YES.CENTRAL
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YES REALTY

EXECUTING - QUALITY - DELIVERY

Date: 01.06.2025

To,
Ministry of Environment, Forest & Climate Change,
Regional office (WCZ),
Ground Floor E wing,
New Secretariat Building, Civil Line,
Nagpur 440 001.

Sub: Submission of Six-Monthly Compliance Report for Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra

Ref: Environmental Clearance Letter vide EC No. EC24B039MH182131, File No. - SIA/MH/INFRA2/456774/2023 dated 23/07/2024

Dear Sir,

This is with reference to Environmental Clearance Letter EC No. EC24B039MH182131, File No. - SIA/MH/INFRA2/456774/2023 dated 23/07/2024 from SEIAA, Maharashtra.

We are enclosing herewith the Six-Monthly Compliance report (from October 2024 to March 2025) along with current status of project, dully filed data sheet and monitoring reports.

Thanking you,
Yours faithfully,
For YES REALTY

Authorized Signatory

Cc:
1. MPCB, Sion, Mumbai
2. Environment Department, Mantralaya, Mumbai
3. CPCB, Vadodara

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YES REALTY
EXECUTING - QUALITY - DELIVERY

Date: 01.06.2025

To,
Principal Secretary,
Environment Department,
Mantralaya,
Mumbai – 400032

Sub: Submission of Six-Monthly Compliance Report for Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra

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1. MPCB, Sion, Mumbai
2. Director, MoEF, Nagpur
3. CPCB, Vadodara

+91 9769 0000 31
+91 9769 0000 32

Veer Abdul Hamid Road, Before Mumbra Fishing Point
Mumbra, Dist. Thane - 400612.

palmriveria@gmail.com
www.palmriveria.in

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YES REALTY

EXECUTING - QUALITY - DELIVERY

Date: 01.06.2025

To,
Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th floor,
Road No. 8, Opp. PVR Theater,
Sion Circle, Mumbai,
Maharashtra 400022

Sub: Submission of Six-Monthly Compliance Report for Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra

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2. Director, MoEF, Nagpur
3. CPCB, Vadodara

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EXECUTING - QUALITY - DELIVERY

Date: 01.06.2025

To,
Regional Director,
Central Pollution Control Board
Parivesh Bhawan,Opp.
VMC Ward Office No. 10,
Subhanpura, Vadodara-390 023

Sub: Submission of Six-Monthly Compliance Report for Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra

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Thanking you,
Yours faithfully,
For YES REALTY

Authorized Signatory

Cc:

1. Environment Department, Mantralaya, Mumbai
2. Director, MoEF, Nagpur
3. RO, MPCB, Mumbai

COMPLIANCE REPORT

(OCTOBER 2024 TO MARCH 2025)

For

PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT UNDER ACCOMMODATION RESERVATION POLICY

At

Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/ A/1, 67 /1, 68/A/1,115/1,116,117 /A/1,118/A/1,119/A.120/A/1,121,122 At Village - Mumbra, Thane.,State - Maharashtra

(ENVIRONMENTAL CLEARANCE vide File No. SIA/MH/INFRA2/456774/2023, EC Identification No.- EC24B039MH182131 dated 23 July 2024)

Proposed By

M/S YES REALTY

INDEX

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1	***Data Sheet***
2	***Current Status of Work***
3	***Compliance to EC Conditions***
4	***Annexures***
Annexure I	*Plan Approval*
Annexure II	*EC Copy*
Annexure III	*Consent to Establish*
Annexure IV	*CFO LOI*
Annexure V	*Architect's Certificate*
Annexure VI	*MCZMA's recommendation*
Annexure VII	*Newspaper Advertisement*
Annexure VIII	*Break-up of EMP*
Annexure IX	*Environmental Management Plan during Construction Phase*
Annexure X	*Monitoring Reports*

DATA SHEET

Project Details

Sr. No.	Particulars	Details
1	Project type: River- valley/mining /Industry/Thermal/Nuclear/other (specify)	Construction Project
2	Name of the Project	Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra
3	Clearance letter(s)/OM and Date	Combined Clearance (EC+CRZ) vide File No. SIA/MH/INFRA2/456774/2023, EC Identification No.- EC24B039MH182131 dated 23 July 2024
4	Location	Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	N 19°10'40.56" E 73°01'42.67"
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Ehtesham Firoz Khan Palm Riveria, Mittal Ground Road, Kausa, Mumbra, Dist. Thane 400612 Tel No. 9769968222
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Mr. Ehtesham Firoz Khan Palm Riveria, Mittal Ground Road, Kausa, Mumbra, Dist. Thane 400612 Tel No. 9769968222
6	Salient features	
	a) of the Project	This is residential and commercial Project under reservation policy. The proposed buildings are as follows: **Accommodation Reservation-1:** Building No. A (Danube) Wing A1, Wing A2, Wing A3, Wing A4, Building No. B (Amazon), Wing A & Wing B **Accommodation Reservation-2:**

<table>
<tr><th>Sr. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td></td><td></td><td>Building No. C (Tapi),
Building No. D1 and Building No. D2,

Buildings for TMC:
Accommodation Reservation-1:
TMC Market Building, Drama Theatre (Culture Hall), T.M.T Bus Depot

Accommodation Reservation-2:
TMC Secondary School Building , TMC College Building
(Detailed configuration is given in current status section)</td></tr>
<tr><td></td><td>b) of the Environmental Management Plan</td><td>• 8 Sewage Treatment Plants of total 1935 KLD capacity will be provided
• Solar Hot water system will be provided to each building
• Rain Water Harvesting will be provided.
• Solid waste management: Biodegradable waste will be treated by mechanical composting. Dry waste will be handed over to authorized recyclers.</td></tr>
<tr><td>7</td><td>Break-up of the project area</td><td></td></tr>
<tr><td></td><td>a) submergence area: forest & non-forest</td><td>NA</td></tr>
<tr><td></td><td>b) Others</td><td>Total Plot area: 1,01,523.74 m^2<table><tr><td>FSI area</td><td>2,20,109.87 m^2</td></tr><tr><td>Non FSI area</td><td>70,323.17 m^2</td></tr><tr><td>Total BUA</td><td>2,90,433.04 m^2</td></tr></table></td></tr>
<tr><td>8</td><td>Breakup of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/</td><td></td></tr>
<tr><td></td><td>a) SC, ST / Adivasis</td><td>N.A.</td></tr>
<tr><td>9</td><td>Financial details:</td><td></td></tr>
<tr><td></td><td>a) Project cost as originally planned and subsequent revised estimates and the year of price reference</td><td>Rs. 890 Crore</td></tr>
</table>

Sr. No.	Particulars	Details
	b) Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost **Construction Phase:** Capital Cost: 240.2 Lakhs O and M Cost: 78 Lakhs/annum **Operation Phase:** Capital Cost: 2402 Lakhs O and M Cost: 264 Lakhs/annum
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.
	e) Actual expenditure incurred on the environmental management plans so far	
10	Forest land requirement	No Forest Land Required
	a) The status of approval for diversion of forest land for non-forestry use	N.A.
	b) The status of clearing felling	N.A.
	c) The status of compensatory	N.A.
	d) afforestation, if any	N.A.
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach rods), if any with quantitative information	N.A.
12	Status of construction	
	a) Date commencement (Actual and/or planned)	
	b) Date of completion (Actual and/or planned)	December 2031
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	14.03.2025
15	Details of correspondence with project authorities for obtaining action	

Sr. No.	Particulars	Details
	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)	

CURRENT STATUS OF PROJECT

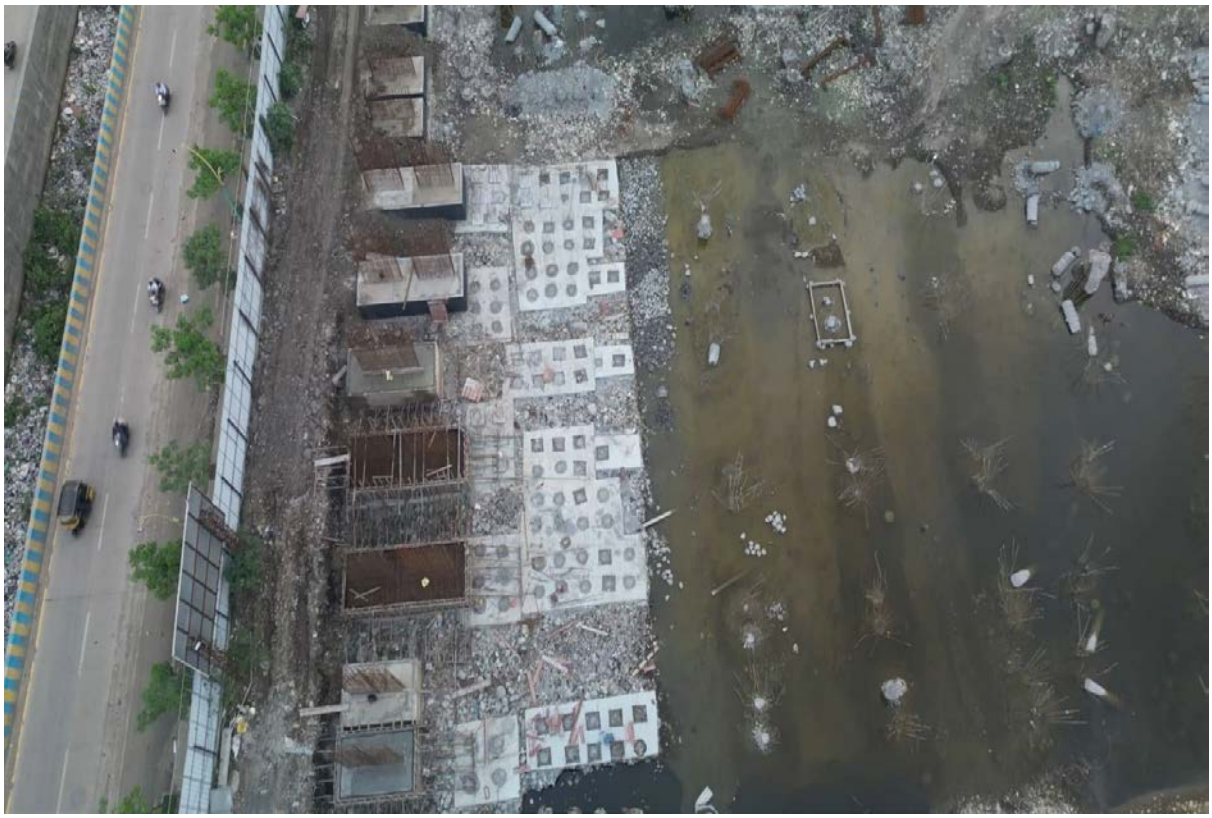
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT UNDER ACCOMMODATION RESERVATION POLICY ON PLOT BEARING S. NO. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 AT VILLAGE MUMBRA, DIST: THANE, MAHARASHTRA

Building	**Configuration as per EC dated 23/07/2024**	**Constructed Floor as per EC dated 23/07/2024**
Accommodation Reservation-1		
Building No. A (Danube) Wing A1	Gr (pt)/Stilt (pt) + 1st Podium/Comm. + 2nd Podium/Comm. + Upper Stilt + 1st to 28th floors	Piling work completed up to 80 %
Building No. A (Danube) Wing A2	Gr (pt)/Stilt (pt) + 1st Podium/Comm. + 2nd Podium/Comm. + Upper Stilt + 1st to 28th floors	Piling work completed up to 80 %
Building No. A (Danube) Wing A3	Gr (pt)/Stilt (pt) + 1st Podium/Comm. + 2nd Podium/Comm. + Upper Stilt + 1st to 28th floors	Piling work completed up to 80 %
Building No. A (Danube) Wing A4	Gr (pt)/Stilt (pt) + 1st Podium/Comm. + 2nd Podium/Comm. + Upper Stilt + 1st to 28th floors	Piling work completed up to 80 %
Building No. B (Amazon) Wing A	Gr (pt)/Stilt (pt) + 1st Podium/Comm. + 2nd Podium/Comm. + Upper Stilt + 1st to 28th floors	Foundation work is completed up to 40 %
Building No. B (Amazon) Wing B	Gr (pt)/Stilt (pt) + 1st Podium/Comm. + 2nd Podium/Comm. + Upper Stilt + 1st to 28th floors	Foundation work is completed up to 40 %
Accommodation Reservation-2		
Building No. C (Tapi)	Gr (pt)/Stilt (pt) + 1st to 2nd service floor + 3rd to 30th floors	Plinth work is completed up to 90 %
Building No. D1:	Gr (pt)/Stilt (pt) + 1st to 37th floors	Construction not yet started
Building No. D2	Gr (pt)/Stilt (pt) + 1st to 37th floors	Construction not yet started
Buildings for TMC		
(Accommodation Reservation-1)		
TMC Market Building	Gr/Stilt + 2nd floor	Piling work is completed up to 5 %
Drama Theatre (Culture Hall)	Gr/Stilt + 1st to 3rd floor	Construction not yet started
T.M.T Bus Depot	Gr/Stilt + 1st to 2nd floor	Construction not yet started
TMC Secondary School Building	Gr + 1st to 4th floors	Construction not yet started
TMC College Building	Gr + 8th floors	Construction not yet started

SITE PHOTOGRAPHS













COMPLIANCE TO EC CONDITIONS

Compliance to Composite Clearance (EC+CRZ). vide Identification No. EC24B039MH182131 File No. - SIA/MH/INFRA2/456774/2023 dated 23/07/2024

SPECIFIC CONDITIONS		
A. SEAC CONDITIONS		
Sr. No.	**Conditions**	**Compliance**
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 there under as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have received layout approval from Town Planning Dept., TMC dated 28.06.2023. Copy of the same is attached as **Annexure I**
2.	PP to obtain following NOCs & remarks as per amended plan: a) Final CFO NOC; b) Tree NOC	The CFO LOI is attached as **Annexure IV** There will not be any tree cutting on site as the proposed development is in NON CRZ area only. Hence Tree NOC not required.
3.	PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per Hon'ble supreme Court order regarding RG area	The architect's certificate for RG is attached as **Annexure V**
4.	PP to obtain CRZ NOC from MCZMA	MCZMA's recommendation is attached as **Annexure VI**
5.	PP to ensure that no construction is proposed within 50 Mtr. buffer zone of mangroves.	We have ensured Hon'ble committee that there will not be any construction within 50 m buffer zone of mangroves. The proposed development is in NON-CRZ area only.
6.	PP to reduce discharge of treated water up to 35%; PP to obtain NOC from Garden Department, TMC for use of excess treated water generated in the project in the Garden Reservation adjacent to the project.	The treated water will be utilized for flushing and gardening purpose at project site. The excess treated will be given to nearby RMC plants, construction activities, playground and RG reservation area. We will approach to TMC for utilization of excess treated water in the garden reservation area adjacent to the plot
7.	PP to lift tanks of STPs 1.5 Mtr above the ground level except	As suggested by Hon'ble committee, We have revised the STP layout. We have

	Collection tanks to avoid flooding & revise STPs layout with area provided; 40% open to sky area; PP to relocate flushing tanks adjacent to the STPs.	relocated the flushing tanks adjacent to STP's
B. SEIAA CONDITIONS		
1.	This is a Composite Clearance (EC+CRZ). PP shall strictly abide by the conditions imposed by MCZMA in its 172nd meeting.	Noted and we shall comply the same.
2.	PP submitted that, as the development proposals being development of reservations, provision of RG is not applicable to their project as per the provisions of UDCPR, Local planning authority to ensure the validity of the same.	Noted
3.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and we shall comply the same. We will keep open space unpaved to ensure permeability of water.
4.	PP to achieve at least 5 % of total energy requirement from Solar/other renewable Sources.	Noted and shall be complied.
5.	PP shall comply with standard EC conditions mentioned in the Office Memorandum issue by MoEF& CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019.	All the standard EC conditions mentioned in the Office Memorandum issue by MoEF& CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019 are noted and complied.
6.	SEIAA after deliberation decided to grant EC for – FSI- 220109.87 m^2, Non FSI – 70323.17 m^2 and Total BUA – 2,90,433.04 m^2 (Plan Approval No. TMC/TPD/1559 dated 28.06.2023)	Noted. Copy of layout approval from Town Planning Dept., TMC dated 28.06.2023 is attached as **Annexure I**
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	Noted and shall be complied. Solid waste generated will be properly collected and segregated.

	approved sites for land filling after recovering recyclable material.	Wet garbage will be treated in OWC. Dry/inert solid waste will be handed over to Authorized Recycler.
(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 approved sites with the approval of competent authority.	Noted and shall be complied. The muck will be disposed off at site. All safety precautions have been taken by the PP. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures are proposed. Re-utilization strategy for construction debris is followed.
(iii)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted and shall be complied. No hazardous waste will be generated during construction phase. However, the disposal of the same shall be done as per CPCB /MBCB norms applicable to hazardous waste.
(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.	Noted and shall be complied. Adequate drinking water and temporary sanitation with separate toilets with septic tanks, soak pits for ladies and gents are provided. The waste generated from the labour will be mostly household waste which is collected and handed over to Authorized Recycler.
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and shall be complied. The Storm water drains and sewer lines will be provided separately on site. This arrangement shall ensure that storm water and sewage will not mix. The excess treated waste water will be disposed in Municipal Sewer lines through sewer lines.
(vi)	Water demand during construction should be reduced by	Noted and shall be complied.

	use of pre-mixed concrete, curing agents and other best practices.	Water demand during construction will 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.	Noted and shall be complied. We have tested Soil and Ground water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and ground water. As regards to consultation with ground water authority, we are not using ground water for construction purpose or during operation phase.
(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.	We are not using ground water for construction/operation purpose. As such permission from CGWB is not obtained.
(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.	Noted We will provide water efficient sanitary 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.	Noted and shall be complied. We will follow the prescriptive requirement specified in Energy Conservation Building Code. The buildings are not air-conditioned. We have used 6" AAC blocks (Autoclaved Aerated Concrete Blocks) and additional 2" of plaster resulting in the U value of 0.56 w/m20k for the effective insulation against the Heat gain.
(xi)	All the topsoil excavated during the construction activities should be stored for use in horticulture/ landscape development within the project site.	Top layer of soil will be reused for the development of green belt.
(xii)	Additional soil for leveling of the proposed site shall be generated	Natural drainage system of area will not be disturbed. The construction will be

	within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	done by taking advantage of natural contour.
(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.	We have tested Soil and Ground water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and ground water.
(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.	All the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 are followed. *RG is not mandatory as per regulation no. 11.1 notes (x), of UDCPR 2022*. The RG area and tree plantation details are as follows: RG provided on the stilt (AR1) is 1997.43 m^2, RG provided on Mother Earth (AR2) is 866.25 m^2, RG area under reservation (RG-3) 25277.10 m^2. Currently, there are no existing trees on the plot. As part of the development, a total of 1570 nos. of trees will be planted, including 1070 nos. trees in the RG area and 500 nos. of trees in the Miyawaki Plantation.
(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.	DG set will be provided on site during construction phase. The D. G. set shall be of enclosed type and as per CPCB norms.
(xvi)	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Noted and complied Vehicles hired for transportation of Raw material are complying with the emission norms prescribed by Ministry of Road Transport & Highways Department.

		The vehicles are adequately covered to avoid spillage/leakages.
(xvii)	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	The noise levels as well as air pollution are monitored regularly from MoEF recognized laboratory. Copy of reports is attached as **Annexure X**
(xviii)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set will be provided on site. We will comply to above & make necessary arrangements. The DG sets will be provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986. The stack heights shall be as per MPCB prescribed norms.
(xix)	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate Environmental cell/ Designated person.	Project In-charge is responsible for regular supervision on environmental measures. The Project In-charge and supervisors are trained in Environmental Management measures.
(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	Noted and shall be complied. Solid waste generated will be properly collected and segregated. Wet garbage will be treated in OWC

	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.	The solid waste generated will be properly collected, Segregated. Dry/inert solid waste will be disposed through Authorized Recycler.
(ii)	E–waste shall be disposed through authorized vendor as per E-waste (Management and handling) rules, 2016.	E-Waste generated from Household will be disposed through authorized vendor.
(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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. (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.	8 STPs of total capacity 1935 KLD will be provided. Sewage will be treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose. We will provide dual plumbing system to recycle the treated water for flushing purpose. We will design STP's as per standards prescribed by Maharashtra Pollution Control Board.
(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	Noted and we shall provide STP, MSW disposal facility at site. Trees will be planted after construction of building along with balanced site development. *RG is not mandatory as per regulation no. 11.1 notes (x), of UDCPR 2022*. The RG area and tree plantation details are as follows: RG provided on the stilt (AR1) is 1997.43 m^2, RG provided on Mother Earth (AR2) is 866.25 m^2, RG area under reservation (RG-3) 25277.10 m^2.

	made functional including water requirement.	Currently, there are no existing trees on the plot. As part of the development, a total of 1570 nos. of trees will be planted, including 1070 nos. trees in the RG area and 500 nos. of trees in the Miyawaki Plantation. We have obtained Consent to Establish from MPCB vide no. Format1.0/CAC-CELL/UAN No.0000191804/CE/2402001687 dated 21.02.2024. Copy attached as **Annexure III.**
(v)	The occupancy Certificate shall be issued by the local Planning Authority to the project only after personally ensuring the sustained water availability, connectivity of sewer line to the project site and proper disposal of water as per environmental norms.	Noted
(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.	Entry & Exit to the proposed project are located in such way that it won't affect traffic on the adjoining roads. Also, sufficient parking space has been proposed to be provided.
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and shall be complied.
(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.	*RG is not mandatory as per regulation no. 11.1 notes (x), of UDCPR 2022*. The RG area and tree plantation details are as follows: RG provided on the stilt (AR1) is 1997.43 m^2, RG provided on Mother Earth (AR2) is 866.25 m^2, RG area under reservation (RG-3) 25277.10 m^2. Currently, there are no existing trees on the plot. As part of the development, a total of 1570 nos. of trees will be planted, including 1070 nos. trees in the RG area and 500 nos. of trees in the Miyawaki Plantation. The tree species of local variety will be planted.

(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environmental cell has been formed 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 costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	The funds for implementation of environmental protection measures/EMP are provided as per planned requirement. Expenditure on EMP is being done as planned. All the environmental infrastructure like STP, Rainwater harvesting, OWC, Solar hot water system and Solar PV panel will be installed. Breakup of EMP during construction phase is attached as **Annexure VIII**
(xi)	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	The advertisement was given in local newspapers. Copy of the same is attached as **Annexure VII**
(xii)	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted and complied
(xiii)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their	We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data.

	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, $S0_2$, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	The half yearly compliance report along with Monitoring reports to Regional office of MOEF Nagpur, CPCB, MPCB & Env. Department are regularly submitted.
C. GENERAL EC CONDITIONS		
(i)	PP has to abide by the condition stipulated by SEAC & SEIAA.	We agree and complying 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.	We have obtained Consent to Establish from MPCB vide no. Format1.0/CAC-CELL/UAN No.0000191804/CE/2402001687 dated 21.02.2024. Copy attached as **Annexure III.**
(iii)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have obtained EC vide Identification No. EC24B039MH182131 File No. SIA/MH/INFRA2/456774/2023 dated 23.07.2024 Copy is attached as **Annexure II**
(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.	The six-monthly reports are regularly submitted to Regional office of MOEF Nagpur, CPCB, Environment Department and MPCB.
(v)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project	Noted and complied.

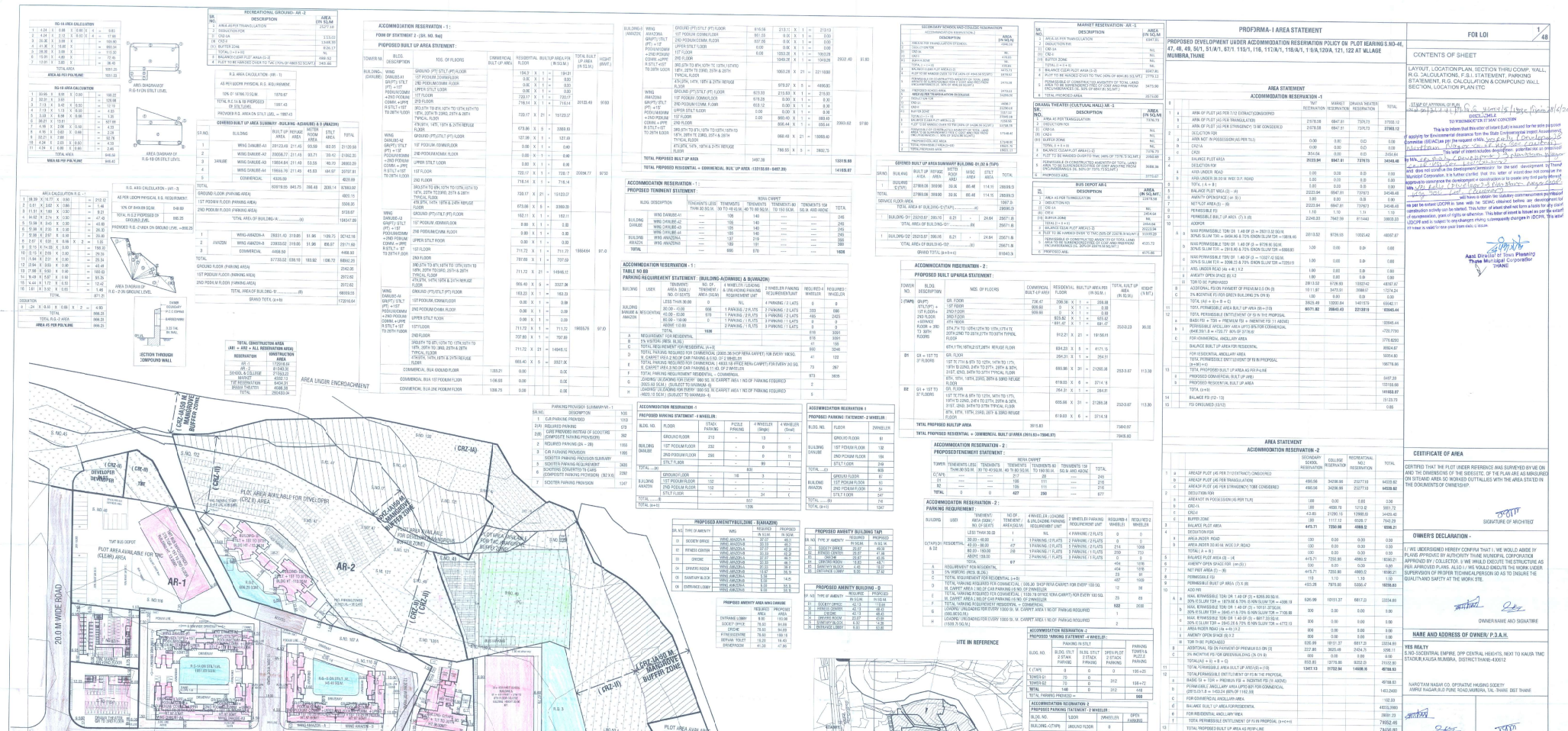
	proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Officers 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.	Noted and complied
(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.	Not Applicable
4.	The environmental clearance is being issued without prejudice to the action initiated under EP act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this	We understand the issue and shall be abided accordingly

	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 Environmental 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. Required NOC's are 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 environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We understand the issue and shall be abided accordingly.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.
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 environmental 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	Noted

	prescribed under Section 16 of the National Green Tribunal Act ,2010.	

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ANNEXURE I: APPROVAL PLAN



ENVIRONMENTAL CLEARANCE

PARIVESH

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

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

To,

The -1

YES REALTY

Palm Riveria, Mittal Ground Road, Kausa, Mumbra, Dist. Thane, 400612 - 400612

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/456774/2023 dated 28 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B039MH182131**
2.	**File No.**	SIA/MH/INFRA2/456774/2023
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra
7.	**Name of Company/Organization**	YES REALTY
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

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

Date: 23/07/2024

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/456774/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Yes Realty,
S. No. 46, 47, 48, 49, 50/1, 51/A/1,
67/1, 68/A/1, 115/1, 116, 117/A/1,
118/A/1, 119/A, 120/A/1, 121, 122,
Village Mumbra, Dist: Thane.

Subject : Composite Clearance (Environment Clearance + CRZ Clearance) for proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane by M/s.Yes Realty.

Reference : Application no. SIA/MH/INFRA2/456774/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 224th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal was also considered by MCZMA in its 172nd meeting and recommended the proposal to SEIAA from the CRZ point of view as per CRZ Notification, 2019. Proposal then considered in 276th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th June, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/456774/2023	
2	Name of Project	Residential Cum Commercial Development Under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra.	
3	Project category	8 (b)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Ehtesham Firoz Khan M/s. YES REALTY
		Regd. Office address	Palm Riveria, Mittal Ground Road, Kausa, Mumbra, Dist. Thane 400612
		Contact number	9769968222
		e-mail	yesrealty55@gmail.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Thane	

		NABET Accreditation number: QCI/NABET/EIA/ACO/17/00427					
7	Applied for	New Project					
8	Location of the project	On Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 At Village Mumbra, Dist: Thane, Maharashtra.					
9	Latitude and Longitude	19°10'40.56"N latitude and 73° 1'42.67"E longitude					
10	Plot Area (sq.m.)	101523.74 m^2					
11	Deductions (sq.m.)	50379.05 m^2					
12	Net Plot area (sq.m.)	51144.69 m^2					
13	Ground coverage (m^2) & %	22342.83 m^2 & 44 %					
14	FSI Area (sq.m.)	220109.87 m^2					
15	Non-FSI (sq.m.)	70323.17 m^2					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	290433.04 m^2					
17	TBUA (m^2) approved by Planning Authority till date	2,90,433.04 m^2 Approved by Thane Municipal Corporation, Approval dated 28.06.2023					
18	Earlier EC details with Total Construction area, if any.	Fresh Proposal					
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)**	
	-	-	-	**(Accommodation Reservation-1)**			-
				Building No., A (Danube) Wing A1	Gr (pt)/ Stilt (pt) + 1st Podium/ Comm. + 2nd Podium/ Comm. + Upper Stilt + 1st to 28th floors	97.60 m	-
				Building No., A (Danube) Wing A2	Gr (pt)/ Stilt (pt) + 1st Podium/ Comm. + 2nd Podium/ Comm. + Upper Stilt + 1st to 28th floors	97.60 m	-
				Building No., A	Gr (pt)/ Stilt (pt) + 1st	97.60 m	-

				(Danube) Wing A3	Podium/ Comm. + 2nd Podium/ Comm. + Upper Stilt + 1st to 28th floors		
				Building No., A (Danube) Wing A4	Gr (pt)/ Stilt (pt) + 1st Podium/ Comm. + 2nd Podium/ Comm. + Upper Stilt + 1st to 28th floors	97.60 m	-
				Building No.B (Amazon) Wing A	Gr (pt)/ Stilt (pt) + 1st Podium/ Comm. +2nd Podium/ Comm. + Upper Stilt + 1st to 28th floors	97.60 m	-
				Building No.B (Amazon) Wing B	Gr (pt)/ Stilt (pt) + 1st Podium/ Comm. +2nd Podium/ Comm. + Upper Stilt + 1st to 28th floors	97.60 m	-
				(Accommodation Reservation-2)			
				Building No. C (Tapi)	Gr (pt)/ Stilt (pt) + 1st to 2nd service floor + 3rd to 30th floors	96.00 m	-
				Building No. D1	Gr (pt)/ Stilt (pt) + 1st to 37th floors	113.30 m	-
				Building No. D2	Gr (pt)/ Stilt (pt) + 1st to 37th floors	113.30 m	-
				Buildings for TMC			
				(Accommodation Reservation-1)			
				TMC Market Building	Gr/ Stilt + 2nd floor	12.00 m	-

				Drama Theatre (Culture Hall)	Gr/ Stilt + 1st to 3rd floor	15.45 m	-
				T.M.T Bus Depot	Gr/ Stilt + 1st to 2nd floor	13.35 m	-
				(Accommodation Reservation-2)			
				TMC Secondary School Building	Gr + 1st to 4th floors	17.55 m	-
				TMC College Building	Gr + 8th floors	30.00 m	-
21	No. of Tenements & Shops			Flats: 2313; Shops: 103, Offices: 36			
22	Total Population			21263 Nos.			
23	Total Water Requirements CMD			1870 KLD			
24	Under Ground Tank (UGT) location			Ground Floor			
25	Source of water			TMC			
26	STP Capacity & Technology			8 STPs of total 1935 KLD capacity based on MBBR technology			
27	STP Location			On ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line			1693 KLD, 56.61%			
29	Solid Waste Management during Construction Phase			**Type**	**Quantity (Kg/d)**		**Treatment / disposal**
				Dry waste	40		Handed over to Authorized Agency
				Wet waste	60		
				Construction waste	7041 m^3		Construction Waste will be utilized at site for filling of plinth, ramp and road making
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			**Type**	**Quantity (Kg/d)**		**Treatment / disposal**
				Dry waste	3264		Recyclers
				Wet waste	4167		Through Mechanical composting
				E-Waste	59.30		Handed over to Authorized Dismantler/

				Recycler
		STP Sludge (dry)	403	To be used as manure for gardening purpose
31	R.G. Area in sq.m.	RG Required: *Recreational Ground is not mandatory as per regulation no.11.1 notes (x), of UDCPR 2022* RG provided on Mother earth (AR2) - 866.25 m^2 RG provided on Stilt (AR1) – 1997.43 m^2 25277.10 m^2 area is under RG reservation (RG-3)		
		Existing trees on plot: Nil Number of trees to be cut: Number of trees to be transplanted: - Number of trees to be retained: -		
		Number of trees to be planted: a) In RG area: 1070 Nos b) In Miyawaki Plantation (with area) :500 Nos. Total nos. of trees after the development: 1570 nos.		
32	Power requirement	During Operation Phase: Details: Connected load (kW) 26391; Demand load (kW) 15001		
33	Energy Efficiency	a) Total Energy saving: 21.09 % b) Solar energy: 6.1 %		
34	D.G. set capacity	Total capacity: 4985 kVA (3X750 + 2X630 + 400 + 500 + 250 + 200 + 125)		
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 2693; 2-W: 1888		
36	No. & capacity of Rain water harvesting tanks /Pits	RWH tanks of total 655 KLD capacity will be provided		
37	Project Cost in (Cr.)	Rs. 890 Cr.		
38	EMP Cost	Construction Phase 1.Capital Cost: Rs. 240.2 Lakhs. 2.O& M Cost: Rs. 78 Lakhs/Annum. Operation Phase Capital Cost: Rs.2402 Lakhs. O & M Cost: Rs. 264 Lakhs/Annum.		
39	CER Details with justification if any….as per MoEF&CC circular dated 01/05/2018	Not applicable as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No		

3. Proposal is a new construction project. Proposal was considered by SEIAA in its 274th meeting held on 24th June, 2024 and decided to accord Composite Clearance (Environment Clearance + CRZ Clearance) to the said project under the provisions of Environment Impact Assessment Notification, 2006 and CRZ Notification, 2019 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 showing all mandatory/required RG on mother earth as per Hon'ble Supreme Court Order.
2. PP to obtain following NOCs & remarks:

a) Final CFO NOC; b) Tree NOC.

3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble supreme Court order regarding RG area.
4. PP to obtain CRZ NOC from MCZMA.
5. PP to ensure that no construction is proposed within 50 Mtr. buffer zone of mangroves.
6. PP to reduce discharge of treated water up to 35%; PP to obtain NOC from Garden Department, TMC for use of excess treated water generated in the project in the Garden Reservation adjacent to the project.
7. PP to lift tanks of STPs 1.5 Mtr above the ground level except Collection tanks to avoid flooding & revise STPs layout with area provided; 40% open to sky area; PP to relocate flushing tanks adjacent to the STPs.

B. SEIAA Conditions-

1. This is a Composite Clearance (EC+ CRZ). PP shall strictly abide by the conditions imposed by MCZMA in its 172nd meeting.
2. PP submitted that, as the development proposals being development of reservations, provision of RG is not applicable to their project as per the provisions of UDCPR. Local planning authority to ensure the validity of the same.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI-220109.87 m2, Non FSI-70323.17 m2, total BUA-2,90,433.04 m2. (Plan approval No-TMC/TPD/1559, dated-28.06.2023)

General Conditions:

a) **Construction Phase :-**

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be

closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

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

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry &

Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

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

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Validity unknown
Digitally signed by: Shri Pravin C. Darade , I.A.S.
Designation: Member Secretary
Date and Time: 7/23/2024 4:44:04 PM

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/CAC-CELL/UAN No.0000191804/CE/2402001687

Date: 21/02/2024

To,
YES REALTY,
Village Mumbra, Dist: Thane,
Maharashtra.

Your Service is Our Duty

Sub: Consent to Establish for Building Construction Project, under RED category.

Ref: Minutes of 21st CAC meeting dated 07.02.2024.

Your application NO. MPCB-CONSENT-0000191804

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.890 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish for Building Construction Project, YES REALTY, Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra, on Total Plot Area of 101523.74 Sq.Mtrs. for total construction BUA of 290433.04 Sq.Mtrs. including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	NA
2.	Domestic effluent	1693	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set (750 kVA)	1	As per Schedule -II
S-2	DG Set (630 kVA)	1	As per Schedule -II
S-3	DG Set (400 kVA)	1	As per Schedule -II
S-4	DG Set (500 kVA)	1	As per Schedule -II
S-5	DG Set (250 kVA)	1	As per Schedule -II
S-6	DG Set (200 kVA)	1	As per Schedule -II
S-7	DG Set (125 kVA)	1	As per Schedule -II
S-8	DG Set (750 kVA)	1	As per Schedule -II
S-9	DG Set (750 kVA)	1	As per Schedule -II
S-10	DG Set (630 kVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet waste	4167 Kg/Day	Wet waste will be treated in OWC	Used as Manure
2	Dry waste	3264 Kg/Day	Dry waste will be given to Authorized Recycler	Dry waste will be disposed off to Authorized Recycler

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
13. PP shall extend/submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and consent to establish condition.
14. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
15. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
16. PP shall provide organic waste digester along with composting facility/bio digester (biogas) for the treatment of wet garbage.
17. PP shall not take any effective steps prior to obtaining Environment Clearance and submit BG of Rs. 25 Lakh towards compliances of same and consent conditions.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1780000.00	MPCB-DR-23894	17/01/2024	NEFT

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
3. CC-CAC updating.

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 **1845 CMD for treatment of domestic effluent of 1693 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	1870.00
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	D.G. Set (750 kVA)	Acoustic Enclosure Stack	6.50	Diesel 97.58 Ltr/Hr	1	SO2	46.84 Kg/Day
12	D.G. Set (630 kVA)	Acoustic Enclosure Stack	6.00	Diesel 82 Ltr/Hr	1	SO2	39.36 Kg/Day
3	D.G. Set (400 kVA)	Acoustic Enclosure Stack	5.00	Diesel 50.02 Ltr/Hr	1	SO2	24 Kg/Day
4	D.G. Set (500 kVA)	Acoustic Enclosure Stack	5.50	Diesel 66.42 Ltr/Hr	1	SO2	31.88 Kg/Day
5	D.G. Set (250 kVA)	Acoustic Enclosure Stack	4.00	Diesel 34.44 Ltr/Hr	1	SO2	16.54 Kg/Day
6	D.G. Set (200 kVA)	Acoustic Enclosure Stack	3.80	Diesel 30.34 Ltr/Hr	1	SO2	14.56 Kg/Day
7	D.G. Set (125 kVA)	Acoustic Enclosure Stack	3.00	Diesel 18.04 Ltr/Hr	1	SO2	8.65 Kg/Day
8	D.G. Set (750 kVA)	Acoustic Enclosure Stack	6.50	Diesel 97.58 Ltr/Hr	1	SO2	46.84 Kg/Day
9	D.G. Set (750 kVA)	Acoustic Enclosure Stack	6.50	Diesel 97.58 Ltr/Hr	1	SO2	46.84 Kg/Day
10	D.G. Set (630 kVA)	Acoustic Enclosure Stack	6.00	Diesel 82 Ltr/Hr	1	SO2	39.36 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

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

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	2500000	15 days	Towards compliance of consent conditions.	upto C to1stO	upto C to1stO

** 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 sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

ANNEXURE IV: CFO LOI

ठाणे महानगरपालिका, ठाणे

दूरध्वनी: २५४४०७९८
२५४४०७९९

महानगरपालिका भवन, सरसेनानी जनरल अरुणकुमार वैद्य मार्ग, पाचपाखाडी, ठाणे – ४०० ६०२

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र. ठामपा/मु.अ.अ./मु. /LOI/ 267/270 दिनांक: 09/03/2023

LETTER OF INTENT

To,

1) **M/s. SAAKAAR (Architect),**
2nd Floor, Nakshatra, Wing A, Near TMC,
Almeida Road, Panchpakhadi, Thane (W) – 400 601.

2) **M/s. Yes Realty**
Survey No. 55, Central Empire,
Opp. Central Heights, Next to Kausa TMC Stadium,
Kausa, Mumbra, Dist. Thane – 400 612.

Sub :- Letter of Intent for MOEF clearance on the basis of LOI/permission issued by the TDO for the proposed Building No. A (Wing A1, A2, A3 & A4), Building No. B (Wing B1 & B2), Building No. C, Building No. D1 & D2, TMC Market Building, TMC Drama Theatre, T.M.T. Bus Depot TMC Secondary School Building and College Building, under proposed development of D. P. Reservations under Accommodation Reservation on Plot bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122, at village Mumbra, Tal. & Dist. Thane. Sector no. IX **for M/s. Yes Realty.**

Ref:- 1. Letter from Architect M/s. SAAKAAR on Dt. 23/01/2023
2. Hon'ble Commissioners approval Dt. 26/12/2022

With Reference to your letter Dt. 23/01/2023 for the issuance of letter of Intent for MOEF clearance.

Sr. No.	DESCRIPTION OF THE SPECIAL BUILDING	
1.	V.P. No.	S09/0059/15
2.	Name of Architect	(M/s. SAAKAAR) Ar. Sandeep Prabhu
3.	Name of Developer	M/s. Yes Realty
4.	Survey No./Sector No.	S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122, at village Mumbra, Tal. & Dist. Thane. Sector no. IX

Thane Municipal Corporation Fire Brigade Dept

	Bldg. A (wing A1, A2, A3 & A4)				
	Bldg. No.	**North**	**South**	**East**	**West**
	Wing A1	6.00 M. on ground	Attach Bldg. A4	Attach Bldg. A2	7.50 M. on ground
	Wing A2	6.00 M on ground	Attach Bldg. A3	4.50 + 18.00 m. Road	Attach Bldg. A1
	Wing A3	Attach Bldg. A2	6.00 M.+30.00 m. road	4.50 + 18.00 m. Road	Attach Bldg. A4
	Wing A4	Attach Bldg. A1	6.00 M.+30.00 m. road	Attach Bldg. A3	7.50 m. on ground
	Building No. B (Wing B1 & B2)				
	Bldg. No.	**North**	**South**	**East**	**West**
	Wing B1	7.50 m. on ground	6.00 M. + 30 m. road	Attach Bldg. B2	4.50 + 18.00 M. Road
	Wing B2	7.50 m. on ground	6.00 M. + 30 m. road	12.00 M.	Bldg. Attach B1
	(Accommodation Reservation -2)				
	Bldg. No.	**North**	**South**	**East**	**West**
	Building No. C	6.25 M.	6.04 M.+ 30m. road	6.00 M.	6.00 M.
	Building No. D1	6.00 M.	6.00 M.	Attach Bldg. D2	12.60 M.
	Building No. D2	6.00 M.	6.00 M.	6.00 M.	11.30 M.
	(Accommodation Reservation -1) TMC Reservation Building				
	Bldg. No.	**North**	**South**	**East**	**West**
	TMC Market Building	6.00 M.	6.00 M.	7.30 M.	6.95 M.
	Drama Theatre (Cultural Hall)	6.00 M.	12.00 M.	6.00 M.	12.00 M.
	TMT Bus Depot	6.00 M.	7.20 M.	6.00 M.	12.00 M.
	(Accommodation Reservation -2)				
	Bldg. No.	**North**	**South**	**East**	**West**
	TMC Secondary School & College Building	6.45 M.	6.00 M.	6.00 M.	6.00 M.
	Turning radius as per NBC part III no.4.6 C				
13.	**Details of Podium (with/without ramp)**				
	Nos. of podium		02 Nos. (1st Podium and 2nd Podium) For Bldg. A (wing A1 to A4)		
	Height of Podium		13.50 mt.		
	With ramp[As per 4.6.1.3 of part III of NBC 2016] **/ without ramp**		Without Ramp		

14.	**Multilevel Car parking**		
	Nos. of MLCP	**Car**	**Scooter**
	(Accommodation Reservation -1) Bldg. A (wing A1,A2, A3 & A4) Bldg. B (wing B1, B2)	1395	1347
	(Accommodation Reservation -2) Bldg. C , D1, D2	121	154
	(Accommodation Reservation -1)		
	TMC Market Building	37	110
	Drama Theatre (Cultural Hall)	34	91
	TMT Bus Depot	62	92
	(Accommodation Reservation -2)		
	TMC Secondary School &	05	48
	College Building	22	242
15.	**Details of Basements – N.A.**		
16.	**Compartmentation – N.A.**		
17.	**Provision of Stilt –** Building A (Wing A1 to A4) – 4.5 m. height + 0.60 m. (Plinth) Building D1 & D2 – 5.85 mt. height [As per 8.1.1 of UDCPR The height of the stilt shall not be less than 2.4 m. from the bottom of beam. In case of stack parking, height up to 4.5 m. may be allowed]		
18.	**If building is for commercial / Residential**		
	Building No. A (Wing A1, A2, A3 & A4) (Accommodation Reservation -1) Developer Bldg.		
	Area of Commercial	4028.89 sq.mt.	
	Height of Commercial	13.50 mt.	
	Area of Residential & Height	(Wing A1, A2,A3 & A4 area = 79890.66 sq.mt.) Height = 84.10 mt.	
	Wing A1	20123.49 sq.mt.	
	Wing A2	20056.77 sq.mt.	
	Wing A3	19854.64 sq.mt.	
	Wing A4	19855.76 sq.mt.	
	Total Resi + Comm	**79890.66 sq.mt.**	
	Building No. B (Wing B1 & B2)		
	Area of Commercial	4468.50 sq.mt.	
	Height of Commercial	13.50 mt.	
	Area of Residential & Height	(Wing B1,B2 area = 53265.02 sq.mt.) Height = 84.10 mt.	
	Wing B1	29331.40 sq.mt.	

	Wing B2	23933.62 sq.mt.
	Total Resi + Comm	**57733.52 sq.mt.**
	Building No. C	
	Area of Commercial	2620.47 sq.mt.
	Height of Commercial	12.30 mt.
	Area of Residential	25348.78 sq.mt.
	Height of Residential	83.70 mt.
	Total Resi + Comm	**27969.25 sq.mt.**
	Building No. D1	
	Area of Residential	**25243.87 sq.mt.**
	Height of Residential	113.30 mt.
	Building No. D2	
	Area of Residential	**25243.87 sq.mt.**
	Height of Residential	113.30 mt.
	(Accommodation Reservation -1) 2	
	TMC Market Building Area	**3573.00 sq.mt.**
	Height of Market bldg.	12.00 mt.
	Drama Theatre (Cultural Hall) Area	**3773.67 sq.mt.**
	Height of Drama Theatre bldg	15.45 mt.
	TMT Bus Depot Area	**4575.06 sq.mt.**
	Height of Bus Depot bldg.	13.35 mt.
	(Accommodation Reservation -1)	
	TMC Secondary School building Area	2463.66 sq.mt.
	Height of School Bldg.	17.45 mt.
	TMT College Building Area	3516.29 sq.mt.
	Height of College bldg.	20.65 mt.
	Total area	**5979.95 sq.mt.**
19.	**Arrangement of Exits - [As per 9.28.4 and Table no.9D of UDCPR]** - As per rule	
20.	**Occupant Load - [As per 9.28.5 and Table no.9E of UDCPR] -** Yes	
21.	**Details of Enclosed Staircase –** Yes [Provision & width of staircase as per 9.28.7 & 9.28.8 of UDCPR]	

Bldg. No.	Staircase description	Width	No. of staircase
(Developer Bldg.) Accommodation Reservation -1			
Building No. A	Leading from ground to Terrace	1.50 Mt.	02

	Wing A1			
	Wing A2	Leading from ground to Terrace	1.50 Mt.	02
	Wing A3	Leading from ground to Terrace	1.50 Mt.	02
	Wing A4	Leading from ground to Terrace	1.50 Mt.	02
	Building No. B			
	Wing B1	Leading from ground to Terrace	1.50 Mt.	02
	Wing B2	Leading from ground to Terrace	1.50 Mt.	02
	Accommodation Reservation -2			
	Building No. C	Leading from ground to Terrace	1.50 Mt.	02
	Building No. D1	Leading from ground to Terrace	1.50 Mt.	02
	Building No. D2	Leading from ground to Terrace	1.50 Mt.	02
	(TMC Reservation) Accommodation Reservation -1			
	TMC Market Building	Leading from ground to Terrace	1.50 Mt.	02
	Drama Theatre (Cultural Hall)	Leading from ground to Terrace	2.00 Mt.	02
	TMT Bus Depot	Leading from ground to Terrace	2.00 Mt.	02
	Accommodation Reservation -2			
	TMC Secondary School & College Building	Leading from ground to Terrace	2.00 Mt.	04
		Leading from ground to Terrace	2.00 Mt.	

22.	**Travel Distance and figure – [As per 1.3 Definitions 134 of UDCPR] and figure –** Less than 22.50 mt.
23.	**Provision of Fire escape & External Staircase** – [As per 9.29.4 of UDCPR] N.A.
24.	**Details of Lift** [Fireman's lift / Fire lift is provided as per 9.27 of UDCPR & Section 5, subsection 5A of Part VIII NBC 2016]

Bldg. No.	**Lifts Type**	**Profile**	**Nos. of lifts**
(Developer Bldg.) Accommodation Reservation -1			
Building No. A			
Wing A1	Passenger Lift	Ground to top	Res. - 03 nos.
	Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
Wing A2	Passenger Lift	Ground to top	Res. - 03 nos.
	Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
Wing A3	Passenger Lift	Ground to top	Res. - 03 nos.
			Comm. – 01 nos.
	Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
			Comm. - 01 nos.
Wing A4	Passenger Lift	Ground to top	Res. - 03 nos.

				Comm. – 01 nos.
		Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
				Comm. – 01 nos.
	Building No. B			
	Wing B1	Passenger Lift	Ground to top	Res. - 03 nos.
				Comm. – 02 nos.
		Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
				Comm. – 01 nos.
	Wing B2	Passenger Lift	Ground to top	Res. - 03 nos.
				Comm. – 01 nos.
		Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
				Comm. – 01 nos.
	Building No. C	Passenger Lift	Ground to top	Res. - 04 nos.
				Comm. – 01 nos.
		Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
				Comm. – 01 nos.
	Building No. D1	Passenger Lift	Ground to top	Res. - 03 nos.
		Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
	Building No. D2	Passenger Lift	Ground to top	Res. - 03 nos.
		Fire/ Fireman's lift	Ground to top	Res. - 01 nos.
	(TMT Reservation) Accommodation Reservation -1			
	TMC Market Building	Passenger Lift	Ground to top	03 nos.
		Fire/ Fireman's lift	Ground to top	01 nos.
	Drama Theatre (Cultural Hall)	Passenger Lift	Ground to top	04 nos.
		Fire/ Fireman's lift	Ground to top	01 nos.
	TMT Bus Depot	Passenger Lift	Ground to top	02 nos.
		Fire/ Fireman's lift	Ground to top	02 nos.
	(TMT Reservation) Accommodation Reservation -2			
	TMC Secondary School & College Building	Passenger Lift	Ground to top	06 nos.
		Fire/ Fireman's lift	Ground to top	02 nos.
25.	**Corridor & Passageway –** 1.50 mt. wide passage [Provided as per 9.29.5 of UDCPR]			
26.	**Doorway –** 1.05 mt. width & 2.10 mt. height [Provided as per 9.29.1 of UDCPR]			
27.	**Ventilation –** Natural ventilation [As per 3.4.8 of part IV & Part VIII , Section 1 for Natural ventilation & part VIII, section 3 for Mechanical ventilation of NBC 2016]			
	Basement [as per 9.11.2 of UDCPR& 4.6.2 of part IV of NBC 2016]			N.A.

	Passageway [If not naturally ventilated then should be pressurized as per 4.4.2.5& Table 6 of Part IV NBC 2016]	N.A.		
	Staircase [If not naturally ventilated then should be pressurized as per 4.4.2.5& Table 6 of Part IV NBC 2016]	N.A.		
	Lift Lobby [If not naturally ventilated then should be pressurized as per 4.4.2.5& Table 6 of Part IV NBC 2016]	N.A.		
28.	**Refuge Area** [Provided as per 9.29.6 of UDCPR]			
	Accommodation Reservation -1			
	Building no. A (Wing A1, A2)			
	Floor	**Required (Sq.m.)**	**Proposed**	**Height (in mt.)**
	6th Floor	34.56	42.29	25.10 M.
	11th Floor	34.56	42.29	39.60 M.
	16th Floor	34.56	42.29	54.10 M.
	21st Floor	34.56	42.29	68.60 M.
	26th Floor	34.56	42.29	83.10 M.
	Building no. A (Wing A3, A4)			
	6th Floor	34.20	42.28	25.10 M.
	11th Floor	34.20	42.28	39.60 M.
	16th Floor	34.20	42.28	54.10 M.
	21st Floor	34.20	42.28	68.60 M.
	26th Floor	34.20	42.28	83.10 M.
	Building no. B (Wing B1)			
	6th Floor	41.30	63.81	25.10 M.
	11th Floor	41.30	63.81	39.60 M.
	16th Floor	41.30	63.81	54.10 M.
	21st Floor	41.30	63.81	68.60 M.
	26th Floor	41.30	63.81	83.10 M.
	Building no. B (Wing B2)			
	6th Floor	41.30	63.81	25.10 M.
	11th Floor	41.30	63.81	39.60 M.
	16th Floor	41.30	63.81	54.10 M.
	21st Floor	41.30	63.81	68.60 M.
	26th Floor	41.30	63.81	83.10 M.
	Accommodation Reservation -2			
	Building no. C			
	Floor	**Required (Sq.m.)**	**Proposed**	**Height (in mt.)**
	6th Floor	43.76	77.98	23.50 M.
	11th Floor	43.76	77.98	38.00 M.
	16th Floor	43.76	77.98	52.50 M.
	21st Floor	43.76	77.98	67.00 M.
	26th Floor	43.76	77.98	81.50 M.

	Building no. D1 & D2			
	8th Floor	32.93	73.44 + 7.58 Excess area counted in FSI	26.30 M.
	13th Floor	32.93	73.44 + 7.58	40.80 M.
	18th Floor	32.93	73.44 + 7.58	55.30 M.
	23rd Floor	32.93	73.44 + 7.58	69.80 M.
	28th Floor	32.93	73.44 + 7.58	84.30 M.
	33rd Floor	32.93	73.44 + 7.58	98.80 M.
29.	**For Evacuation**			
	Fire Escape Chutes / controlled Lowering Device for evacuation& Alternatively Fire tower with smoke check lobby or Fire evacuation lift - Fire evacuation lift provided [Provided as per 9.29.9 of UDCPR& 2.24 of Part IV & 7.2 of Section 5, subsection 5A of Part VIII of NBC 2016]			
30.	**Service Floor –** N.A. [Provided as per 9.33 of UDCPR] - Only provided on Building No. C at 12.70 M.			
	Recreational floor – N.A. [Provided as per 6.14 of UDCPR]			
31.	**Mezzanine Floor –** N.A. [Provided as per 9.7 of UDCPR]			
32.	**Building plans for Special Buildings –** Compliance [Provided as per 2.2.8 of UDCPR]			
33.	**Location of Meter room/Generator room/Sub Station –** On Ground Floor			
34.	**Location of Pump room & Fire water tank –** Yes			
35.	**Smoke Control –** Yes			
	Smoke exhaust & pressurization of area above ground [4.6.1& table No. 6 of Part IV NBC 2016]			
	Smoke exhaust & pressurization of area Below ground [4.6.2 & table No. 6 of Part IV NBC 2016]			
36.	**Fire Detection & Alarm System –** Yes [4.9 & each occupancy in table No. 7 & under 6.1 to 6.9 of Part IV NBC 2016]			
A	**Fire Protection Requirements -** Yes [According to 9.32 of UDCPR Fire Fighting Requirements shall be provided as per NBC 2016]			
B	**Static Water Storage tanks Location -** Yes [Provided as per 5.1.2.1 of Part IV NBC 2016]			
C	**Fire Fighting Pump & Pump House -** Yes [Provision of pumps as per table no. 7 with relevant notes & Provision of pump house as per 5.1.2.2 of Part IV NBC 2016]			
D	**Location & Details Fire Extinguishers** [5.1 Part IV of NBC 2016]			
E	**Location & Details hose reels** [5.1 Part IV of NBC 2016]			
F	**Location & Details wet riser, down comer, yard hydrants** [5.1 & table No. 8 of Part IV of NBC 2016]			
G	**Location & Details Automatic sprinkler installation –** Yes [As per table no. 7, 5.1 & 5.1.3 of part IV NBC 2016]			

H	**Location & Details High / medium velocity water spray** [5.1 & 5.1.4 of part IV NBC 2016]
I	**Location & Details Fixed foam Installation** [5.1 & 5.1.5 of part IV NBC 2016]
J	**Location & Details Gas based suppression system** [5.1 & 5.1.6 of part IV NBC 2016]
K	**Location & Details Deluge system** [5.1 Part IV of NBC 2016]
L	**Location & Details water mist system** [5.1 & 5.1.8 of part IV NBC 2016]
M	**Location & Details Extinguishing system with clean agents** – N.A. [5.1 & 5.1.9 of part IV NBC 2016]

अटी व शर्ती

१. सदरचे Letter of Intent हे Layout plan च्या प्राथमिक छाननीच्या आधारे तसेच सद्य स्थितीत लागु असलेल्या नियमांच्या आधारे अदा करण्यात येत आहे.

२. Letter of Intent नुसार प्रत्यक्ष मंजुरीसाठी सादर करण्यात आलेल्या नकाशांच्या छाननीमध्ये सर्वसमावेशक विकास नियंत्रण नियमावली व राष्ट्रीय इमारत संहीता २०१६ नुसार कोणत्याही त्रुटी आढळल्यास सोबत अदा करण्यात आलेल्या नकाशांमध्ये आवश्यक बदल करणे बंधनकारक राहील.

३. Letter of Intent नुसार प्रत्यक्ष मंजुरीसाठी सादर करण्यात आलेल्या नकाशांच्या छाननी नंतर नियमानुसार रु.१०,००,०००/- (दहा लक्ष मात्र) पावती क्र. TMC/HQ/FIR/००१२६९/२२-२३ दिनांक ०६/०३/२०२३ अन्वये अग्निशमन शुल्कांचा भरणा महापालिकेमध्ये करण्यात आलेला आहे.

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 Architect M/s. SAAKAAR for M/s. YES REALTY. This letter of intent includes 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. Architect M/s. SAAKAAR for M/s. YES REALTY will have to obtain the Fire NOC as per UDCPR & NBC 2016 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 DCR and is subject to any change arising subsequently to changes in UDCPR. This letter of intent is valid for one year from the date of issue.

09/03/2023

Thane Municipal Corporation of the City of Thane
ठाणे महानगर पालिका
अग्निशमन दल
Fire Brigade Dept

Chief Fire Officer (I/c)
Thane Fire Brigade, Thane

ANNEXURE V: ARCHITECT CERTIFICATE

2ND FLOOR, NAKSHATRA, WING A, NEAR TMC, ALMEIDA ROAD, PANCHPAKHADI, THANE (W) - 400 601.
TEL.: (022) 2537 8701 / 2536 4700 • saakaararchitects@yahoo.co.in • saakaar@saakaar.co.in

saakaar
ARCHITECTS

Date : 05/01/2024

To,
Member Secretary,
SEAC II,
15th Floor, New Administration Building,
Environment Department, Mantralaya,
Mumbai.

Respected Sir,

I am appointed as an Architect for the proposed Residential and Commercial development under Accommodation Reservation Policy on plot bearing S.No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122, village Mumbra, Thane for M/s. Yes Realty.

We hereby certify that, this Development proposal being development of Reservations, Recreational Ground is not mandatory as per regulation no. 11.1 notes (x). However, we have proposed 866.25 sqm Recreational ground on ground level (AR2) and additional 1997.43 sqm on Podium level (AR1). In the said development proposal under Accommodation reservation policy, we have proposed separate area admeasuring 25277.10 sqm for Recreational ground reservation no. 3.

For SAAKAAR

Ar. Makarand Parange
Reg. No. CA-92/14995

Minutes of the 172nd Meeting of Maharashtra Coastal Zone Management Authority held on 05th February, 2024

Item No. 14: Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane by M/s Yes Realty

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane.

As per presentation, the land is falls in CRZ-IA, 50m Mangrove Buffer Zone (CRZ-IA), CRZ-IB, CRZ-II and NON-CRZ Area. However, there is no development proposed in CRZ area. The proposed development is on Non CRZ area only.

The proposed development in non CRZ area comprises of Residential building, Drama Theatre, TMC Bus depot, TMC market building, School and college building etc

Total plot area is 1,01,523.74 sqm, Total construction area is 2,90,433.04 sqm. PP has submitted EIA report prepared NABET Accredited consultant M/s. Mahabal Enviro Engineers Pvt Ltd.

Deliberations:

The Consultant during the meeting presented that entire development is proposed in non CRZ area as per approved CZMP 2019.

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai.

As per IRS report, CRZ status of project site are as follows-

Member Secretary

Chairman

Description	CRZ - Classification	Area m^2	Total Area m^2
Part-A Project Site	Outside CRZ	37003.12	37003.12
Part-B Project Site	CRZ - IA	1835.07	64520.63
	CRZ - IA (50m Mangrove Buffer Zone)	8293.69	
	CRZ - IB	41.40	
	CRZ - II	6421.99	
	Outside CRZ	47928.48	
TOTAL		**101523.75**	**101523.75**

As per Para 7(iv) of the CRZ Notification, 2019:
"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that the PP has proposed construction of building in Non CRZ as per approved CZMP under CRZ Notification, 2019 i.e. 18th January, 2019. Concern planning Authority i.e. Thane Municipal Corporation should strictly ensure that as committee by the PP, construction is proposed in Non CRZ area as per approved CZMP under CRZ Notification, 2019. The Authority noted that activities proposed beyond CRZ areas are outside the ambit of CRZ Notification, 2019. However, the proposal attracts provisions of EIA Notification, 2006.

There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area. Ecologically sensitive areas like mangroves etc should not be disturbed.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA subject to compliance of following conditions:

Member Secretary

Chairman

Minutes of the 172nd Meeting of Maharashtra Coastal Zone Management Authority held on 05th February, 2024

1. Thane Municipal Corporation to ensure that construction is proposed in Non CRZ area strictly as per approved CZMP under CRZ Notification, 2019
2. Thane Municipal Corporation to ensure that mangrove cutting is not allowed. No construction is allowed in Mangroves or its 50 m buffer zone area.
3. There shall not be violation of Hon'ble High Court order dated 17th September, 2018 in PIL 87/2006.
4. PP to obtain the Environmental Clearance under EIA Notification, 2006, since total construction area exceeds 20,000 Sqm.
5. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site, as per MSW Rules, 2016.
6. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area
7. Ecologically sensitive areas like mangroves etc should not be disturbed. There shall not be violation of Hon'ble High Court order dated 17th September, 2018 in PIL 87/2006.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

Member Secretary

Chairman

ANNEXURE VII_NEWASPAPER ADVERTISEMENT


दैनिक सागर
कोकणचे मुखपत्र
ठाणे, पालघर
सोमवार १३ जानेवारी २०२५ ।


दैनिक सागर
कोकणचे मुखपत्र
ठाणे, पालघर
सोमवार १३ जानेवारी २०२५ ।

PUBLIC NOTICE

This is to inform you that our proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68 / A / 1, 115/1, 116, 117 / A / 1, 118 / A / 1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra was accorded the Environmental Clearance (EC24B039MH182131, File No. SIA/MH/INFRA2/456774/2023 dated 23 July 2024) from the State Environment Impact Assessment Authority (SEIAA), Maharashtra constituted by Ministry of Environment and Forest, Government of India.

The copy of the Environmental clearance letter is available on Ministry of Environment, Forest and Climate change (MoEF & CC's) PARIVESH website at https://parivesh.nic.in

Place: Thane

YES REALTY

सार्वजनिक सूचना

हे आपल्याला सूचित करत आहोत की आमच्या अकोमोडेशन रिझर्व्हेशन योजने अंतर्गत येणाऱ्या प्लॉट बेअरिंग सर्व्हे नं., ४६, ४७, ४८, ४९, ५०/१, ५१/ए/१, ६७/१, ६८/ए/१, ११५/१, ११६, ११७/ए/१, ११९/ए १२०/ए/१, १२१, १२२ गाव मुंब्रा, जिल्हा व तालुका ठाणे, महाराष्ट्र येथील निवासी आणि व्यावसायिक प्रकल्प, यांस भारत सरकार च्या पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालया अंतर्गत येणाऱ्या राज्य स्तरीय पर्यावरण समाघात निर्धारण प्राधिकरणाकडून (SEIAA,महाराष्ट्र)पर्यावरण मंजूरी (EC24B039MH182131, File No. SIA/MH/INFRA2/456774/2023 दिनांक २३ जूलै २०२४) देण्यात आली आहे.

पर्यावरण प्रदूषण पत्रांची प्रत पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय (MoEF&CC's), यांच्या परिवेश वेबसाइटवर http://parivesh.nic.in येथे उपलब्ध आहे.

ठिकाण : ठाणे

येस रिअल्टी


6 | नवभारत www.navbharatlive.com
मुंबई, गुरुवार 16 जनवरी 2025


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मुंबई, गुरुवार 16 जनवरी 2025


PUBLIC NOTICE

This is to inform you that our proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 68/A/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 at Village Mumbra, Dist: Thane, Maharashtra was accorded the Environmental Clearance (EC24B039MH182131, File No. SIA/MH/INFRA2/456774/2023 dated 23 July 2024) from the State Environment Impact Assessment Authority (SEIAA), Maharashtra constituted by Ministry of Environment and Forest, Government of India.

The copy of the Environmental clearance letter is available on Ministry of Environment, Forest and Climate change (MoEF & CC's) PARIVESH website at https://parivesh.nic.in

Place : Thane | YES REALTY


सार्वजनिक सूचना

हे आपल्याला सूचित करत आहोत की आमच्या अकोमोडेशन रिझर्व्हेशन योजने अंतर्गत येणाऱ्या प्लॉट बेअरिंग सर्व्हे नं., ४६, ४७, ४८, ४९, ५०/१, ५१/ए/१, ६७/१, ६८/ए/१, ११५/१, ११६, ११७/ए/१, ११८/ए/१, ११९/ए, १२०/ए/१, १२१, १२२, गाव मुंब्रा, जिल्हा व तालुका ठाणे, महाराष्ट्र येथील निवासी आणि व्यावसायिक प्रकल्प, यांस भारत सरकार च्या पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालया अंतर्गत येणाऱ्या राज्य स्तरीय पर्यावरण समाघात निर्धारण प्राधिकरणाकडून (SEIAA, महाराष्ट्र) पर्यावरण मंजूरी (EC24B039MH182131, File No. SIA/MH/INFRA2/456774/2023 दिनांक २३ जूलै २०२४) देण्यात आली आहे.

पर्यावरण प्रदूषण पत्रांची प्रत पर्यावरण,वन आणि जलवायु परिवर्तन मंत्रालय (MoEF&CC's), यांच्या परिवेश वेबसाइटवर http://parivesh.nic.in येथे उपलब्ध आहे.

ठिकाण : ठाणे | येस रिअल्टी

ANNEXURE VIII

EMP COSTING (CONSTRUCTION PHASE)

S. NO.	Parameter	Capital Cost (Rs. in Lakhs)	O & M Cost (Rs. in Lakhs)
1	**Dust Mitigation Measures**	125.0	15.0
	Barricading to plot boundary (25ft)		
	- Water sprinkling for dust suppression. Use of water foggers (3 nos)		
	- Wet green cloth/wet jute sheet wrapping around the building to reduce airborne dust generation		
	- Sensor-based online monitoring system will be provided		
	- Vehicle carrying construction material shall be fully covered		
2	Site sanitation (Toilets & Mobile STP), potable water supply	40.0	10.0
3	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-PM_{10}, $PM_{2.5}$, SO_2, NOx, CO), Noise: Leq day time and Night time		6.0
4	Health check-up & first aid		10.0
5	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves, etc.)	25.0	
6	Traffic Management (Sign Boards, Persons at entry/exit, and Parking area)	1.2	7.0
7	Safety nets	40.0	10.0
8	Tyre cleaning and vehicle maintenance	3.0	5.0
9	Solid waste management	4.0	8.0
10	Safety - Training to Workers (Twice in Year), Safety Officer	2.0	8.0
11	Disinfection		5.0
	Total Cost	**240.2**	**78.0**

EMP COSTING (OPERATION PHASE)

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	387	77	**Continuous O & M** Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS and O&G
Solar System	120	6	Weekly
Rainwater harvesting	151	8.0	During rainy season (cleaning of UG tanks and filtration units before rainy season)
Solid Waste Composting plant	169	68	**Continuous O & M** Environment Monitoring: Monthly to assess the compost quality.
Landscape	79	20	Twice a week
Environmental Monitoring		2	As per the CPCB guidelines through MoEF Approved laboratories
DMP Costing	1496	83	Quarterly
Total Cost	**2402**	**264**	

ANNEXURE IX
ENVIRONMENTAL MANAGEMENT PLAN

EMP RESPONSIBILITIES & IMPLEMENTATION PERIOD_During Construction Phase

Potential Impacts	Mitigation Measures	Implementing Responsibility	EMP implementation Period
Dust generation	• Barricading to plot boundary (25ft) • Water sprinkling for dust Suppression. Use of water foggers (3 nos) • Wet green cloth/wet jute sheet Wrapping around the building to reduce air bourne dust generation • Sensor based Online Monitoring system will be provided • Vehicle carrying construction material shall be fully covered • Use of Ready Mix concrete	Contractor, Project Manager, Project Proponent, Environmental Management Cell	Daily till end of construction activity
Construction waste generation	• Use of Ready Mix concrete to avoid excessive movement of vehicles on the site, will reduce fugitive emissions and noise too. • The construction debris and excavated material will be partly utilized at site and remaining will be disposed at other plot of PP for land leveliing • Waste will be segregated in separate areas with proper demarcations • Steel and other recyclable waste shall be sold to scrap dealers	Contractor, Project Manager, Project Proponent, Environmental Management Cell	Till end of construction activity
Habitat threat to local avian fauna	• Trees to be Planted: 1070 Nos + 500 nos. in Miyawaki Area	Project Manager & Horticultural Department	Tree Plantation: till end of construction activity

Potential Impacts	Mitigation Measures	Implementing Responsibility	EMP implementation Period
	• Tree plantation along plot boundary, RG area and Road Median, green belt and location allotted by Municipal Corporation and will include maximum native trees		
Change in natural topography & drainage pattern.	• The land is flat • This will be a temporary impact and will be managed through a storm water system	Contractor, Project Manager	Construction Period
Water Consumption	• Water required for construction purpose will be sourced from Tanker water/ Treated water from STP • The drinking water for labour – TMC Water supply line • Common water tank will be provided for storage of water.	Contractor and Project Proponent	Daily till end of construction activity
Waste water generation	• Adequate sanitation facility will be provided for all labours. • Wastewater generated shall be treated in Mobile STP	Contractor, Project Proponent, Environmental Management Cell	Daily till end of construction activity
Solid Waste Generation	• Labour colony shall be provided. • The Solid waste generation is around 100 Kg/day • Bio-degradable waste will be treated in OWC • Periodic site cleaning activities	Contractor, Project Proponent, Environmental Management Cell	Daily till end of construction activity
Health & safety hazards	• All safety equipment will be deployed on site to ensure labour safety. • Labour Colony will be provided	Contractor/Safety Department	• Labour colony: 1months before start of construction activity

Potential Impacts	Mitigation Measures	Implementing Responsibility	EMP implementation Period
	• Site barricading will be provided. The National Building Code 2016 shall be followed to provide labour health and safety conditions for the project.		• Barricading: before start of construction activity • PPE before start of construction activity
Increase in noise generation	• All noise generating equipment shall be housed on plinths with rubber base to reduce vibrations. • Site barricading. • No excavation/foundation activities during night time • Vehicle owners is been advised to maintain their equipment's to reduce the noise generation	Contractor/Security Guards (Watchmen's)	• Barricading: before start of construction activity • PPE before start of construction activity
Local area traffic congestion	• Provision of Parking space for Construction Material carrying Vehicles • Sign Boards, Persons at entry exit and Parking area	Project Proponents & Security Guards (Watchmen's)	Daily

During Operation Phase

Operational Activities	Potential Impacts	Mitigation Measures	Implementing Responsibility
Impact due to Water Consumption & Wastewater Generation	Fresh water consumption	• The use only low flow and low flush – water saving plumbing fixtures, automatic level controllers at water tanks to reduce/optimize the demand side of water resource. • Treated waste water from STP will be used for green belt & flushing. This will reduce the demand for fresh water.	Project Proponent Society Chair Person & Appointed AMC
	Sewage generation & disposal problems	• 8 STPs of total 1935 KLD capacity based on MBBR technology. • Environmental monitoring will be done monthly to avoid or to check the contamination of sewage in ground water or surface water • Excess treated water to Municipal Drain	Project Proponent Society Chair Person & Appointed AMC
Impact due to rainwater discharges	Water Pollution	• Rain water & storm water management plan will be incorporated. • Annual Cleaning of RWH filters and SWD	Project Proponent Society Chair Person & Appointed AMC
	Flooding conditions	• Adequate Storm water drains to collect, carry, recharge/discharge storm- water runoff . • Regular Cleaning of SWD	Project Proponent & Society
	Biological Environment	• Trees to be Planted: 1070 Nos + 500 nos. in Miyawaki Area • Mandatory RG shall be provided	Project Proponent Society Chair Person & Appointed AMC

Operational Activities	Potential Impacts	Mitigation Measures	Implementing Responsibility
Impact due to Energy Consumption	Energy Consumption for building utilities and functions	• Solar PV units The site planning will be done such that none of the building blocks will hinder light access to other building • The project will use pumps, motors and transformers with minimum losses and as per the ECBC 2007 requirements.	Project Proponent Society Chair Person & Appointed AMC
Parking	Traffic congestion	• Proper entry and exit points and driveways for easy movement of vehicles • Vehicular movement, no parking areas signage's shall be installed • Adequate parking space is provided within the complex	Project Proponent Society Chair Person
Impacts due to Solid Waste generation	Land pollution	• The Solid waste management process includes primary source segregation at apartment level, building-wise collection, secondary collection in community bins and transport to the processing plant • Separate dustbins for collection of wet & dry waste will be provided. • Wet garbage (4167 kg/day) will be treated in Mechanical composting system • The recyclable material like plastic, metals, paper etc. will be separated and transported by auto-trippers/ trucks for sale to recycle vendors. • Hazardous waste (used oil) will be disposed off through authorized recycler. • Dry garbage as will be segregated and disposed off to recyclers	

Operational Activities	Potential Impacts	Mitigation Measures	Implementing Responsibility
		• Soil Contamination due to fuel leakage: Residents will be advised to check and repair their vehicle from time to time	
DG set and Traffic	Noise Pollution	• Silent DG Sets & Traffic management measures to reduce noise. • Plantation along plot boundary, Creepers on Plot boundary	
	Energy Consumption for Thermal Comfort of Residents	• Tree plantation is proposed along the periphery of the site ensuring adequate buffer and reducing heat gain by the building so that the buildings will remain naturally • The project design will use high energy performing building materials which would have low U value (Thermal Conductance) as compared to the conventional materials. The external wall of building would use fly ash blocks, which will have mandatory SHGC as required by ECBC. • The residential units in the project are extensively naturally ventilated	
	Energy Consumption for Thermal Comfort of Residents	• Internal and external lighting design will be provided as required by ECBC which will have Lighting Power Density as per space requirements. • The project would provide 20% lower LPD than as specified in ECBC, to achieve energy saving, while providing the require illumination levels, by using high efficacy lighting.	

Operational Activities	Potential Impacts	Mitigation Measures	Implementing Responsibility
		• Solar street lights will be provided	
	Safety hazards	• The Transformer or the Sub Station for the project shall be adequately protected from entry, allowing only authorized personnel to enter the facility • All required energy protection measures such as high voltage cut-off, shock protector etc. shall be installed.	Society Chair Person & Appointed AMC
	Energy Consumption for Lighting	• Tree plantation is proposed along the periphery of the site ensuring adequate buffer and reducing heat gain by the building so that the buildings will remain naturally • The project design will use high energy performing building materials which would have low U value (Thermal Conductance) as compared to the conventional materials. The external wall of building would use fly ash blocks, which will have mandatory SHGC as required by ECBC. • The residential units in the project are extensively naturally ventilated	Project Proponent Society Chair Person & Appointed AMC
	Impacts due to Cleaning & repairing activities	• Future residents and Cleaning AMC shall be encouraged to: do the following. A Manual will be created by the PP to make residents aware of these measures to be undertaken: • Choose non-toxic, biodegradable substitutes for household cleaning agents. • Avoid products with potentially harmful ingredients such as sponges with antibacterial ingredients.	Society Chair Person & Appointed AMC

Operational Activities	Potential Impacts	Mitigation Measures	Implementing Responsibility
		• Conserve water, sweep instead of wet mop when possible. • Use biodegradable drain clog removers made with natural enzymes. • Don't pour hazardous chemicals through the sink or the drain; Don't use chlorine based bleach for cleaning The regular monitoring & repairing of the equipment's such as STP, SWM, DG sets etc to avoid the sudden failure. • Cleaning of building premises, parking areas, common areas shall be done on a regular basis., taking care to see that no solid waste is carried to the storm water drains. • Green Guideline Brochure will be circulated to future residents & AMC workers.	

ANNEXURE X

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

TEST REPORT

Report No: GESEC/PRO/SL/2024-25/03/2228		**Date of Report**	14.03.2025
Sample ID: GESEC/PRO/SL/2024-25/03/2228		**Date of Sampling**	07.03.2025
Name and Address of the Customer – Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S. No. 46, 47, 48,49,50/1,51/A/1,67/1,68/A/1,115/1,116,117/A/1,118/A/1,119A.120/A/1,121,122 At Village Mumbra, Thane., Maharashtra by YES REALTY		**Start Date of Analysis**	08.03.2025
		End Date of Analysis	14.03.2025
		Sample Details	soil
		Nature of sample	solid
Sample Collected By			

Parameter	Result	Unit	Standard Method
Colour	Black	--	By Visual
pH	7.3	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77: 2011
Electrical Conductivity	206	µs/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Sulphate as SO4--	127	mg/Kg	ICARDA -3rd Edition methods of soil, plant,and water analysis: A manual for the west Asia and North Africa region page no.120-121:2013
Iron as Fe	0.13	mg/Kg	GESEC/LAB/SOP/ICP-OES/05
Nitrogen as N	315	mg/kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Organic Carbon	0.40	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Available Sodium as Na	75	mg/Kg	USEPA SW 846/6010 C
Available Potassium as K	576	mg/Kg	Food and agriculture organization Sec III,8-1, Page no115
Available Phosphorous as PO4	175.2	Kg/ha	ISRIC, Page No.14-1:2002
Calcium as Ca	170.5	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 68:2013
Magnesium as Mg	109.6	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Water Holding Capacity	58.4	%	GESEC/PRO/SOP/SO/37
Water Content/Moisture	1.11	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Texture	Clay	--	ICARDA -3rd Edition methods of soil, plant,and water analysis: A manual for the west Asia and North Africa region page no.120-121:2013

GREEN ENVIROSAFE PUNE Engineers & Consultant Pvt. Ltd.

Ms. Sneha Hande
(Quality Manager)
Reviewed & Authorized By

*****END OF REPORT*****

Terms and conditions

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3. The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
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6. If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
7. MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No: -	GESEC/PRO/AAQM/2024-25/03/2230	**Report Date**	14.03.2025
Sample ID: -	GESEC/PRO/AAQM/2024-25/03/2230		

Name & Address of the Customer	Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot Bearing S.No.46,47,48,49,50/1,51/A/1,67/1,68/A/1,115/1,116,117/A/1,118/A/1,119/A.120/A/1,121,122 At Village Mumbra, Thane., Maharashtra by YES REALTY

Ambient Air Sample Details

Type	**Sampling Location**	**Sampling done by**
Ambient Air	Project Site (Near Entry Gate)	Ecobex

Sampling Time

Start Time	**Stop Time**	**Total Hrs.**
10.00 AM	6.00 PM	8 Hrs.

Metrological Data/Environmental Conditions

Ambient Temperature ^{oC}	Max 33^{0}C Min 26^{0}C	**Wet Bulb Temperature ^{oC}**	25
Dry Bulb Temperature ^{oC}	32	**Relative Humidity % RH**	52%

Date of Sampling	**Sample Receipt Date**	**Analysis Start Date**	**Analysis End Date**
07.03.2025	08.03.2025	08.03.2025	14.03.2025

Name Of Instrument	Fine Dust Sampler	**Date Of Calibration**	26/04/2024
Instrument ID No.	FDS 24/GESEC/Lab/Inst/70	**Due Date of Calibration**	25/04/2025

Parameters	**Method**	**Unit**	**NAAQ Standards**	**Result**
Sulphur Dioxide (SO_2)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 1	µg/m^3	≤ 80	14.8
Nitrogen Dioxide (NO_2)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 7	µg/m^3	≤ 80	23.4
Particulate Matter PM_{10}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m^3	≤ 100	72.6
Particulate Matter $PM_{2.5}$	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m^3	≤ 60	34.6
Carbon Monoxide (CO)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 16	µg/M^3	≤ 04	0.27
Benzene (C_6H_6)	Method TO-17	µg/M^3	≤ 05	BDL
Benzo(a)Pyrene (BaP)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 40	ng/M^3	≤ 01	BDL
Arsenic (As)	MASA -822 3RD EDITION	ng/M^3	≤ 06	BDL
Nickel (Ni)	MASA -822 3RD EDITION	ng/M^3	≤ 20	BDL
Lead (Pb)	MASA -822 3RD EDITION	µg/M^3	≤1.0	BDL

Remark-

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

GREEN ENVIROSAFE Engineers & Consultant Pvt. Ltd. PUNE

Ms. Sneha Hande
(Quality Manager)
Reviewed & Authorized By

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No: -	GESEC/PRO/ANLM/2024-25/03/2231	**Report Date**	14.03.2025
Sample ID: -	GESEC/PRO/ANLM/2024-25/03/2231		

Name & Address of the Customer	Proposed Residential and Commercial development under Accommodation Reservation Policy on Plot BearingS.No.46,47,48,49,50/1,51/A/1,67/1,68/A/1,115/1,116,117/A/1,118/A/1,119/A.120/A/1,121,122 At Village Mumbra, Thane., Maharashtra by YES REALTY

Ambient Noise Sample Details

Type	Ambient Noise
Sampling done by	Ecobex
Standard method	As Per IS: 9989:2020

Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
07.03.2025	07.03.2025	07.03.2025	07.03.2025

Name of Instrument	Sound Level Meter	**Date of Calibration**	08/10/2024
Instrument ID No.	Q672793/ GESEC/LAB/INST/30	**Due Date of Calibration**	07/10/2025

Test Location	Unit	Average Noise Level Readings		MPCB Standards dB(A)
		Day	Night	
Near Site Office	dB(A)	54.5	43.9	During Day time = 75 dB (A) During Night time= 70dB(A)
East Side of Plot	dB(A)	54.3	43.6	
West Side of Plot	dB(A)	54.6	43.8	
North Side of Plot	dB(A)	54.4	43.5	
South Side of Plot	dB(A)	54.6	43.4	

Remark-

- All above Noise level results are within Maharashtra Pollution Control Board Standards limit.
- Day/Night -75/70dB(A)

GREEN ENVIROSAFE PUNE Engineers & Consultant

Ms. Sneha Hande
(Quality Manager)
Reviewed & Authorized By

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