	Stilt + 42 nd Floors each	Tower 3	Stilt + 41 st Floors	Club House	Ground + 1 st Floors	MLCP Tower	Basement + Lower Ground + Ground + 12 th (Parking levels) + 13 th (Club House)
	Building Name	Configuration												
Tower 1, 2, 4 & 5	Stilt + 42 nd Floors each													
Tower 3	Stilt + 41 st Floors													
Club House	Ground + 1 st Floors													
MLCP Tower	Basement + Lower Ground + Ground + 12 th (Parking levels) + 13 th (Club House)													
b.	of the environmental management plans	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 98.62 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 459.46 Lakhs and ❖ O & M cost: Rs. 55.55 Lakhs / Annum.											
7.	Breakup of the project area													
	a.	submergence area forest & non-forest	:	Not applicable.										
	b.	Others	:	❖ FSI area: 1,43,240.60 Sq. mt. ❖ Non-FSI area: 72,211.11 Sq. mt. ❖ Total Built-up area: 2,15,451.71 Sq. mt.										
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only,		:	Not Applicable.										

	both Dwelling units & agricultural Land & landless laborer's/artisan		
	a.	SC, ST/Adivasis	: Not Applicable.
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	: Not Applicable.
9.	Financial details		
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:	
	1.	Total Cost of the Project	: Rs. 750.00 Cr.
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	: Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 98.62 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 459.46 Lakhs and ❖ O & M cost: Rs. 55.55 Lakhs / Annum.
	c.	Benefit cost ratio/Internal rate 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. 25 cr.
	f.	Actual expenditure incurred on the environmental management plans so far.	: Rs. 15 Lacs.
10.	Forest land requirement		
	a.	The status of approval for diversion of forest land for non-forestry use	: Not Applicable.
	b.	The status of clearing felling	: Not Applicable.
	c.	The status of compensatory afforestation, if any	: Not Applicable.
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	: Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information.		: Not Applicable.

12.	Status of construction		:	Total Construction work done till March 2023 is :- Excavation and Foundation work in progress.
	a.	Date of commencement (Actual and/or planned)	:	❖ Actual Construction work yet to start (Actual)
	b.	Date of completion (Actual and/or planned)	:	❖ March 2027 (Planned)
13.	Reasons for the delay if the Project is yet to start		:	Not Applicable
14	Dates of site visits			
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any.	:	--
	b.	Date of site visit for this monitoring report.	:	--
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.		:	--



ठाणे महानगरपालिका, ठाणे

महापालिका भवन, सरसेनानी जनरल अरुणकुमार वैद्य मार्ग, चंदनवाडी, पाचपाखाडी, ठाणे - ४०० ६०२.

THANE MUNICIPAL CORPORATION OF THE CITY OF THANE.

संदर्भ क्र./ ठा.म.पा./ ४२०२.१/२१/विदि२२/४२४९

दिनांक- २४/०३/२०२२

LETTER OF INTENT

To,
M/s. SAAKAAR Architects.
2nd Floor, Nakshatra,
A – Wing, Near TMC,
Almeida Road, Panchpakhadi,
Thane (W) – 400 602.

M/s. Ceeear Lifespaces Pvt. Ltd.
Godrej One, 5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (East), Mumbai – 400 079

Sub.: Letter of Intent for MOEF Clearance with the utilisation of full potential of the plot for proposed development on plot bearing S.No. 234/1, 234/2, 235, village Balkum and S.No. 39, 40, 41/1, village Dhokali, Tal. & Dist. Thane.

As per office circular dated 8th May, 2014 Architect Sandeep Prabhu for M/s. SAAKAAR has submitted the proposal for issuing Letter of Intent which is to be submitted for MOEF considering the full potential of the plot bearing S.No. 234/1, 234/2, 235, village Balkum and S.No. 39, 40, 41/1, village Dhokali, Tal. & Dist. Thane.

This letter of Intent along with Scrutiny report and with following approvability parameters should be issued applying for Environment Clearance or for realizing actual potential of the subjected property.

Details of submitted documents and approvable plans as per Thane Municipal Corporation, UDCPR are as follows :-

A. FSI Details :-

A	Name of Owner & Developer	M/s. Ceeear Lifespaces Pvt. Ltd.
B	Property details	S.No. 234/1, 234/2, 235, village Balkum and S.No. 39, 40, 41/1, village Dhokali, Tal. & Dist. Thane
C	Area Statement :	(Area in Sq. M.)
1	Area of plot(Minimum area of a,b,c to be considered)	32725.10
	a. As per ownership document (7/12,CTS Extract)	33580.00
	b. As per Measurement Sheet	33973.00
	c. As per site (Area as per stringency excluding area not in possession =777.45)	32725.10
2	Deduction for	
	a) Area under Road	2086.23
	i) 40 m. wide D.P.Road = 1095.00	

	ii) 30 m. wide D.P.Road = 991.23	
3	Balance area of plot (1 - 2)	30638.87
4	Amenity Space (If applicable)	
	a) Required (As per approved layout)	6127.77
	b) Adjustment of 2(c) if any	Nil
	c) Balance proposed (As per approved layout)	6127.77
5	Net plot area (3 - 4)	24511.10
6	Recreational Open Space (If applicable)	
	a) Required (As per approved layout) = 6127.78	
	b) Proposed (As per UDCPR) = 6147.30	
7	Internal Road area	NA
8	Plotable area (If applicable)	NA
9	Built up area with reference to basic fsi as per front road width=5 x 1.1	26962.21
10	Addition for	
a	Proposed FSI on payment of premium (0.5) (32725.10 x 0.5 = 16362.55)	16362.55
b	Proposed FSI on payment of premium	16362.55
11	In Situ FSI/ TDR loading (As per Reg. 11.2.4(a))	
a	In situ area against D.P.Road	4172.46
	i. 40 m. wide D.P.Road = 2190.00	
	ii. 30 m. wide D.P.Road = 1982.46	
b	In situ area against Amenity Space if handed over (2.00 x 1.85 x Sr.No. 4 (b) and /or (c))	12255.54
c	TDR area	29387.14
d	Total in situ/ TDR loading proposed (11 (a+b+c)) Max. Permissible 32725.10 x 1.40 = 45815.14	45815.14
12	Additional FSI area under Chapter no. 7 Incentive for Green building (3%)	808.87
13	Total entitlement of FSI in the proposal	
a	Basic FSI + TDR + Premium FSI + Incentive FSI (9 above)	89948.77
b	On Residential - 140929.53/1.6 x 60% = 52848.57	52848.57
c	On Commercial - 2311.07/1.8 x 80% = 1027.14	462.21
d	Total entitlement (a + b+ c)	143259.55
14	Max. utilisation limit of FSI (building potential) Permissible as per Road width (as per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x (1.6 or 1.8)	157080.48
15	Total built up area in proposal	
a	Existing built up area	0.00
b	Proposed built up area (As per P - Line)	
	i. Residential	140929.53
	ii. Commercial	2311.07
	Total (a + b)	143240.60
16	FSI consumed (15/13)	1.00
17	UDCPR No. 4.8.1B XV) Minimum 10% built up area (Basic FSI) for area upto 1 HA and 5% built up area for area more than 1 HA, shall be used for offices and commercial purpose	1848.11
18	UDCPR No. 4.8.1B XVI) 20% of the land or FSI proposed to be used for Residential purpose shall be utilised for Development of below 50sq.m. built up area tenement = 20% of proposed residential FSI	17620.13

19	Ancillary area utilised (13 – 11)	53291.83
20	Total Built up area in proposal	
I)	Total FSI in Proposal	
a	Tower No.1 – Gr/St + 42 floors	25757.05
b	Tower No.2 – Gr/St + 42 floors	25741.03
c	Tower No.3 – Gr/St + 41 floors	23068.73
d	Tower No. 4 – Gr/St + 42 floors	29579.25
e	Tower No.5– Gr/St + 42 floors	35159.47
f	MLCP – Basement+ Lower Gr+ Ground + 13 floors	1624.00
g	Retail – Ground + 1 floor	2311.07
h	Total built up area (a to g)	143240.60
II)	Total Non FSI in Proposal	
a	Refuge area	1862.86
b	Meter Room	928.62
c	Stilt	1050.97
d	Lift Ducts/ Shafts	16510.63
e	Area (MLCP, Club house on RG)	51858.03
III)	Total of Non FSI Area (a to e)	72211.11
IV)	Total FSI + Non FSI Area (I) + (II)	215451.71

B. Proposed building Statement :-

Building Type	Floors
Tower 1	Gr/St + 42 floors
Tower 2	Gr/St + 42 floors
Tower 3	Gr/St + 41 floors
Tower 4	Gr/St + 42 floors
Tower 5	Gr/St + 42 floors
MLCP	Basement+ Lower Gr+ Ground + 13 floors
Retail	Ground + 1 floor
Club house 1	Ground + 1 floor

C. Open Spaces :-

Tower 1			
Gr/St + 42 floors		– Ht. 126.45 m.	
Directions	Directions	Directions	Directions
East	12.00 m.	More than 12.00 m.	From compound wall, Light & ventilation
	3.00 m.	3.00 m.	From Internal Road
West	0.00 m.	0.00	Adj. Tower 2
	12.00 m.	More than 12.00 m.	From Tower 2
North	6.00 m.	6.00 m.	40 M. wide D.P.Road
South	6.00 m.	More than 6.00 m.	From R.G. No. 1

Tower 2			
Gr/St + 42 floors – Ht. 126.45 m.			
Directions	Directions	Directions	Directions
East	0.00 m.	0.00	Adj. Tower 1
	12.00 m.	More than 12.00 m.	From Tower 1
West	12.00 m.	More than 12.00 m.	From plot boundary
	3.00 m.	3.00 m.	From Internal Road
North	6.00 m.	6.00 m.	40 M. wide D.P.Road
South	6.00 m.	More than 6.00 m.	From R.G. No. 1

Tower 3			
Gr/St + 42 floors – Ht. 123.55 m.			
Directions	Directions	Directions	Directions
East	6.00 m.	6.00 m.	From R.G. No. 1
West	12.00 m.	More than 12.00 m.	From compound wall, Light & ventilation
	3.00 m.	3.00 m.	From Internal Road
North	12.00 m.	More than 12.00 m.	From Tower 2
South	0.00 m.	0.00	Adj. Tower 4

Tower 4			
Gr/St + 42 floors – Ht. 126.45 m.			
Directions	Directions	Directions	Directions
East	6.00 m.	6.00 m.	From R.G. 1 & 2
	0.00 m.	0.00	Adj. Tower 5
West	12.00 m.	12.00 m.	From plot boundary
	3.00 m.	3.00 m.	From Internal Road
North	0.00 m.	0.00	Adj. Tower 3
South	6.00 m.	More than 6.00 m.	Dead wall, From plot boundary

Tower 5			
Gr/St + 42 floors – Ht. 126.45 m.			
Directions	Directions	Directions	Directions
East	6.00 m.	More than 6.00 m.	Dead wall, From plot boundary
West	0.00 m.	0.00	Adj. Tower 4
North	6.00 m.	6.00 m.	From R.G.1
	12.00 m.	More than 12.00 m.	From MLCP
South	12.00 m.	More than 12.00 m.	From plot boundary
	6.00 m.	6.00 m.	From R.G. 2 & 3

MLCP			
Basement+ Lower Gr+ Ground + 13 floors – Ht. 50.00 m.			
Directions	Directions	Directions	Directions
East	6.00 m.	6.00 m.	From R.G. 4, 5 & 6
West	6.00 m.	6.00 m.	From R.G.1
North	6.00 m.	6.00 m.	From plot boundary
South	6.00 m.	6.00 m.	From plot boundary
	12.00 m.	More than 12.00 m.	From Tower 5
	6.00 m.	6.00 m.	From plot boundary

D	R.G. Area	
	i) Required (25%)	6127.77 Sq.M.
	ii) Proposed R.G. Area (On Ground)	6147.30 Sq.m.
E.	Parking Statement	Required = 1625 Nos.
	i) Proposed / Required Car Parking	Proposed = 1834 Nos.
	ii) Proposed / Required Two Wheeler Parking (6 two wheelers can be converted into 1car)	Required = 272 Nos. Proposed = 272 Nos.

Disclaimer : This is to inform that this Letter of Intent (LoI) is issued for the sole purpose of applying for environmental clearance from the State Environmental Impact Assessment Committee (SEIAC), as per the request of M/s. CEEAR Lifespaces Pvt. Ltd.. This letter of intent includes development potential plot as proposed by M/s. CEEAR Lifespaces Pvt. Ltd. and does not construe the development permission for the said development by Thane Municipal Corporation. It is further clarified that this letter of intent does not construe the approval to commence the development or construction or to create any third party interest. M/s. CEEAR Lifespaces Pvt. Ltd. will have to obtain the statutory commencement permission as per the extant DCR in tune with the SEIAC obtained before any development for construction activity can be started. This letter of intent shall not form a basis for any claim of compensation, grant of rights or otherwise. This letter of intent is issued as per the extant UDCPR and is subject to any changes arising subsequently to changes in UDCPR. This letter of intent is valid for one year from date of issue.

अटीबाबत :-

- १) Letter of Intent नुसार प्रत्यक्ष मंजूरीसाठी सादर करण्यात आलेल्या नकाशांच्या संगणकीय प्रणालीमार्फत करण्याच्या Online छाननीमध्ये कोणत्याही त्रुटी दर्शविल्यास त्यानुसार Letter of Intent सोबत अदा करण्यात आलेल्या नकाशामध्ये आवश्यक बदल करणे बंधनकारक राहील.
- २) Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना विकास नियंत्रण नियमावलीतील तरतुदींमध्ये (कमाल निर्देशांक वापराच्या मर्यादेसह) कोणत्याही सुधारणा झाल्यास त्यानुसार नकाशांमध्ये आवश्यक सुधारणा करणे बंधनकारक राहील.
- ३) Letter of Intent नुसार Incentive for Green Buildings सह नकाशे प्रत्यक्ष मंजूरीसाठी सादर करणेपूर्वी शासनामार्फत मंजूर तालिकेवरील संबंधित संस्थेचे pre-certification सादर करणे बंधनकारक राहील.
- ४) Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना अग्निशमन विभागाचा ना हरकत दाखला सादर करणे बंधनकारक राहील.
- ५) Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना आर.सी.सी. तज्ञ यांचा दाखला सादर करणे बंधनकारक राहील.
- ६) Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना जिओटेक्निकल कन्सल्टंट यांचा दाखला सादर करणे बंधनकारक राहील.
- ७) Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना महसूल विभागासह अन्य शासकिय/ निमशासकिय विभागांकडील आवश्यकतेनुसारच्या परवानगी प्राप्त करणे बंधनकारक राहील.
- ८) सदरचे Letter of Intent प्राथमिक छाननीच्या आधारे तसेच सद्यस्थितीत लागू असलेल्या भूनिर्देशांक वापराचे कमाल अनुज्ञेय क्षेत्र विचारात घेऊन अदा करण्यात येत आहे. सबब, Letter of Intent च्या आधारे कोणतेही त्रयस्थ पक्षीय हक्क निर्माण करता येणार नाहीत.
- ९) Letter of Intent नुसार अदा करण्यात आलेले नकाशांच्या अनुषंगाने सी.सी. प्रमाणपत्र प्रत्यक्ष मंजूरीसाठी सादर करताना पर्यावरण विभागाचा सुधारीत ना हरकत दाखला सादर करणे बंधनकारक राहील.

१०) Letter of Intent सोबत अदा केलेल्या नकाशामध्ये दर्शविलेल्या इमारतीच्या Foot print मध्ये बदल झाल्यास/ इमारतीच्या संख्येमध्ये बदल झाल्यास/ बेसमेंट/ पोडीयम चे क्षेत्र कमी जास्त झाल्यास/ आर.जी. च्या आकारमानात किंवा स्थानात बदल झाल्यास / STP च्या स्थानात व क्षमतेत बदल झाल्यास विकासकाने महापालिकेकडील सुधारीत Letter of Intent (LOI) पर्यावरण विभागास सादर करणे.




Asst. Director of Town Planning
Thane Municipal Corporation, Thane



Certificate No. **4762**

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION/ COMMENCEMENT CERTIFICATE

Permission - Proposed Tower 1 - Gr/Stilt + 1 floor, Tower 2: - Gr/Stilt + 42 floors,
Tower 3: - Gr/Stilt + 1 floors, Tower 4: - Gr/Stilt + 42 floors,
Tower 5:- Gr/Stilt +41 floors, Club House :- Gr + 1 floor
MLCP:- Basement 1+Lower Gr+Ground+13 floors

C.C. - Proposed Tower 1-Gr/Stilt + 1 floor, Tower 2-Gr/Stilt+4 floors, Tower 3-Gr/Stilt + 1 floor,
Tower 4 - Gr/Stilt + 3 floors, Tower 5- Gr/Stilt + 1 floor, Club House - Ground + 1 floor
MLCP - Basement 1 + Lower Ground + Ground floors

V. P. No. S05/0194/19 TMC / TDD / 3993/22 Date : 15/3/2022
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri M/s. Ceeer Lifespaces Pvt. Ltd. (Owner)

With reference to your application No. 11858 dated 23/2/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Balkum & Dhokali Sector No. V Situated at Road / Street 49.00 M. wide D.P.Road S. No. / C.S.T. No. / F.P. No. No. 234/1, 234/2, 235, village Balkum & S.No. 39, 40, 41/1, village Dhokali

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) प्रस्तुत परवानगीच्या अनुषंगाने महाराष्ट्र जमीन महसूल संहिता - १९६६ चे तरतुदीनुसार भूखंडासाठी सनद प्राप्त करणेबाबत आवश्यक कार्यवाही करणे भूखंडमालक यांचेवर बंधनकारक राहील.
- ६) दिनांक ३१/३/२०२२ अखेरपर्यंत प्रस्तुत प्रस्ताव BPMS संगणक प्रणालीमध्ये अंतर्भूत करण्याबाबत कार्यवाही करणे बंधनकारक राहील.
- ७) भविष्यात प्रस्तावाधिन भूखंडावर वाढीव रहिवास बांधकाम क्षेत्र प्रस्तावित करताना नियमानुसार ५० चौ.मी. पेक्षा कमी आकारमानाच्या सदनिका प्रस्तावित करणे बंधनकारक राहील.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT. 1966**

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

P.T.O .



THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION CERTIFICATE

VP No : **S05/0194/19 NEW**

No : **TMC/TDD/3467/20**

Date : **1/10/2020**

To,

Sandeep Prabhu (CA/92/14860)

(Architect)

**M/s. Wellman Hindustan Pvt. Ltd., M/S. WELLMAN
HINDUSTAN PVT. LTD., M/S. WELLMAN HINDUSTAN PVT.
LTD., M/S. WELLMAN HINDUSTAN PVT. LTD., M/S.
WELLMAN HINDUSTAN PVT. LTD., M/S. WELLMAN
HINDUSTAN PVT. LTD.**

(Owner)

**Ceeer Lifespaces Private Limited, Ceeer Lifespaces Private (Power of Attorney Holder)
Limited, Ceeer Lifespaces Private Limited, Ceeer
Lifespaces Private Limited, Ceeer Lifespaces Private
Limited**

Sir,

**With reference to your application No. S05/0194/19 dated 19/12/2019 and development
Permission No. TMC/TDD/3467/20 dated 1/10/2020 grant of under section 45 & 69 of
The Maharashtra Regional and Town Planning Act, 1966 to carry out development work
and or to erect building No in Sector: Sector 5,Village :- BALKUM, DHOKALI, Survey
No / H No. :- 234/1, 234/2, 235, 39, 41, 40, the development permission is granted
subject to the following conditions.**

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.



ठाणे महानगरपालिका

“महापालिका भवन” सरसेनानी जनरल अरुणकुमार वैद्यमार्ग, चंदनवाडी, पांचपाखाडी, ठाणे (प.) - ४००६०२.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र./ठा.म.पा./मुख्या.-१/शविवि- २९/वियोअंक/ १९०२

दिनांक :- ८/११/२०१९

प्रति,
मे. साकार आर्किटेक्ट्स,
दुसरा मजला, नक्षत्र, विंग-ए,
अल्मेडा रोड, पांचपाखाडी,
ठाणे (प.)

विषय :- मौजे बाळकुम येथील स. नं. २३४, २३५, मौजे ढोकाळी स.नं. ३९, ४० व ४१ या जमिनीचे पार्ट प्लॅन, झोन प्रमाणपत्र व डि.पी. रिमार्क्स मिळणेबाबत.

संदर्भ :- आपले दि.१३/०९/२०१९, आवक क्र. ५३७२ चे पत्र.

महोदय,

संदर्भित पत्राचे अनुषंगाने कळविण्यात येते की, ठाणे शहराचे मंजूर सुधारित विकास आराखड्यानुसार उपरोक्त जमिनीचे काही क्षेत्र नियोजित २५.०० मी. व ३०.०० मी. रुंद प्रत्येकी एक रस्ता, विद्यमान कोलशेत रस्त्याचे ४०.०० मी. नियोजित रुंदीकरण इत्यादी आरक्षणांचे प्रस्तावाने बाधित होत असून, उर्वरित जमिनीचे क्षेत्र औद्योगिक विभागात समाविष्ट होत आहे. तसेच उक्त जमिनीचे बहुतांश क्षेत्र मे. बायर इ. लि. या रासायनिक कंपनीचे बॅटरी पॉइंट पासून २५० मी. अंतराचे सुरक्षा पट्ट्यात (Safety Belt) व कुंपणभिंतीपासून १०० मी. अंतराचे प्रथम पट्ट्यात / हरित पट्ट्यात व त्यापुढील १०० मी. ते २५० मी. = १५० मी. अंतराचे द्वितीय पट्ट्यात / कमी घनता क्षेत्रात अंतर्भूत होत आहे.

शासनाने अधिसूचना क्र. टिपीएस-१२१२/३१७/प्र.क्र.१७२/१२/नवि-१२, दि.०८/११/२०१२ अन्वये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ३७(२) अन्वये शासनास प्रदत्त असलेल्या शक्तीचा वापर करून रासायनिक झोनबाबत फेरबदलाचा प्रस्ताव भागशः मंजूर करून व उर्वरित फेरबदल प्रस्तावावरील निर्णय प्रलंबित ठेवण्यात आला आहे. (I) ठाणे महानगरपालिकेने सादर केलेल्या प्रस्तावामधील बंद/स्थलांतरीत झालेल्या रासायनिक कंपनीबाबतचा नियम क्र. एन१.३ (डी) खालील प्रमाणे मंजूर करण्यात आला आहे.

एन १.३(डी)-(I) उद्योग संचालक/औद्योगिक सुरक्षा व आरोग्य संचालक/सक्षम-प्राधिकरणाने ज्या रासायनिक कंपनी कायमच्या बंद झाल्याचे अथवा अन्यत्र स्थलांतरित करण्यात आल्याचे प्रमाणित केले आहे अशा रासायनिक कंपनीखालील मुळ जागा ही औद्योगिक विभागामध्ये समाविष्ट झाल्याचे समजण्यात येईल व त्याचा विकास प्रचलित मंजूर विकास नियंत्रण नियमावलीतील तद्अनुषंगीक तरतूदीनुसार अनुज्ञेय राहील.

उद्योग संचालक/औद्योगिक सुरक्षा व आरोग्य संचालक/ सक्षम प्राधिकरणाने कंपनी कायमस्वरूपी बंद झाल्याचे अथवा अन्यत्र स्थलांतरित झाल्याचे प्रमाणित केल्यास अशा कंपन्यांच्या जागेच्या सभोवतालचा १०० मी. रुंदीचा हरित पट्टा आणि त्यापुढील १५० मी. रुंदीचा कमी घनतेचा पट्टा आपोआप रद्द झाल्याचे समजण्यात येईल.

उक्त तरतूद प्रचलित मंजूर विकास नियंत्रण नियमावलीमध्ये समाविष्ट करण्यात येत आहे.

(II) ठाणे महानगरपालिकेने सादर केलेल्या फेरबदल प्रस्तावामधील प्रस्तावित नियम क्र. २(५३)(i), २(५३)(ii), २(५३)(iii), N१.३(A), N१.३(E)(i), N१.३(B)(ii), N१.३(B)(iii), N१.३(B)(iv), N१.३(B)(v), N१.३ (C)(i), N१.३ (C)(ii), N१.३ (C)(iii), N१.३(C)(iv), App W १० Note २ प्रलंबित ठेवण्यात येत आहेत. प्रलंबित ठेवण्यात आलेल्या फेरबदलाबाबत जोपर्यंत अंतिम निर्णय होत नाही तोपर्यंत प्रचलित विकास नियंत्रण नियमावलीमधील नियम क्र. २(५३)(i) २(५३)(ii), N१.३, App "W" १० Note २ हे अंमलात राहतील.

उपरोक्त रासायनिक झोनच्या अधिसूचनेत नमूद केल्यानुसार बायर इंडिया लि. ही रासायनिक कंपनी कायमस्वरूपी बंद होऊन, सदर कंपनीचे जमीनीवर विकास प्रस्ताव क्र. ८६/१२२अ (नवीन वि.प्र.क्र. S०५/००९३/१५) अन्वये इमारतीचे नकाशे मंजूर करण्यात आले आहेत. त्यामुळे उपरोक्त अधिसूचनेत नमूद केल्यानुसार बायर इंडिया लि. या कंपनीच्या सभोवतालचे रासायनिक पट्टे आपोआप (Suo-Motto) रद्द झाले आहेत.

तसेच मा. सर्वोच्च न्यायालयामधील रिट याचिका क्र. ४६०/२००४ मध्ये दिलेल्या आदेशास अनुसरून केंद्रिय पर्यावरण, वन व जलवायु परिवर्तन मंत्रालय, भारत सरकार यांचेकडील अधिसूचना क्र. S.O.(E) १५३३, दि.१४/०९/२००६ अन्वये विषयांकीत भूखंडाचा तुंगारेश्वर वन्यजीव अभयारण्य १०.० कि.मी. मानीव पर्यावरण संवदेनशील क्षेत्रात समावेश होत नाही.

**THANE MUNICIPAL CORPORATION
FIRE BRIGADE THANE**

No. :TMC/CFO/M/261/261

Date: 04/03/2022

SUB: NOC stipulating fire protection & fire fighting requirements of proposed development of Residential Tower No. 1, 2, 3, 4, 5 & MLCP building on plot bearing S.NO.- 234/1, 234/2, 235 at village Balkum & S. No. 39, 41/1, 40 at Village Dhokali, Tal. & Dist. Thane.
M/s. Ceeer Lifespaces Pvt. Ltd.

REF: i) V.P. No. S05/0194/19
ii) Letter dt. 15/02/2022 from M/s. Saakaar Architect.
iii) Date of inspection by DFO Mr. S. V. Devare on Dt. 02/03/2022

A.D.T.P. (TMC) Thane

This is the proposal to develop on plot bearing S.NO.- 234/1, 234/2, 235 at Village Dhokali, Tal. & Dist. Thane, for Residential **Tower No. 1** having **Ground + 1st floor** with total height of **7.55 Mt.** from general ground level up to terrace level, **Tower No. 2, 4 & 5** having **Ground + 1st to 42nd floor** with total height of **126.45 Mt.** from general ground level up to terrace level, **Tower No. 3** having **Ground + 1st floor** with total height of **7.55 Mt.** from general ground level up to terrace level, **Multi level car parking** having **Basement 1 + Lower ground + Ground + 1st to 12th floor parking + 13th floor (Amenity floor)** with total height of **50.00 Mt.** from general ground level up to terrace level.

THE FLOOR-WISE USER OF THE TOWER NO.1

Floors	Users
Stilt	07 nos. shops, 06 nos. meter room, BMS room, FAS room, Entrance lobby
1 st floor	07 nos. shops, 02 nos. Residential flats, 01 no. Society office

THE FLOOR-WISE USER OF THE TOWER NO.02

Floors	Users
Stilt	06 nos. shops, 08 nos. meter room, Fire command room, BMS room, parking, Drivers toilet, Entrance lobby
1 st floor	04 nos. shops, 02 nos. electrical rooms, 02 nos. residential flats, commercial toilet block
2 nd to 7 th , 9 th to 12 th , 14 th to 17 th , 19 th to 22 nd , 24 th to 27 th , 29 th to 32 nd , 34 th to 37 th , 39 th to 42 nd floor	06 nos. residential flat on each floor level.
8 th , 13 th , 18 th , 23 rd , 28 th , 33 rd & 38 th floor	05 nos. residential flat on each floor level + Refuge area



[Handwritten signature]

THANE MUNICIPAL CORPORATION
FIRE BRIGADE THANE

No. :TMC/CFO/M/HR/140/118

Date: 26/07/2022

SUB: NOC stipulating fire protection & fire fighting requirements of proposed development of Residential Tower No. 1, 2, 3, 4, 5 & MLCP building on plot bearing S.NO.- 234/1, 234/2, 235 at village Balkum & S. No. 39, 41/1, 40 at Village Dhokali, Tal. & Dist. Thane.
M/s. Ceeer Lifespaces Pvt. Ltd.

REF: i) V.P. No. S05/0194/19
ii) Letter dt. 13/07/2022 from M/s. Saakaar Architect
iii) Initial NOC No. TMC/CFO/M/261/261, Dt. 04/03/2022
iv) Date of inspection by DFO Mr. S. V. Devare on Dt. 21/07/2022

A.D.T.P. (TMC) Thane

In this case please refer to this office N.O.C. issued vide Initial NOC No. TMC/CFO/M/261/261, Dt. 04/03/2022, having Residential Tower No. 1 having Ground + 1st floor with total height of 7.55 Mt. from general ground level up to terrace level, Tower No. 2, 4 & 5 having Ground + 1st to 42nd floor with total height of 126.45 Mt. from general ground level up to terrace level, Tower No. 3 having Ground + 1st floor with total height of 7.55 Mt. from general ground level up to terrace level, Multi level car parking having Basement 1 + Lower ground + Ground + 1st to 12th floor parking + 13th floor (Amenity floor) with total height of 50.00 Mt. from general ground level up to terrace level.

Now, Architect has submitted the amended plan & proposed the following amendments.

1. Architect has added 41 nos. of floors for Tower No. 1, Now Tower No. 1 having Ground + 1st to 42nd floor with total height of 126.45 Mt. from general ground level up to terrace level.
2. Architect has proposed minor internal changes without increasing the height of Tower No. 2, 4 & 5, Now Tower 2, 4 & 5 having Ground + 1st to 42nd floor with total height of 126.45 Mt. from general ground level up to terrace level.
3. Architect has added 40 nos. of floors for Tower No. 3, Now Tower No. 3 having Ground + 1st to 41st floor with total height of 123.55 Mt. from general ground level up to terrace level.

Architect has change the floor numbering as approved earlier without increasing the height of the Multi level car parking having Basement 1 + Lower ground + 1A + 1B + 2A + 2B + 3A + 3B + 4A + 4B + 5A + 5B + 6A + 6B + 7A + 8th floor (Amenity floor) with total height of 50.00 Mt. from general ground level up to terrace level.





दुरध्वनी क्र.: २५३३१२११

२५३३१५९०

ठाणे महानगरपालिका

महानगरपालिका भवन, सरसेनानी अरुणकुमार वैद्य मार्ग,
पांचपाखाडी, ठाणे (प) - ४०० ६०२.

संदर्भ : ठामपा/का.अ./आयएनडीपी/SWD NOC/१९

दिनांक : २९/०६/२०२२

स्टॉर्म वॉटर ड्रेन लेआऊट 'ना हरकत प्रमाणपत्र'

प्रति,

मे.साकार आर्किटेक्ट्स

२ रा मजला, नक्षत्र, विंग -ए,

ठामपा कार्यालया जवळ, अल्मेडा रोड,

पांचपाखाडी, ठाणे - ४०० ६०२.



विषय:-विकास प्रस्ताव क्र.१०५/०१९४/१९ अंतर्गत मौजे बाळकुम सेक्टर नं.५, ठाणे येथील सर्व्हे क्र.२३४/१, २३४/२, २३५ मौजे बाळकुम व सर्व्हे क्र.३९,४०,४१/१ मौजे ढोकाळी विकासक मे.सिआर लार्डफस्पेसेस प्रा.लि. यांच्या गृहसंकुलाच्या भूखंडावरील स्टॉर्म वॉटर ड्रेन लेआऊटला मान्यता देणेबाबत.

संदर्भ :- (१) आपला आवक क्र.७७ दि.२६.०४.२०२२ चा अर्ज.

(२) तांत्रिक सल्लागार M/s.Enviro-Con यांचा विषयांकोट SWD Layout चा अहवाल.

विषयांकित स्टॉर्म वॉटर ड्रेन लेआऊटला खालील अटी व शर्तीस अधीन राहून मान्यता देण्यात येत आहे.

१. भूखंडातील स्टॉर्म वॉटर ड्रेनचे प्रत्यक्ष काम सोबतच्या स्टॉर्म वॉटर ड्रेन मंजूर लेआऊट नुसारच करण्यात यावे.
२. भूखंडावरील स्टॉर्म वॉटर ड्रेनच्या कामास येणारा खर्च आपले अशिलास स्वतः करावा लागणार असून सदर खर्च भविष्यात महानगरपालिका देय राहणार नाही.
३. सदर स्टॉर्म वॉटर ड्रेनस बांधण्यासाठी स्वतःचा भूखंडाचा वापर करावा व सदर स्टॉर्म वॉटर ड्रेन लेआऊटचे आऊटलेट अस्तित्वातील रोड साईड ड्रेनला जोडण्यात यावे, अन्यथा इतर भूखंडधारकांनी हरकत घेतल्यास सर्वस्वी जबाबदारी आपली / आपले अशिलाची राहिल.
४. भविष्यात इतर भूखंडातून पावसाळी पाण्याचा निचरा करण्याचे दृष्टिकोनातून स्टॉर्म वॉटर ड्रेन / गटार बांधावयाचे झाल्यास सदर भूखंडातून सदर स्टॉर्म वॉटर ड्रेन / गटार बांधणेकरीता आपणास / आपले अशिलास कोणतीही हरकत घेता येणार नाही.
५. स्टॉर्म वॉटर ड्रेनचे काम भूखंडावरील इमारतीच्या वापर परवान्यापुर्वी करून पावसाळी पाण्याचा निचरा होणेकरीता स्टॉर्म वॉटर ड्रेनचे आऊटलेट रोड साईड ड्रेनला मंजूर नकाशाप्रमाणे जोडण्यात यावे.
६. स्टॉर्म वॉटर ड्रेनचे काम पूर्ण झाल्यावर इमारतीच्या वापर परवान्यापुर्वी स्टॉर्म वॉटर ड्रेनचा पुर्णत्वाचा दाखला या विभागाकडून घेणे बंधनकारक राहिल.
७. भविष्यामध्ये सदर स्टॉर्म वॉटर ड्रेनच्या लेआऊट मध्ये कोणतेही बदल करावयाचा असल्यास त्याबाबत या विभागाचे ना हरकत प्रमाणपत्र घेणे बंधनकारक राहिल.
८. सदर भूखंडातील MLCP इमारतीच्या बेसमेंटमधील पाण्याचा निचरा पंपिंग द्वारे होणार असल्याने संप व पंप प्रणालीमध्ये अतिरिक्त Stand by Pump बसविणे आपणास/ आपले अशिलास / सदनिकाधारकास बंधनकारक राहिल.
९. स्टॉर्म वॉटर ड्रेनच्या लेआऊटनुसार MLCP इमारतीच्या बेसमेंटमधील संप व पंप ची व्यवस्था कायमस्वरूपी कार्यान्वित राहिल व याद्वारे पावसाळी पाण्याचा निचरा योग्य प्रकारे होईल याची जबाबदारी विकासक /सदनिकाधारक यांची राहिल.

सोबत :- मंजूर स्टॉर्म वॉटर ड्रेन लेआऊट नकाशाची प्रत.

(संजय कुंदम)

कार्यकारी अभियंता,

आय.एन.डी.पी.

ठाणे महानगरपालिका, ठाणे.

टिप :- मुळ प्रस्तावावर मा.अति.नगर अभियंता यांची मंजूरी आहे.

प्रत :- कार्यकारी अभियंता, सेक्टर ५, शहर विकास विभाग, ठा.म.पा. ठाणे.

24/3/2022

To,
The Superintendent,
Garden Department,
Thane Municipal Corporation,
Thane.

Sub : Grant of Permission for replantation/ cutting of trees affected by proposed development on plot bearing S.No. 234/1, 234/2, 235, Village Balkum and S.No. 39, 41/1, 40, Village Dhokali, Tal. & Dist. Thane **for M/s. Ceeear Lifespaces Pvt. Ltd.**

Ref : Permission /C.C. No. V.P.No. S05/0194/19 TMC/TDD/3993/22 dated 15/3/2022.

Dear Sir,

With reference to above mentioned plot we are submitting herewith sanctioned layout plan showing existing 285 nos. of trees on site. Out of which existing 157 nos. of trees are affected by proposed Construction.

We hereby request you to grant us No Objection Certificate for replantation/ cutting the said existing trees.

Kindly do the needful at the earliest.

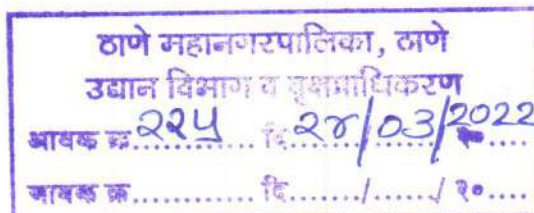
Thanking you,

Yours faithfully,
For SAAKAAR



Ar. Sandeep Prabhu
Partner

- Encl :- 1) Photograph of existing trees.
2) Undertaking regarding tree cutting.
3) Existing number of trees. (As per GIS & GPS Survey)
4) C.D.
5) Checklist



25/7/2022

To,
The Member Secretary,
State Environmental Impact Assessment Authority (SEIAA), Maharashtra
Room No. 217, 2nd floor, Annex Buildings,
Environment Department, Mantralaya,
Mumbai – 400 032

Sub.:- Submission of Undertaking regarding no construction on site for proposed development on plot bearing S. No. 234/1, 234/2, 235, of village Balkum, S.No. 39,40,41/1, village Dhokali, Tal. & Dist. Thane for M/s. CEEAR Lifespaces Pvt. Ltd.

Respected Madam,

With reference to the above mention subject M/s. CEEAR LIFESPACES PRIVATE LIMITED have proposed Residential Development with retail shops at S. No. 234/1, 234/2, 235, of village Balkum, S.No. 39,40,41/1, village Dhokali, Tal. & Dist. Thane.

I hereby certify that no construction work started at site as on date.

Thanking you,

Yours faithfully,
For SAAKAAR



Ar. Sandeep Prabhu
Partner

ENVIRONMENT MANAGEMENT PLAN

DURING CONTRUCTION PHASE

No.	Component	Description		Basis of costing	Total Cost (Rs. In Lacs)
1	Air Environment	Dust suppression		8 nos. of Tankers/Month x 12 Months x 7 Years x Rs. 600/ Tankers	4.03
		Air and Noise quality	Sensors for Air and Noise quality monitoring	--	50.50*
			By outside MOEF & CC Approved Laboratory	--	3.08
2	Water Environment	Drinking water analysis		--	0.21
3	Land Environment	Site Sanitation		--	13.50
4	Health & Hygiene	Disinfection - Pest Control at site		10000/ Month x 12 Months x 7 years	8.40
		Health - Check-up of workers		150 nos. of Workers x Rs. 150/Workers/ Month x 12 Months x 7 years	18.90
Total cost					98.62
DMP Costing					386.00

*Operation and maintenance cost of sensors for Air and Noise quality monitoring is already considered in this value.

ENVIRONMENT MANAGEMENT PLAN DURING OPERATION PHASE

No.	Component	Description	Capital cost (Rs. In lacs)	Operational and Maintenance cost (Rs. in Lacs/Year)
1	AIR & NOISE ENVIRONMENT			
1.1	Cost for Ambient Air quality & Noise Monitoring	By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.44
		On site sensors	No set up cost is involved as already considered Construction Phase	0.50
1.2	Cost for DG Stack Exhaust Monitoring	DG Stack	*No set up cost is involved	0.10
1.3	Cost for Plantation	Green area on Ground	33.81	1.20
		Costing for Miyawaki plantation	10.00	0.50
1.4	Cost for Air Cleaning System	--	4.00	1.00
2	WATER ENVIRONMENT			
2.1	Cost for Waste water treatment	Cost for Sewage Treatment Plants	195.60	41.10
2.2	Cost for water & waste water Monitoring	On site sensors	6.50	1.00
		By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.05
2.3	Cost for Water Conservation (Rain Water Harvesting System)	Cost for RWH tanks	55.00	2.75
		Cost for treatment unit for Rain Water tanks	3.00	0.01
		Cost for Rainwater Monitoring	*No set up cost is involved	0.05
		Cost for Low Flow Devices	25.00	1.25
3	LAND ENVIRONMENT			
3.1	Cost for Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	30.30	3.20
		Cost for monitoring of OWC manure	*No set up cost is involved	0.24
4	ENERGY CONSERVATION			
4.1	Cost for energy conservation	Cost for Solar PV panels and Water heating system	106.25	2.66
Total cost			469.46	56.03
DMP Costing			610.00	61.00

Ceear Lifespaces Private Limited
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079.
India
Tel.: + 91-22-6169 5500
Fax: + 91-22-6169 8888
CIN: U45200MH2017PTC295706

Date:

To,
Member Secretary,
State Environmental Impact Assessment Authority (SEIAA), Maharashtra
Room No. 217, 2nd floor, Annex Building,
Environment Department, Mantralaya,
Mumbai - 400032, Maharashtra, India

Subject: Submission of undertaking for reuse of excess treated sewage available from our proposed Residential Development with retail shops at Dhokali & Balkum, Thane, State: Maharashtra, India.

Respected Madam,

We M/s. CEEAR LIFESPACES PRIVATE LIMITED have proposed Residential Development with retail shops at Dhokali & Balkum, Thane, State: Maharashtra, India.

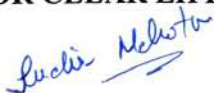
We hereby undertake that; after full occupation of this project the total treated sewage available for reuse from this project will be 1069 KLD. Recycling of treated sewage shall be done for gardening (18 KLD) and flushing (391 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 62% (660 KLD).

In addition to reuse of treated sewage on site the treated sewage i.e. 286 KLD shall also be used in the nearby garden, median plantation which will further help to reduce the quantity of treated sewage to the tune of 35% (374 KLD).

Regarding this we have submitted a letter to TMC to whom excess treated sewage shall be given free of cost.

Yours faithfully,

FOR CEEAR LIFESPACES PRIVATE LIMITED



AUTHORIZED SIGNATORY

Ceear Lifespaces Private Limited
Regd. Office: Godrej One, 5th Floor,
Pirojshanagar, Eastern Express
Highway,
Vikhroli (E), Mumbai - 400 079, India
Tel.: + 91-22-6169 5500
Fax: + 91-22-6169 8888
CIN: U45200MH2017PTC295706

Date: 25-03-2022

To,

The Senior Superintendent of Garden,
Garden Department,
Thane Municipal Corporation,
Thane West,

Subject : Permission to reuse of excess treated sewage in nearby TMC garden/ median plantation from the Proposed "Residential Development with Retail Shops" at S.No. 234/1, 234/2, 235 of Village Balkum and S.No. 39, 40, 41/1 of Village Dhokali, Tal. & Dist. Thane for M/s Ceear Lifespaces Pvt. Ltd.

Reference : Project specific Terms of Reference (ToR) received from State Environment Impact Assessment Authority (SEIAA) vide letter no. SIA/MH/MIS/220415/2021 dated 09.12.2021

Respected Sir,

With reference to above mentioned subject, we have proposed "Residential Development with Retail Shops" at Village Dhokali & Balkum, Thane, Maharashtra that is under process for Environmental Clearance.

In this project we have proposed to reuse excess treated sewage in nearby garden area or median plantation. However, Hon'ble Committee has asked to obtain consent letter from TMC to reuse excess treated sewage in nearby TMC garden/median plantation.

We request your good office to kindly grant your permission for reuse of excess treated sewage in the nearby TMC garden / median plantation.

Please do the needful and oblige.

FOR CEEAR LIFESPACES PRIVATE LIMITED


AUTHORIZED SIGNATORY
Encl: As above
Date: - 25-03-2022

ठाणे महानगरपालिका, ठाणे	
उद्यान विभाग व वृक्षप्राधिकरण	
भाषण क्र.	५०५५ दि. २६/०३/२०२२
मालक क्र.	दि. / / २०....

TECHNICAL DETAILS OF STP

Sewage Quantity	1126 KLD		
STP Capacity	1200 KL		
Area	950 sq.mt.		
Location	Basement level		
Technology	MBBR (Moving Bed Bio Reactor)		
Details	MBBR is based on the fixed film attached growth biological system. The moving media are small circular rings with Polypropylene (PP) media for bacterial slime growth on its surface.		
	Primary treatment: <input type="checkbox"/> Bar Screen <input type="checkbox"/> Oil & Grease Trap <input type="checkbox"/> Raw Collection tank <input type="checkbox"/> Anoxic Tank <input type="checkbox"/> Raw Sewage Transfer pumps	Secondary treatment: <input type="checkbox"/> MBBR Bioreactor <input type="checkbox"/> Tuber settler Tank <input type="checkbox"/> Sludge Dewatering System-(Filter press)	Tertiary treatment: <input type="checkbox"/> Filter feed tank <input type="checkbox"/> Treated water tank <input type="checkbox"/> Pressure Sand Filter <input type="checkbox"/> Activated Carbon Filter <input type="checkbox"/> UV system
Advantages	<input type="checkbox"/> Compact Design <input type="checkbox"/> Robust Bio film <input type="checkbox"/> Flexible Reactor Design <input type="checkbox"/> No Clogging of Bio film Carriers <input type="checkbox"/> Low Load on Particle Separation	<input type="checkbox"/> Easy to Operate and Control <input type="checkbox"/> Minimal Maintenance <input type="checkbox"/> Maintenance of diffused aeration system without shutdown of the system	
Outlet Characteristics in compliance with NGT order dt.30.04.2019	pH : 5.5. to 9.0, Total Suspended Solids : <10 mg/lit., Chemical Oxygen Demand (COD) : <30 mg/lit., Biological Oxygen Demand (BOD) : <10 mg/lit., Nitrogen Total: 10 mg/lit, Phosphorus : 1 mg/lit, Fecal Coliform : 100 MPN/100ml		



ठाणे महानगरपालिका

महानगरपालिका भवन, डॉ. अल्मेडा रोड, चंदनवाडी, पाचपाखाडी, ठाणे-४०० ६०२.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र./अ.म.पा./
Ref./T.M.C./

घनकचरा / उपआ (प्र) - ४२

दिनांक ४/०२/१९९२०२१
Date 199

बांधकाम व निष्कासन कचरा व्यवस्थापन नियम २०१६ नुसार विकास कामामध्ये निर्माण होणाऱ्या बांधकाम कचऱ्याचे व्यवस्थापनाकरिता "ना हरकत प्रमाणपत्र"

प्रति,
M/S Ceeer Lifespaces Pvt. Ltd.
Godrej one, ५th floor
Pirojshanagar, Eastern Express Highway,
Vikroli (E), Mumbai-४०००७९
Thane

विषय : विकास कामामध्ये निर्माण होणाऱ्या बांधकाम व निष्कासन कचऱ्याचे व्यवस्थापनाकरिता
ना हरकत प्रमाणपत्र मिळणेबाबत.

संदर्भ : १. बांधकाम व निष्कासन कचरा व्यवस्थापन संबंधी दि.१५/२/२०१९ रोजी प्रसिध्द केलेली
अधिसूचना.

२. ना हरकत प्रमाणपत्र मिळणेकामी आपले आवक क्र.३३०७ दि.८/१/२०२१ रोजीचे पत्र.

३. आपले दि.८/१/२०२१ रोजीचे बांधकाम व निष्कासन व्यवस्थापन आराखडा

४. आपले दि.८/१/२०२१ रोजीचे नमुना अ मध्ये प्रकल्पाविषयी सादर केलेली माहिती.

संदर्भ क्र. २ नुसार उपरोक्त विषयाबाबत प्राप्त अर्जातील विकास प्रस्ताव क्र. So५/०१९४/१९ situated
at proposed Residential and commercial building on plot bearing S.No
२३४/१,२३४/२,२३५, Village balkum and S.No ३९,४१,४० village dhokali करिता खालील
नमूद अटीस अधिन राहून बांधकाम व निष्कासन कचरा व्यवस्थापनबाबतचे "ना हरकत प्रमाणपत्र" देण्यात येत
आहे.

१. संदर्भ क्र.१ मधील अट क्र. ४ नुसार आपण घाऊक कचरा निर्माते असून अट क्र ५ (५.२) मध्ये नमूद
सर्व अटीशर्ती आपणांवर बंधनकारक राहतील.
२. संदर्भ क्र. ३ नुसार बांधकाम व निष्कासन कचरा व्यवस्थापनाकरिता आपण दिलेल्या हमीपत्राचे उल्लंघन
झाल्यास सदरहू "ना हरकत प्रमाणपत्र" रद्द करण्यात येईल.
३. संदर्भ क्र. ४ नुसार विकास प्रस्तावासंबंधी दिलेली माहिती खरी आहे, असे गृहित धरून "ना हरकत
प्रमाणपत्र" देण्यात येत आहे.
४. प्रस्तावित प्रकल्पाचे ठिकाणी निर्माण होणाऱ्या बांधकाम व निष्कासन कचरा विल्हेवाट ज्या ठिकाणी
लावण्यात येणार असलेबाबतचे आराखड्यात नमूद केलेले आहे. त्या ठिकाणच्या सक्षम प्राधिकरणाची
मान्यता घेण्याची जबाबदारी अर्जदार यांची राहिल. तसेच याबाबत काही तक्रार आल्यास त्याबाबत
निराकरण करण्याची जबाबदारी देखील अर्जदार यांची राहिल.
५. बांधकाम व निष्कासन कचरा व्यवस्थापन अधिनियमातील तरतुदीचे उल्लंघन झाल्यास मा.स्थायी समिती
ठराव क्र. २३२० दि.२/१/२०१७ नुसार निश्चित केलेल्या दंडास आपण पात्र राहिल.

उपआयुक्त

घनकचरा व्यवस्थापन विभाग प्रकल्प
ठाणे महानगरपालिका ठाणे.

प्रत : मा.सहाय्यक संचालक व नगररचना श.वि.वि.

टिप : संदर्भ क्र. ३ नुसार बांधकाम व निष्कासन कचऱ्याचे व्यवस्थापन केल्याबाबतचे ना हरकत प्रमाणपत्र वापर परवाना
देताना विचारात घ्यावे.

Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
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TEST REPORT

ISSUED TO: M/S.CEEAR LIFESPACES PRIVATE LIMITED
For Your Site : "Proposed Residential Development With Retail Shops"
At Village Balkum, Thane (West)

REPORT NO. : UT/ELS/REPORT/C-290/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : Verbal Confirmation
REF. DATE : 14/11/2022

SAMPLE PARTICULARS

Sampling Plan Ref. No.: : C-31/10-2022
Sampling Procedure : UT/LQMS/SOP/AA01A
Sample Registration Date : 25/10/2022
Date of Sampling : 24/10/2022 to 25/10/2022
Time of Sampling : 09:30 Hrs. to 09:30 Hrs.
Analysis Starting Date : 25/10/2022
Analysis Completion Date : 27/10/2022
Sample Lab Code : UT/ELS/C-195/10-2022
Ambient Air Temperature : 28.5°C to 33.6°C

AMBIENT AIR QUALITY MONITORING

Location Code : 01
Sample Location : At Project Site
Co-ordinates: N19°13'44.42"; E72°59'2.79"
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 24 Hours
Relative Humidity : 53.0 % to 64.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	15	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	25	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method IO-2.1	80	µg/m ³
4.	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	30	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.5	mg/m ³

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The parameters tested above are found to be within 24 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. NAAQMS is provided as Annexure-I for your reference. (Turnover to find Annexure)

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Polltech; Model - PEM-RDS 8NL; Sr. No. 3313	Valid up to - 03/10/2023
	Fine Dust Sampler	Make - Polltech; Model - PEM ADS 2.5/10µ; Sr. No. 18213	Valid up to - 05/01/2023

- Note:**
1. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 2. This test report refers only to the sample tested.
 3. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
 4. This test report may not be reproduced in part, without the permission of this laboratory.
 5. Any correction invalidates this test report.
 6. Weather was Sunny & Clear during sampling period.

- END OF REPORT -



For ULTRA-TECH,

Manasi Namjoshi

Manasi Namjoshi
(Authorized Signatory)

ANNEXURE-I

NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV

The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO ₂), µg/m ³	Annual* 24 Hours**	50 80	20 80
02.	Oxides of Nitrogen (NO _x), µg/m ³	Annual* 24 Hours**	40 80	30 80
03.	Particulate Matter (PM ₁₀), µg/m ³	Annual* 24 Hours**	60 100	60 100
04.	Particulate Matter (PM _{2.5}), µg/m ³	Annual* 24 Hours**	40 60	40 60
05.	Carbon Monoxide (CO), mg/m ³	08 Hours* 01 Hours**	02 04	02 04

* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

** 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

NOTE: Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further

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TEST REPORT

ISSUED TO: M/S.CEEAR LIFESPACES PRIVATE LIMITED
For Your Site : "Proposed Residential Development With Retail Shops"
At Village Balkum, Thane (West)

REPORT NO. : UT/ELS/REPORT/C-291/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : Verbal Confirmation
REF. DATE : 14/11/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-31/10-2022
Date of Monitoring : 24/10/2022

NOISE LEVEL QUALITY MONITORING

Sample Lab Code : UT/ELS/C-196/10-2022
Survey Done By : ULTRA-TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	10:00 to 10:05	54.3	22:00 to 22:05	44.1
02.	At Project Site	10:10 to 10:15	53.9	22:10 to 22:15	43.8

Opinions / Interpretations: The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.
(Turnover to find Annexure).

Note: 1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Casella; Model - CEL-633C; Sr. no. 2382959	Valid up to - 10/12/2022

Note: 1. This test report refers only to the monitoring conducted.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.

- END OF REPORT -

For ULTRA-TECH,

*Manasi Namjoshi***Manasi Namjoshi**
(Authorized Signatory)

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)

• SCHEDULE

(See rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
 2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
 3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
 4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

• CONSTRUCTION ACTIVITIES

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
 2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
 2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

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TEST REPORT

ISSUED TO: M/S.CEEAR LIFESPACES PRIVATE LIMITED

For Your Site : "Proposed Residential Development With Retail Shops"

At Village Balkum, Thane (West)

REPORT NO. : UT/ELS/REPORT/C-292/11-2022**ISSUE DATE** : 15/11/2022**YOUR REF.** : Verbal Confirmation**REF. DATE** : 14/11/2022**SAMPLE PARTICULARS**

Sampling Plan Ref. No. : C-31/10-2022
Sampling Procedure : UT/LQMS/SOP/S01A
Sample Registration Date : 25/10/2022
Date & Time of Sampling : 24/10/2022 at 17:00Hrs.
Analysis Starting Date : 25/10/2022
Analysis Completion Date : 01/11/2022
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-197/10-2022

SOIL QUALITY MONITORING

Sample Type : Surface Soil (at 15cm depth)
Sample Location : At Project Site
Sample Quantity & Packing Details : 1kg In Plastic Bag Contained in Zip Lock Bag

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Moisture Content	IS:2720 (Part 2) : 1973	4.4	%
2.	Bulk Density	UT/LQMS/SOP/S03	1158	kg/m ³
3.	Organic Matter	IS:2720 (Part 22) : 1972	1.0	%
4.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.6	%
5.	pH [1:2.5 Soil:Water Extract]	IS:2720 (Part 26) : 1987	7.8	-
6.	Conductivity[1:2soil:Water Extract]	IS:14767- 2000	0.492	mS/cm
7.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	75	mg/kg
8.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	64	mg/kg
9.	Chlorides as Cl ⁻ (Water Extractable)	UT/LQMS/SOP/S23	97	mg/kg
10.	Sulphate as SO ₄ ²⁻ (Water Extractable)	UT/LQMS/SOP/S24	86	mg/kg
11.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.1	(meq/kg) ^{1/2}
12.	Cation Exchange Capacity	UT/LQMS/SOP/S18	24.1	meq/100g
13.	Water Holding Capacity	UT/LQMS/SOP/S12	51.7	%
14.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.7	mg/kg
15.	Phosphorous as P ₂ O ₅ (Available)	UT/LQMS/SOP/S28	54	kg/ha
16.	Potassium as K ₂ O (Available)	UT/LQMS/SOP/S29	228	kg/ha
17.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	174	Kg/ha
18.	Iron as Fe	UT/LQMS/SOP/S35&S37	76354	mg/kg
19.	Zinc as Zn	UT/LQMS/SOP/S35&S37	89	mg/kg

Remark/ Statement of Conformity:

NIL

Note:

1. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/S01A) based on Methods Manual: Soil Testing in India by DA&FW, MoA, GOI.
2. This test report refers only to the sample tested.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.

- END OF REPORT

For ULTRA TECH

Manasi Namjoshi

Manasi Namjoshi

(Authorized Signatory)



दूरध्वनी : २५३३ १२११
२५३३ १५९०

ठाणे महानगरपालिका, ठाणे

महानगरपालिका भवन, डॉ.अल्मेडा रोड, चंदनवाडी, पाचपखाडी, ठाणे - ४०० ६०२.

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र. : ठामपा/मामाप्रस/पापुवि/काअ- 3

Ref. No.:

दिनांक : १३/०१/२०२२

Date :

To,

M/s. Saakaar Architects,
2 nd Floor , Nakshatra, A Wing,
Near TMC , Almeida Road,
Pachpakhadi, Thane (W). 400601.



Sub : - Request to issue water assurance for the proposed residential / commercial development on land bearing Survey No. 234, 235, Survey No. 39, 40,41 ,Sectore-05, Village - Dhokali, Thane W.

Ref : - Your letter dated 09/12/2021 wide V. P. No. S05/0194/19.

As per your request for MOEF, the details of existing water supply system & proposed water supply system for future is under. The ultimate water requirement for the project will be 1. 18 MLD.

- 1) Development of required infrastructures that is distribution for the project shall be done by the developer.
- 2) Yours requirement of 1.18 MLD. water supplied as per availability of water as per the source planning of the Thane Municipal Corporation.
- 3) Thane Municipal Corporation shall provided water through Bulk Connection, equalized internal distribution system shall be responsibility of the developer.
- 4) The Thane Municipal Corporation shall provide water supply strictly for domestic purpose only.
- 5) Necessary No Objection Certificates from water supply department (Prior to Commencement / O.C.) shall be obtained by the developer.
- 6) The supply to the project can be altered as per availability of water source by the Corporation at its sole discretion.

Executive Engineer,
Water Supply Department
Thane Municipal Corporation, Thane



दुरध्वनी : २५३३ १२ ११

२५३३ १५ ९०

ठाणे महानगरपालिका, ठाणे

"महापालिका भवन", सरसेनानी जन. अरुण कुमार वैद्य मार्ग, चंदनवाडी, पाचपाखाडी, ठाणे (प) ४००६०२

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ : TMC/Dy-City Engg/0455/other No/07

Ref. No. :

दिनांक : 04/12/2020

Date :

To,
M/s Sakar Aachitects, 2nd floor ,
Nakshatra, Wing A, Near TMC ,
Almeilda Road, Pachpakhadi,
Thane (W) – 400601.

Sub:- Permission for release of excess treated water in Municipal outlet and remarks for sewerage lines at village Dhokali/Balkum for development of property of M/s. CEEAR Lifespaces Pvt. Ltd. Village, Dhokali/Balkum, Sector-V, Thane.

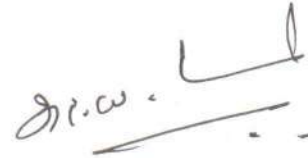
Ref:- Your letter dated 30.10.2020

Vide reference letter, you have requested for remarks for existing drain lines or sewerage lines in the vicinity for your above said project for Environmental Clearance and permission for release of excess treated water in Municipal outlet at village Dhokali/Balkum for development of property of M/s. CEEAR Lifespaces Pvt. Ltd., Village Dhokali/Balkum, Sector-V, Kolshet road, Thane. In this regard you are informed as under.

TMC has completed sewer network, sewage pumping station and sewage treatment plant in this sewer zone and scheme is also commissioned. Excess treated waste water will be allowed to discharge in main sewer line laid on Kolshet road. You have to take separate permission to discharge this excess treated water to the municipal sewer and also you need to pay the connection charges, road cutting charges etc. as per prevailing rates of corporation. You are also hereby asked to submit STP details to get the permission from the department.

This letter is issued as per your request.





(Bharat Bhiwapurkar)
Deputy City Engineer,
Drainage Department,

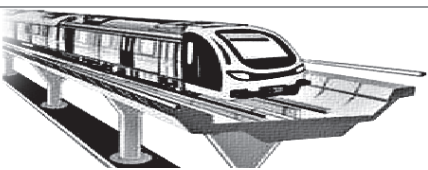
Thane Municipal Corporation, Thane.



One held for trying to set man ablaze during fight over liquor

NAGPUR : A herdsman suffered burn injuries after being set on fire allegedly by a man from whose bottle the former had some liquor without permission, a Nagpur police official said on Friday. The incident took place in the Jalalkhedra area, around 60 km from the district

headquarters, he added. "Rajesh Thakre drank some liquor from the bottle of accused Jeevan Pawar, who hit the former and then tried to set him ablaze by pouring petrol on him. Thakre is recovering in hospital while Pawar has been held for attempt to murder," he said.



NMMC notice to contractor for delay in setting up EV charging station

AMIT SRIVASTAVA
Navi Mumbai

The Navi Mumbai Municipal Corporation (NMMC) issued a show cause notice to the contractor appointed to set up charging stations for electric vehicles (EV) at 20 places under the civic jurisdiction. While the work order was issued in March, even after five months, not a single charging station has been commissioned.

The transport undertaking of NMMC issued the notice last week and a reply has also been received. Yogesh Kaduskar, deputy commissioner (transport), said the authorities are going through the reply.

The civic body is setting up charging stations on a revenue-sharing basis with the contractor. The charges for charging vehicles will include the basic tariff, service charge, and taxes. There will be different slabs for different timings. However, there is a constant delay from the contractor in executing the work. "We had issued a notice last week and asked why the contract should not be cancelled for the delay," said Kaduskar.

The NMMC is setting up charging stations on a revenue-sharing basis with the appointed contractor

The work on the charging station near Jewel of Navi Mumbai in Nerul was at the last stage and even a trial run was conducted. However, due to some error, the whole process was stalled. The civic administration has set March 2023 as the final deadline for setting up all 20 charging stations. Senior civic officials, along with the contractor, have already paid a visit to all prospect sites for the charging stations.

While fossil fuel prices have been already commanding a high price for a long time, people are shifting toward pollution-free EVs. However, due to the lack of charging stations, many have put their plans to buy EVs on hold. The Panvel RTO alone registered over 170 EVs by the end of July 2022. Even the Vashi RTO saw a similar trend for the registration of EVs.

As per the plan, there are two charging units at the Nerul site and four more units will be added after operations begin. "In around 90-100 minutes, the battery of the EVs will be charged," said an official.

Flu-like illnesses rising, BMC ups testing

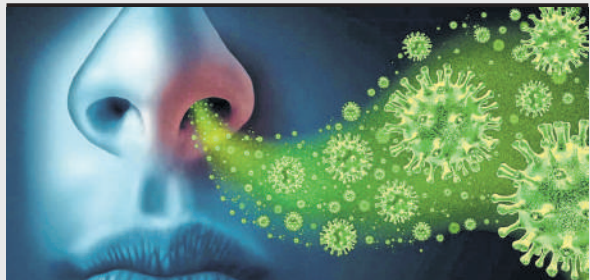
Hospitals to increase RT-PCR and swine flu testing; genome sequencing to identify mutations

SWAPNIL MISHRA
Mumbai

Amid the surge in cases of swine flu and other illnesses, the civic body has once again instructed all its hospitals to send swab samples of patients having influenza-like illnesses (ILI) for RT-PCR, genome sequencing and swine flu testing. Health officers have been instructed to watch for ILI and severe acute respiratory illness (SARI) patients in their wards.

Meanwhile, authorities have come across many patients exhibiting these symptoms, and most of them are testing positive for influenza A. Officials said there has been a surge in viral and monsoon-ailments which have most symptoms similar to Covid or swine flu because of keeping a close watch on all illnesses. Moreover, city doctors are also witnessing over 20 cases of ILI daily.

Additional municipal commissioner Dr Sanjeev Kumar said they have in-



- BMC to boost genome sequencing, RT-PCR, & swine flu tests
- Many patients with symptoms infected with influenza A
- City doctors witnessing 20-25 cases of ILI daily
- 2-3 patients being admitted daily
- Civic hospitals, dispensaries to look out for ILI, SARI patients

structed all the hospitals and dispensaries to look out for ILI and SARI patients, and to also conduct RT-PCR tests on them. "We do not want to leave any loophole which will have a bad impact on the city considering there is a surge in cases. Moreover, ILI and SARI patients need to be watched closely, considering they can also spread the SARS-

CoV-2 virus," he said.

A senior doctor from a civic-run hospital said there has been a sudden surge in the number of people complaining of ILI and having symptoms such as cough, cold and sore throat. Moreover, on a daily basis, over 20-25 cases are being witnessed in the outpatient department, of which two to three are being admitted.

We do not want to leave any loophole which will have a bad impact on the city considering there is a surge in cases. Moreover, ILI and SARI patients need to be watched closely, considering they can also spread the SARS-CoV-2 virus

Dr Sanjeev Kumar, additional municipal commissioner, BMC

We have instructed our ward health officers to take appropriate steps to sensitise devotees at pandals. Also, we would ask the organisers to announce the same at pandals

Dr Managala Gomare, executive health officer, BMC

"Due to the change in weather, there has been a spurt in cases, but it is very difficult to identify whether the patient has contracted swine flu, Covid or viral flu. We ask them to undergo RT-PCR or swine flu testing to rule out any infections that may need immediate attention," said a doctor.

BMC's executive health officer Dr Managala Gomare

Teen boy held for raping minor girl

SURESH GOLANI
Mira-Bhayandar

A 19-year-old boy has been arrested by the Navghar police in Bhayandar on alleged charges of raping a 16-year-old girl. According to the police, they had registered a case under section 363 (kidnapping) after the girl (name and area details withheld to protect her identity) went missing on August 27. The girl, who was found a few hours later, had also given her official statement before the Child Welfare Committee (CWC), police said.

However, it has been alleged that the police were dilly-dialling and taking the matter lightly. Clarifying their stand, senior police inspector of Navghar police station Milind Desai said, "We had promptly registered cases of kidnapping when the girl went missing twice. Upon her return,

statements were duly recorded by the CWC. When the girl and her mother approached us again on Tuesday with a complaint of rape against the accused, we as per the due process of law, added all relevant sections of the IPC and PCOCSA Act and arrested the accused."

The accused was arrested on Wednesday and booked under section 376 of the Indian Penal Code and relevant sections of the Protection of Children from Sexual Offences (POCSO) Act, 2012. He was remanded to police custody till September 5, after he was produced before the court. The accused, who was known to the girl, had apparently lured her to commit the crime, sources said. While medical examination reports of the girl are awaited, a team from the Navghar police is conducting detailed investigations into the case.

2 old men arrested for raping 9-yr-old

AISHWARYA IYER
Mumbai

The Bhandup police have arrested two senior citizens for the alleged sexual assault of a 9-year-old girl for more than two years. The minor also mentioned in her statement that a third person also sexually assaulted her, who is at this point unidentified.

The girl was housed at the Chembur Children's House in Mankhurd when Chhaya Mutha, an officer on duty found the girl's behavior suspicious. "The officer started comforting her. After some time, she revealed how she was sexually assaulted by three men over the last two years," said an officer at Bhandup police station.

The matter was then taken to the Child Welfare Committee, who then suggested approaching the police station. The girl was first spotted by a member of an NGO on the streets of Bhandup and was sent to the home.

According to Mutha, the girl revealed horrifying details once she started opening up. "The girl was taken away from her mother by her grandmother as she (mother) was on drugs. They (victim and her grandmother) moved to a place in Diva for shelter as they had no place to live during the lockdown," said the officer. The place at Diva was

where the victim was first sexually assaulted by a 62-year-old man. The police said she was assaulted frequently till the lockdown was lifted and her grandmother decided to resume work at a place in Bhandup.

In Bhandup, the employer of her grandmother had provided them with a place to live where a man would visit them. The man was known to the grandmother. The victim said the 65-year-old man would visit the house to sexu-

The third suspect in the case is yet to be identified

ally assault her. The police said the man would rape her every time she was alone.

The third accused in the case is still unidentified. The police said they are trying to get details from the victim and her grandmother, as the victim's mother is still unavailable for cooperation. According to the police, the third accused sexually assaulted the victim when she was living with her mother in Nahur.

Senior police inspector Nitin Unhavne of Bhandup police station said the victim has completed her medical examination and her statement has been recorded before a magistrate in the presence of a counsellor.



Woman killed after boulder crashes into Mumbra home

AGENCIES / Thane

A 35-year-old woman was killed after a huge stone from a hill crashed into her house in Mumbra on Friday, a civic official said. The incident took place around 5.20 pm in the Gavdevi locality of Mumbra, regional disaster management cell (RDMC)-Thane chief Avinash Sawant said.

"The stone crashed into a chawl from the Mumbra hills and fell on the house of Kavita Sunil Vansapare, who died on the spot," he said, adding that the woman's body has been shifted to the Kalwa civic hospital for post-mortem.

The Kalwa police, personnel from the Thane Municipal Corporation, firemen and

an RDMC team rushed to the scene and rendered assistance, the official said. As a precaution, 14 tenements in the locality were vacated and people have been shifted to a civic school in the area, he added.

Meanwhile, local MLA Jitendra Awhad visited the scene and took stock of the situation.

PUBLIC NOTICE

This is to inform to the general public that, the proposed Residential development with retail shops project at New S. Nos. 39, 40, 41/1 at Village Dhokali and New S. Nos. 234/1, 234/2, 235 at Village Balkum, Thane by M/s. Ceear Lifespaces Private Limited, has been accorded Environmental Clearance from Ministry of Environment, Forest and Climate Change, SEIAA, Govt. of Maharashtra vide letter No. SIA/MH/MS/74/759/2021, dated : 25/08/2022, copies of the said Environmental Clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at

http://parivesh.nic.in
Sd/-
CEEAR LIFESPACES PRIVATE LIMITED
5th Floor, Godrej One, Pirojshanagar, Off Eastern Express Highway, Vikhroli (E), Mumbai - 400079, Maharashtra.

PUBLIC NOTICE

NOTICE is hereby given to the Public at large, that M/S. VEERA DEVELOPERS, THROUGH DIRECTOR MR. SAMEER SHIRRAJI DISE, the Assignee/Owner of Plot bearing Survey No. 126, admeasuring Hectare 0.07,00 (7 Acre), Hissa No. 01 of Mauje Vinthane, Tal. Uran, Dist. Raigad, have agreed to assign and transfer the said plot, more particularly described in the Schedule hereunder written, in favour of my clients, who have agreed to acquire the same, free from all encumbrances and reasonable doubts. All persons hereby informing that no person shall deal and intervene in the above mentioned property, if any person/s having any claim and/or any interest in the said plot by way of sale, transfer, assignment, mortgage, lien, lease, trust, gift, charge, easement, possession, inheritance, maintenance, court decree or otherwise howsoever is and are hereby required to make the same known in writing to the undersigned within 15 days from the date hereof, at the expiration of which period, it shall be presumed that there does not exist any claims and if such person and/or persons claiming or having any such claim, right, title and interest in respect of the said plot, shall be considered to have waived the same and the transfer/assignment shall be completed without any further reference.

SCHEDULE ABOVE REFERRED TO
Plot bearing Survey No.126, Hissa No.1 admeasuring about Hectare 0.07,00 (7 Acre) situated at Mauje Vinthane, Tal. Uran, Dist. Raigad
Dated this 3rd day of September, 2022.

Sd/-
Sneha Pokle - Wadkar
Advocate
Office No.9, Ground Floor, Rajabai Maharaj Manjion, Alia Business Centre, Mumbai - 400 001.
Mob. No. 9637336092

OSBI भारतीय स्टेट बैंक State Bank of India
Retail Asset Centralised Processing Centre (RACPC) - 1st Floor, Jeevan Seva Annex Building, LIC Complex, S.V. Road, Santacruz West, Mumbai - 400054. Ph.: 022-26262305 Fax: 022-26136175
[Rule 8(1)] POSSESSION NOTICE [for Immovable Property]
Whereas, the undersigned being the Authorized Officer of the State Bank of India (RACPC) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand notice dated 20.07.2021 calling upon the Borrower/ Guarantor Mr. Kamal Prakash Sharma A/C No. 65213027111 to repay the amount mentioned in the notice being Rs. 35,26,353.78 (Rupees Thirty Five Lakhs Twenty Six Thousand Three Hundred Fifty Three and Seventy Eight Paise only) as on 20.07.2021 with further interest, cost, charges etc. within 60 days from the date of receipt of the said notice.
The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) rules on this 30th day of August of the year 2022.
The Borrower/Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India for an amount of Rs. 35,26,353.78 and interest, cost and other incidental charges thereon.
The Borrower/Guarantor attention is invited to provisions of section 13(8) of the Act, in respect of time available, to redeem the secured assets.
DESCRIPTION OF THE IMMOVABLE PROPERTY :
Flat No. 1503 on 15th Floor in 'G' Wing, the Building known as "Casa Elite" bearing Survey No. 95/3, 96/2A, 97, 150/2B lying and situated at Lakeshore Gardens, Dombivli East, District Thane.
Date: 30/08/2022
Place : Dombivli
Authorized Officer, State Bank of India

HKG Limited
CIN: L51909MH2010PLC340313
Registered Office: C Wing, Madhuban Building, Opp. Dev Nagar, New Sai Baba Nagar, Kandivali West Mumbai - 400067.
Telephone: +91-22-2806-8043, Website: www.hkglimited.com, Email: info@hkglimited.com
ANNOUNCEMENT OF RESULT OF POSTAL BALLOT
Pursuant to provision of section 108 and 110 of the Companies Act, 2013 read with Rule 20 and 22 of Companies (Management and Administration) Rules, 2014 and Regulation 44 of the SEBI (LODR) Regulations, 2015, approval of Members of the Company was sought by means of Postal Ballot (including E-voting) on the Resolution set out in Notice of the Postal Ballot dated 29th July 2022.
Ms. Shalu Singhal, Proprietor of M/s. Shalu Singhal & Associates, Practicing Company Secretaries, as the Scrutinizer by the Board for conducting the Postal Ballot (only through Remote E-voting process), carried out the scrutiny of all the remote E-votes received upto 31st August, 2022 till 5.00 PM, being the last date for receipt of voting and submitted his report on Thursday, 01st September, 2022.
Based on the Scrutinizer's Report dated 01st September, 2022 the result of the Postal Ballot is as under:
Result of Postal Ballot
Item No. 1: Special Resolution: To approve power to Borrow pursuant to the provisions of Section 180 (1) (C) of the Companies Act, 2013 for an amount not exceeding Rs. 1,000 Crores:
Number of Valid e-voters Postal Ballot Forms Total e-votes Number of valid votes contained in e-voters Postal Ballot Forms Total %
Particulars e-voters Postal Ballot Forms Total e-voters Postal Ballot Forms Total %
Assent 60 0 60 15962787 0 15962787 99.83
Dissent 01 0 01 26960 0 26960 0.17
Total 61 0 61 15989747 0 15989747 100
Item No. 2: Special Resolution: To approve creation of Mortgage / Charge on the properties / undertakings of the Company under Section 180 (1) (A) of the Companies Act, 2013:
Number of Valid e-voters Postal Ballot Forms Total e-votes Number of valid votes contained in e-voters Postal Ballot Forms Total %
Particulars e-voters Postal Ballot Forms Total e-voters Postal Ballot Forms Total %
Assent 59 0 59 15962637 0 15962637 99.83
Dissent 02 0 02 27110 0 27110 0.17
Total 61 0 61 15989747 0 15989747 100
All the above resolutions have been passed with the requisite majority.
The result of Postal Ballot has been communicated to the Stock Exchange and also posted on Company's website at www.hkglimited.com.
For HKG Limited
Sd/- Ankit Gupta
(Company Secretary & Compliance Officer)
Date: 01st September, 2022
Place: Mumbai

PUBLIC NOTICE

NOTICE is hereby given to the public at large that our client Mr. Ranjit Puranik has filed Suit No. 462 of 2017 in the Hon'ble Court of Civil Judge Senior Division, Panvel against (i) Anand Gangadhar Puranik and (ii) Sheela Gangadhar Puranik ("Defendants") inter alia seeking a declaration that our client has undivided share in the in the properties which are more specifically described in Exhibit "A" of the said Plaintiff and the properties describe herein below. Our client has recently learnt that the Defendants Mr. Anand Gangadhar Puranik along with one Mr. Atul Gangadhar Puranik and Ashok Gangadhar Puranik in collusion with intend to create third party rights in respect of the following properties in which my client is having undivided share. Properties more particularly described in the Schedule written hereunder ("said Properties"). In view thereof, notice is hereby given to the public at large that our client Mr. Ranjit Puranik has undivided share interest and title in the following properties and that no one shall enter into any transaction by way of any sale, transfer, exchange, lease, sub-lease, assignment, mortgage charge, lien, inheritance, bequest, succession, gift, maintenance, easement, trust, tenancy, sub-tenancy, leave and license, care-taker basis, occupation, possession, family arrangement/settlement, lis-pendens, attachment, decree or order of any court of Law, contracts, partnership, any other writing/arrangement or otherwise howsoever with regard to the said Properties more particularly described in the Schedule hereunder and/or deal with the Defendants or any other person and/or Mr. Atul Gangadhar Puranik and Mr. Ashok Gangadhar Puranik with regard to the said Properties or such other lands held by them. In spite of that if any person entering into any transaction and/or dealing with the Defendants or aforesaid person's or any other person in respect of the said Properties or such other lands held by them would be doing so unlawfully at their own risks and the same shall not be binding upon our client Mr. Ranjit Puranik and the concern person will not be bonafide purchaser for value without notice and they will held responsible for cast consequences which please notice.

THE SCHEDULE ABOVE REFERRED TO

(1) All that piece and parcel of lands lying being and situated in the village Adai, Taluka Panvel, District Raigad, Maharashtra and bearing the following Survey numbers and having the following admeasurements:

Sr. No.	Survey. Nos.	Area (In Acres)	(In Gunthas)
1.	60/5	0	9.75
2.	79/1	0	2.00
3.	79/2	0	25.00
4.	80/1	0	12.00
5.	80/2	0	15.00
6.	83/4	1	10.00
7.	83/5	1	3.00
8.	83/14	0	37.00
9.	85/4	0	3.50

(2) All those piece and parcels of lands lying, being and situated in the village Nevali, Taluka Panvel, District Raigad, Maharashtra and bearing the following Survey numbers and having the following admeasurements:

Sr. No.	Survey. Nos.	Area (In Acres)	(In Gunthas)
1.	24/6		
2.	32/7B		
3.	24/7	0	2.00
4.	38/5	0	2.00
5.	38/7	0	3.00
6.	22/52	0	2.00

Place - Alibaug
Date - 03/09/2022

Signature
Adv. Rakesh B. Kosambar
Brahmin Ali, Near Ram Mandir,
Alibaug - Raigad 402021. Mobile No. 9881915033
Email: kirankosambar5200@gmail.com.

MAHAGENCO
Maharashtra State Power Generation Co. Ltd.
E - TENDER NOTICE
Chandrapur Super Thermal Power Station MAHAGENCO, invites Proposals from reputed and experienced Companies to Participate in the Competitive bidding Process to following Tenders.
S.N. Tender No(Rfx No)/ Description/ Estimated Cost in Rs.
01 3000031760/Work of Computational fluid Dynamics of flue gas duct along with supply & installation of diversion plates and chemical bonded refractory at Unit# 8, 500 MW, CSTPS, Chandrapur during AOH / Rs. 9491200/-
02 3000031812 / Work contract for making availability of coal by mechanized arrangement & allied works / Rs. 19242301.40
03 3000031825 / AMC for monitoring and maintenance of CCTV camera surveillance system at CSTPS / Rs. 838297.77
above floated tender published in MAHAGENCO online Portal. For the detailed Tender document, interested bidders should visit SRM Website https://eprocurement.mahagenco.in for (Sr. No. 1 to 3).
For any query Contact No.8554991818.
Sd/-
CHIEF ENGINEER (O&M)

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))
Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015, (Haryana) and Branch Office at: IFL House, Sun Infotech Park Road No. 16V, Plot No.B-23, Thane Industrial Area, Wagle Estate, Thane - 400604 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"), Whereas the Authorized Officer ("AO") of IFL-HFL had taken the possession of the following property/ies pursuant to the notice issued US 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of IFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankeauctions.com.
Borrower(s) / Co-Borrower(s) / Guarantor(s) Demand Notice Date and Amount Description of the Immovable property/ properties Date of Symbolic Possession Reserve Price
12-Aug-2021 13-Nov-2021 Rs.12,50,500/- (Rupees Twelve Lakh Fifty Thousand Five Hundred Only)
1. Mr. Devidas Ganesh Donkars Rs.20,76,385/- (Rupees Twenty Lakh Seventy Six Thousand Three Hundred and Eighty Five Only) Flat No. 406 on Fourth floor of Wing "D", of complex known as "Poojan Palacia", which is to have Total Carpet Area of 34.486 Sq. Mtrs. constructed on Survey No.162/4/1, Plot No.1 admeasuring 967 sq.mtrs and Survey No.162/4/2 Plot No.2 admeasuring 2340 sq. mtrs situated at Village Dahivali Tarle Near Taluka-Karjat, District-Raigad, Maharashtra, 410201
2. Rs.20,05,076/- (Rupees Twenty Lakh Five Thousand Seventy Six Only)
3. Rs.1,25,050/- (Rupees One Lakh Twenty Five Thousand Fifty Only)
Date of Inspection of property EMD Last Date Date/ Time of E Auction
14-Sep-2022 1100 hrs -1400 hrs 15-Sep-2022 till 5 pm. 15-Sep-2022 1100 hrs-1300 hrs
Mode Of Payment : -All payment shall be made by demand draft in favour of "IFL Home Finance Limited" payable at Gurugram or through RTGS/NEFT. The accounts details are as follows: a) Name of the account:- IFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank Ltd., c) Account No:-53105066294, d) IFSC Code:-SCL0036025 or through Payment Link: https://quickpay.inffinance.com.
Terms and Condition
1. For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.bankeauctions.com, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the costs, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. Bidders are advised to go through the website https://www.bankeauctions.com and https://www.ifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail id:- support@bankeauctions.com, Support Helpline Numbers:-+921981124/25/26 and any property related query Mr. Jitendra Gupta@+91 9899682823, Email ID:-jitendra.gupta@ifl.com.
7. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.
8. Further the notice is hereby given to the Borrower/s, that in case they fail to auction purchase above said articles same shall be sold in accordance with Law.
9. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
10. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IFL-HFL will be final.
15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002
The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost
Place : Raigad Date : 03-Sep-2022 Sd/-Authorized Officer, IFL Home Finance Limited

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.0000142566/CE/2211001436

Date: 17/11/2022

To,
M/s. Ceeer Lifespaces Private Limited
Proposed Residential Development with
Retail shops at plot bearing
New S. Nos. 39, 40, 41/1 at Dhokali & New
S. Nos. 234/1, 234/2, 235 at Balkum, Tal &
Dist:Thane



Your Service is Our Duty

Sub: Consent to Establish for Construction of Residential Development with retail shops project granted under red category

- Ref:
1. Environment Clearance granted vide no. SIA/MH/MIS/220415/2021 dtd. 09.12.2021
 2. Environment Clearance granted vide no. SIA/MH/MIS/74759/2021 dtd. 25.08.2022.
 3. Minutes of 17th Consent Committee Meeting held on 31.10.2022

Your application NO. MPCB-CONSENT-0000142566

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish 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.750 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Construction of Residential Development with retail shops project named as M/s. Ceeer Lifespaces Private Limited at plot bearing New S. Nos. 39, 40, 41/1 at Dhokali & New S. Nos. 234/1, 234/2, 235 at Balkum, Thane.,Tal & Dist: Thane on Total Plot Area of 33580.00 SqMtrs for construction BUA of 2,15,451.71 SqMtrs as per EC granted dated 25.08.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance vide dtd. 09.12.2021	33580.00	223006.41
2	Environment Clearance dtd. 25.08.2022	33580.00	215451.71

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	1126	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
1	DG SET 62.5 KVA	1	As per Schedule -II
2	DG SET 380 KVA x 6 Nos	6	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	DRY GARBAGE	2343 Kg/Day	SEGREGATION	Segregate and handed over to local body
2	WET GARBAGE	1562 Kg/Day	OWC	Used as Manure
3	STP SLUDGE	100 Kg/Day	FILTER PRESS/ CENTRIFUGE	Used as Manure

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	150	Ltr/A	REPROCESSOR	REPROCESSOR

- PP shall comply with the conditions stipulated in Environment Clearance & consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same
- PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS
- 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
- Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility
- Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area
- PP shall comply with the provision of Construction & Demolition Waste management Rules 2016
- Project Proponent shall take adequate measures to control noise and dust emissions during construction phase

15. project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E conditions
16. Project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide No. SIA/MH/MIS/74759/2021 dtd. 25.08.2022.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-17 17:43:32 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1500000.00	MPCB-DR-13315	22/07/2022	RTGS

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **1200 CMD for treatment of domestic effluent of 1126 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1164.00
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 62.5 KVA	Acoustic Enclosure	5.00	DIESEL/HSD 18 Ltr/Hr	-	SO ₂	30 Kg/Day
2 TO 7	DG SET 380 KVA X 6 Nos	Acoustic Enclosure	5.00	DIESEL /HSD 81 Ltr/Hr	-	SO ₂	182.4 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakh	15 days	Towards Compliance of Consent conditions & of Pollution Control Systems	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	Reason of BG Forfeiture
NA						

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



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

To,

The Senior General Manager
 CEEAR LIFESPACES PRIVATE LIMITED
 5th floor, Godrej One, Pirojshanagar, Off Eastern Express Highway,
 Vikhroli East -400079

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/74759/2021 dated 04 Apr 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC22B039MH125770 |
| 2. File No. | SIA/MH/MIS/74759/2021 |
| 3. Project Type | New |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Proposed Residential Development with Retail shops at Thane by M/s. Ceeer Lifespaces Private Limited |
| 7. Name of Company/Organization | CEEAR LIFESPACES PRIVATE LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 09 Dec 2021 |

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

Date: 25/08/2022

(e-signed)
Manisha Patankar Mhaikar
 Member Secretary
 SEIAA - (Maharashtra)

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

This is a computer generated cover page.

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/74759/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ceear Lifespaces Private Limited,
S. Nos. 39, 40, 41/1 at Village Dhokali &
New S. Nos. 234/1, 234/2, 235,
Village: Balkum, Thane.

Subject : Environment Clearance for proposed Residential development with retail shops Project at New S. Nos. 39, 40, 41/1 at Village Dhokali & New S. Nos. 234/1, 234/2, 235 at Village: Balkum, Thane by M/s. Ceear Lifespaces Private Limited.

Reference : Application no. SIA/MH/MIS/74759/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 178th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 247th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/74759/2021	
2	Name of Project	Proposed Residential Development with Retail Shops at Village: Balkum, Thane (W).	
3	Project category	8 (b)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mrs. Priyamvada Navet M/s. Ceear Lifespaces Private Limited
		Regd. Office address	5 th Floor, Godrej One, Pirojshanagar, Off Eastern Express Highway, Vikhroli East, Mumbai 400079
		Contact number	022-61698500
		e-mail	notice_ceear@godrejproperties.com
6	Consultant	ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 th March 2023	
7	Applied for	New	

8	Location of the project	New S. Nos. 39, 40, 41/1 at Dhokali & New S. Nos. 234/1, 234/2, 235 at Balkum, District – Thane					
9	Latitude and Longitude	Latitude: 19°13'45.14"N Longitude: 72°59'3.23"E					
10	Plot Area (sq.m.)	Total Plot Area as per 7/12 extract - 33580.00 sq.mt Plot Area considered for development - 33502.55 sq.mt					
11	Deductions (sq.m.)	8991.45 Sq. mt.					
12	Net Plot area (sq.m.)	24511.10 Sq. mt.					
13	Ground coverage (m ²) & %	8628.96 Sq. mt. (35 %)					
14	FSI Area (sq.m.)	1,43,240.60 Sq. mt.					
15	Non-FSI (sq.m.)	72,211.11 Sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	2,15,451.71 Sq. mt.					
17	TBUA (m ²) approved by Planning Authority till date	Received Letter of Intent (LOI) dt.24.03.2022 from TMC Approved Construction built up area: 2,15,451.71 Sq. mt.					
18	Earlier EC details with Total Construction area, if any.	Not applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not applicable					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	--	--	--	Tower 1, 2, 4 & 5	Stilt + 42 Floors each	126.45 mt.	--
				Tower 3	Stilt + 41 Floors	123.55 mt.	
	--	--	--	Club House	Ground + 1 Floor		
	--	--	--	MLCP Tower	Basement + Lower Ground + Ground + 12 (Parking levels) + 13 th (Club House)	50 mt.	

21	No. of Tenements & Shops			Flats: 1736 Nos. & Retail Shops			
22	Total Population			9128 numbers of person			
23	Total Water Requirements CMD			1197 CMD			
24	Under Ground Tank (UGT) location			Basement			
25	Source of water			Thane Municipal Corporation			
26	STP Capacity & Technology			•STP Capacity: 1200 KL •Technology: MBBR (Moving Bed Bio Reactor)			
27	STP Location			Basement Level			
28	Sewage Generation CMD & % of sewage discharge in sewer line			•Sewage Generation: 1126 CMD •% of treated sewage discharge in sewer line: 35 % •			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	9	Disposal of segregated waste generated to authorized recyclers.	
				Wet waste	6		
				Construction waste	--	Part reuse /recycle and disposal of remaining waste to Authorized landfill site	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	2343	To Authorized Recyclers	
				Wet waste	1562	Treatment by Organic Waste Converter (OWC) of capacity 120 Kg/hr	
				E-Waste	--	--	

		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq. m.	RG required: 6127.78 Sq. mt. RG provided on mother earth: 6147.30 Sq.mt RG provided on ground: 6147.30 Sq.mt Total: 6147.30 Sq.mt. Existing trees on plot: 185 Nos. Number of trees to be planted: a) In RG area: 425 Nos. b) In Miyawaki Plantation (with area); -- Number of trees to be cut: 72 Number of trees to be transplanted: 65 Nos.		
33	Power requirement	During Operation Phase: Source: MSEDCL Connected load (KW): 11298 KW Maximum demand (KW): 5935 KW		
34	Energy Efficiency	a) Total Energy saving (%): 24.14% b) Solar energy (%): 5.02 %		
35	D.G. set capacity	6 D.G. set of capacity 380 kVA Each & 1 D.G. set of capacity 62.5 kVA		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 1834 Nos. 2-Wheeler: 272 Nos. Loading/Unloading: 2 Nos. Provision of E-charging facilities- 25 % of 4-Wheeler and 2-Wheeler parking		
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of 1 RWH tank with 550 KL capacity		
38	Project Cost in (Cr.)	Rs. 750.00 cr		
39	EMP Cost	Construction Phase: Rs. 98.62 Lacs Operation Phase: Capital cost: Rs. 459.46 Lacs Operational and Maintenance cost: Rs. 55.55Lacs/annum		
40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--		
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 247th (Day-2) 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 following NOCs & remarks: a) SWD NOC; b) Tree NOC; c) HRC NOC; if applicable.
3. PP to submit Architect certificate mentioning that no construction is done on site till date.
4. PP to carry out Miyawaki plantation in the project area to plant 1615 nos. of trees as mentioned in earlier Tree NOC; PP to carry out tree plantation in Miyawaki forest in consonance with plant/ trees observed during EIA studies; PP to include cost of Miyawaki in EMP.
5. PP to provide adequate 2-wheeler parking as per DCR and ensure that 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
6. 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.
7. 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; PP to include cost of DMP in EMP, Accordingly, revise EMP of Construction & Operation phase.
8. PP to submit revise STP layout with details of actual tank size.

B. SEIAA Conditions-

1. PP has proposed to plant 925 trees on site and remaining trees will be planted on land suggested by planning authority. PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI area of 143240.60 m², Non FSI area of 72211.11 m² and total BUA of 215451.71 m². (Plan approval No. TMC/Main1UDD-29/4941, Date –24.03.2022).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and

health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. 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 give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely

circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

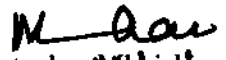
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent 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, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies

that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar
(Member Secretary, SEIAA)

Copy to:

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