

Consent

From: Consent
Sent: 13 August 2026 17:59
To: 'srothane2@mpcb.gov.in'
Subject: Submission of Post Monitoring Report for the period of October, 2025 – March, 2026 for for Proposed Residential Cum Commercial Project at Village Navghar at Mira Road, Thane East by M/s. Sadguru Builders
Attachments: PMR_sadguru_Oct,25-Mar,26.pdf

To,
The SRO Thane -II,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: **Submission of Post Monitoring Report for the period of October, 2025 – March, 2026 for for Proposed Residential Cum Commercial Project is located at Village Navghar, Property bearing S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT at Mira Road, Thane East by M/s. Sadguru Builders**

Reference: **Clearance letter No. SEIAA-EC-0000000330 dtd. 01.06.2018**

Dear Sir,

This is with reference to the above subject. We are submitting the half yearly, post monitoring report. We are submitting relevant documents needed as follows:

1. Data Sheet.
2. EC compliance Report.
3. Post Environment Monitoring Report.
4. Energy Conservation Measures.
5. EC letter.
6. Copy of consent to Establish.
7. Copy of Newspaper Advertisement (English & Marathi).

Hope the above are in line with your requirement and kindly acknowledge the receipt.

Thanking you,

Yours faithfully,

M/s. Sadguru Builders

C.C TO: 1. The Director, MoEF&CC, Nagpur.
2. The Secretary, Environment Department, Mantralaya, Mumbai

Thanks & Regards,
DWIRUKTI PODDAR

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



Corporate Office: B-1003, Enviro House, 10th Flr. Western Edge II,
W.E. Highway, Borivali (E), Mumbai - 400066.

Landline: 022-2854-1647/48/49/67/68 | info@eaepl.com

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane

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To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Submission of Post Monitoring Report for the period of October, 2025 – March, 2026 for for Proposed Residential Cum Commercial Project is located at Village Navghar, Property bearing S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT at Mira Road, Thane East by M/s. Sadguru Builders

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C.C. to: - The Secretary, Environment Department, Mantralaya, Mumbai.
- The M.S., MPCB, Sion, Mumbai.

Thanks & Regards,

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Date: 12.08.2026

To,

The Director

Ministry of Environment, Forests & Climate Change,

Regional Office, West Central Zone,

New Secretarial Building, East wing, Civil Lane,

Near Old VCA stadium,

Nagpur - 440001.

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Thanking you,

Yours faithfully,

For Sadguru Builders

Shri Kalpesh Shah

Authorized Signatory

C.C. to: - The Secretary, Environment Department, Mantralaya, Mumbai.

- The M.S., MPCB, Sion, Mumbai.

Sadguru Builders



Date: 12.08.2026

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: **Present status of Project work for the period of October, 2025 – March, 2026**

Reference: **Clearance letter No. SEIAA-EC-0000000330 dtd. 01.06.2018**

Dear Sir,

This is with reference to the above subject, for Proposed Residential Cum Commercial Project is located at Village Navghar, Property bearing S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT at Mira Road, Thane East by M/s Sadguru Builders.

The present project status at site is as follows:

Buildings	Floors	Status
Building No. 1	Stilt + 10 Floors	Occupation Certificate Received on 07.11.2015
Building No. 2	Stilt + 10 Floors	Occupation Certificate Received on 07.11.2015
Building No. 3	Stilt + 10 Floors	Occupation Certificate Received on 07.11.2015
Building No. 4	Stilt + 10 Floors	Occupation Certificate Received on 07.11.2015
Building No. 5	Stilt + 7 Floors	Occupation Certificate Received on 07.11.2015
Building No. 6	Stilt + 7 Floors	Occupation Certificate Received on 07.11.2015
Building No. 7	Stilt + 7 Floors	Occupation Certificate Received on 07.11.2015
Building No. 8	Stilt + 7 Floors	Occupation Certificate Received on 07.11.2015

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Sadguru Builders



Building No. 12	Stilt + 14 Floors	RCC Work Completed up to Ground plus 2 Floors
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Further Construction work is not yet initiated.

Thanking you,

Yours truly,
For **Sadguru Builders**

A handwritten signature in blue ink, appearing to read 'Kalpesh Shah', is written over the typed name.

Shri Kalpesh Shah
Authorized Signatory

Sadguru Builders

DATA SHEET

Developer

M/s. Sadguru Builders.

S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3,
428(98)/6PT at Mira Road, Thane
East

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Residential Cum Commercial Building
2.	Name of the project	M/s. Sadguru Builders.
3.	Clearance letter (s) / OM/ no and date:	File No.: SEIAA-EC-0000000330 dtd. 01.06.2018
4.	Location	Proposed Residential Cum Commercial Project is located at Village Navghar, Property bearing S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT at Mira Road, Thane East by M/s. Sadguru Builders.
a.	District (s)	Thane
b.	State (s)	Maharashtra.
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	M/s. Sadguru Builders. Address - Proposed Residential Cum Commercial Project is located at Village Navghar, Property bearing S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT at Mira Road, Thane East
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	Total Plot Area: 19,000.00 sq. m. As per FSI: 38,816.38 sq. m. Non FSI: 15,009.22 sq. m. Total Built – Up Area: 53826 sq. m.

b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity of STP 1 of 280 KLD & STP 2 of 200 KLD with MBBR technology will be provided for treating the wastewater. 2. <u>Water Management:</u> Rain Water Harvesting shall be provided to recharge the ground water table. 3. <u>Solid Waste Management:</u> • Dry wastes will be managed through recyclers. • Wet wastes will be processed in OWC and manure so obtained will be used for landscaping and replacement for dry manure in OWC. • STP Sludge (Dry sludge) - Used as manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	Total Plot Area: 19,000.00 sq. m. As per FSI: 38,816.38 sq. m. Non FSI: 15,009.22 sq. m. Total Built – Up Area: 53826 sq. m.
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	

a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: Rs. 70 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost – Rs. 158.16 Lakhs Recurring Cost – Rs. 30.3 Lakhs/year
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	NIL
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 4628.81 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	

a.	Date of commencement (Actual and/or planned)	Not Yet Initiated
b.	Date of completion (Actual and/ of planned)	31.12.2027
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	09.03.2026
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	- File No.: SEIAA-EC-0000000330 dtd. 01.06.2018 - M/s. Sadguru Builders
	(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))	

COMPLIANCE REPORT

Developer

M/s. Sadguru Builders.

S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426
(99)/2, 3, 428(98)/6PT at Mira Road, Thane
East

COMPLIANCE REPORT

TERMS & CONDITIONS

General Conditions:

1.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
2.	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.	The construction is not yet completed. Hence OC at this stage is not applicable.
3.	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.	As the site is not within any radius as defined, hence NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life is not applicable.
4.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
5.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	The height, construction built up area of project is accordance with the approved plan and as per norms. The development is carried out as per local planning authority.
6.	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 agree with condition to obtain Consent for Establishment.
7.	All required sanitary and hygienic measures should be in place before starting construction	Adequate numbers of toilets for Labour, provision of potable water etc. to maintain sanitary and hygienic measures are taken.

	activities and to be maintained throughout the construction phase.	
8.	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.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
9.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
10.	Disposal of muck 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.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping from time to time.
13.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection	The green area proposed 4628.81 Sq. m. will be provide as per approved plan.

	of plant species and in consultation with the local DFO/ Agriculture Dept.	• A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
15.	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.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
16.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	• There will be no generation of hazardous waste at site. Proper care would be taken following the norms to handle and use the bituminous and other hazardous material at site. • Also silt traps and other measures such as additional on-site will be constructed to control surface Run-off.
17.	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.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
18.	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 installed as per specifications & meeting CPCB norms.
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The diesel required for the operation phase will be stored as per the provision of petroleum act.

20.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
21.	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.	Following care are taken regarding noise levels with conformation to the residential area. 1. Earth moving equipment's creating less Noise pollution will be used. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. 4. Site is barricaded from all sides. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
22.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Yes, Ready mixed concrete added with fly ash is being used in the construction.
23.	Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete added with fly ash is being used in the construction.
24.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Rainwater from terraces and other open area will be diverted to recharge pits for ground water recharge. The system shall be laid at appropriate time. For Building 1: 1 RWH tank with 9.0 Cu.M of capacity For Building 2: 1 RWH tank with 9.0 Cu.M of capacity For Building 3: 1 RWH tank with 8.0 Cu.M of capacity For Building 4: 1 RWH tank with 9.0 Cu.M of capacity For Building 5: 1 RWH tank with 8.0 Cu.M of capacity For Building 6: 1 RWH tank with 8.0 Cu.M of capacity For Building 7: 1

		RWH tank with 8.0 Cu.M of capacity For Building 8: 1 RWH tank with 8.0 Cu.M of capacity For Building 9: 1 RWH tank with 9.0 Cu.M of capacity For Building 10: 1 RW There is no extraction of ground water in this project.
25.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is being used to reduce water demand during construction.
26.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
27.	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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	STP 1 of 280 KLD Capacity (Black water 80 KLD & Grey water 200 KLD) STP 2 of 200 KLD Capacity (Black water 50 KLD & Grey Water 150 KLD) has been proposed. Construction and installation of STP shall be carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
28.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	We are not drawing any water from ground. We are using only Tanker water for construction.
29.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Yes, water will be separated by the use of dual plumbing line.
30.	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.	Adequate measures will be taken into consideration to minimize the wastage of water.
31.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality	Glazing area will be maintained below 40% of the façade area for the residential buildings.

	double glass with special reflective coating in windows.	
32.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	• Roof insulation 50 mm expanded polystyrene or equivalent insulation. • Heat reflective double glazed glass provided on external façade for the residential buildings.
33.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	A separate energy conservation report attached with this report.
34.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	• D.G. sets will be provided as back up for alternative electrical supply to Residential buildings & PPL. • For Building no. 1 to 4 & 12: 1 D.G. set of capacity 140 KVA For Building no. 5 to 8: 1 D.G. set of capacity 125 KVA For Building no. 9 to 11: 1 D.G. set of capacity 140 KVA For Building no. 13,14 & 15 : 1 D.G. set of capacity 125 KVA D.G. sets are proposed with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
35.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Noise level monitoring is carried out regularly as per requirement. The noise levels measures are within the prescribed limits for day and night time. Monitoring report of noise levels attached.
36.	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.	• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be

		minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”. • Anti honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles • Width of all Internal roads (m): All internal driveways are minimum 6.00 m wide
37.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Efforts for the Opaque wall will meet prescriptive requirement as per draft Energy Conservation Building Code by use of appropriate thermal insulation material to fulfill requirement.
38.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The building has adequate distance to allow movement of fresh air and natural light, Ventilation.
39.	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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
40.	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.	Environmental Clearance is already obtained. EC received date 01.06.2018 (SEIAA-EC-0000000330)
41.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Nagpur with copy to this department and MPCB.	Six monthly reports are submitted regularly to concerned department and MPCB.

42.	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 in Para 2. Prior certification from appropriate authority shall be obtained.	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
43.	Wet garbage 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. Local authority should ensure this.	Wet garbage will be treated by Organic Waste Converter with curing system and manure shall be used for gardening.
44.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	No occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
45.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Complete set of all the documents submitted to the MPCB.
46.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Condition is noted.
47.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
48.	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 and year-wise expenditure should reported to the MPCB & this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Construction phase- Capital Cost: 29 Lacs Operation Phase- Capital Cost: 586.23 Lacs O &M Cost: 56.09 Lacs/yr
49.	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	Condition is noted.

	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://ec.maharashtra.gov.in .	
50.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	We are regularly submitting six monthly compliance reports to Nagpur, Mantralaya & MPCB.
51.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we noted the condition & agreeable to the same.

52.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical 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.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.
53.	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.	Six monthly compliance reports are submitted to the Environment Department, Mantralaya & MPCB.
54.	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.	Condition is noted.
55.	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.	Condition is noted.
56.	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.	Yes, we noted the condition and agreeable to the same.

57.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Yes, we noted the condition and agreeable to the same.
58.	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.	The EC received File no. SEIAA-EC-0000000330 dtd. 01.06.2018. The validity of this EC will be 7 years from 01.06.2018.
59.	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Yes, we noted the condition and agreeable to the same.
60.	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.	Yes, we noted the condition and agreeable to the same.
61.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition and agreeable to the same.

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

Residential Cum Commercial Project

For

October, 2025 – March, 2026

Developer

M/s. Sadguru Builders.

S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT
at Mira Road, Thane East

Prepared by

ENVIRO ANALYSTS & ENGINEERSP. LTD.,

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

TEST REPORT

Report No. - EAEPL/A/03/26/00347A			Report Date - 17.03.2026
Name of Customer	M/s. SADGURU BUILDERS		
Site Address	S. No. 171 / 6pt, 7pt, (old 406), 99 / 1,2 & 3 (old 426), 97 / 1,2,3 & 4 (old 427) PT, PT, PT, PT, 98 / 1, 6 pt. (old 428), 100 / 1,2,3,4,5,7 & 8, (old 425),101 / 5 (old 412), at village - Navghar, Dist. - Thane		Reference – WO # SBD/WO/6/26 Date: 20.02.2026
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/03/26/00347A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	09.03.2026	Date of Receipt	10.03.2026
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	10.03.2026 to 12.03.2026		
Report for the month	MARCH, 2026		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)		Relative Humidity (%)		Duration of Monitoring
30°C		59%		8 Hours
RESULTS				
Test Parameters	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	µg/m³	87.66	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	µg/m³	47.15	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	µg/m³	11.31	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	µg/m³	14.58	80	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits for the above tested parameters only.**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----

TEST REPORT

Report No. - EAEPL/N/03/26/00347B			Report Date - 17.03.2026
Name of Customer	M/s. SADGURU BUILDERS		
Site Address	S. No. 171 / 6pt, 7pt, (old 406), 99 / 1,2 & 3 (old 426), 97 / 1,2,3 & 4 (old 427) PT, PT, PT, PT, 98 / 1, 6 pt. (old 428), 100 / 1,2,3,4,5,7 & 8, (old 425),101 / 5 (old 412), at village - Navghar, Dist. - Thane		Reference – WO # SBD/WO/6/26 Date: 20.02.2026
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/03/26/00347B	Sample quantity and packing	Not Applicable
Date of Sampling	09.03.2026	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	MARCH, 2026		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.3	44.7	55	45
Near Back Side of Site	dB(A) Leq.	53.5	42.1	55	45
Near Centre Side of Site	dB(A) Leq.	51.4	41.8	55	45
Near Site Office of Site.	dB(A) Leq.	54.2	43.5	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

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TEST REPORT

Report No. - EAEPL/W/03/26/00347C			Report Date – 17.03.2026
Name of Customer	M/s. SADGURU BUILDERS		
Site Address	S. No. 171 / 6pt, 7pt, (old 406), 99 / 1,2 & 3 (old 426), 97 / 1,2,3 & 4 (old 427) PT, PT, PT, PT, 98 / 1, 6 pt. (old 428), 100 / 1,2,3,4,5,7 & 8, (old 425),101 / 5 (old 412), at village - Navghar, Dist. - Thane		Reference – WO # SBD/WO/6/26 Date: 20.02.2026
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/03/26/00347C (Near Main Gate of Site	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	10.03.2026	Date of Receipt	10.03.2026
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	10.03.2026 to 17.03.2026		
Report for the month	MARCH, 2026		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.21	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	314.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	138.60	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	44.17	IS 3025 (Part 32) 2025
Total Hardness	mg/L	150.66	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	26.45	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	10.23	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.78	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25)	APHA 4500 F-D (24th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: LOQ – Limit of Quantification / ND – Not Detected

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

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End of Report

TEST REPORT

Report No. - EAEPL/W/03/26/00347C			Report Date – 17.03.2026
Name of Customer	M/s. SADGURU BUILDERS		
Site Address	S. No. 171 / 6pt, 7pt, (old 406), 99 / 1,2 & 3 (old 426), 97 / 1,2,3 & 4 (old 427) PT, PT, PT, PT, 98 / 1, 6 pt. (old 428), 100 / 1,2,3,4,5,7 & 8, (old 425),101 / 5 (old 412), at village - Navghar, Dist. - Thane		Reference – WO # SBD/WO/6/26 Date: 20.02.2026
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/03/26/00347C (Near Main Gate of Site)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	10.03.2026	Date of Receipt	10.03.2026
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	10.03.2026 to 12.03.2026		
Report for the month	MARCH, 2026		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Shweta Sonawane)

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-----End of Report-----

TEST REPORT

Report No. - EAEPL/S/03/26/00347D			Report Date – 17.03.2026
Name of Customer	M/s. SADGURU BUILDERS		
Site Address	S. No. 171 / 6pt, 7pt, (old 406), 99 / 1,2 & 3 (old 426), 97 / 1,2,3 & 4 (old 427) PT, PT, PT, PT, 98 / 1, 6 pt. (old 428), 100 / 1,2,3,4,5,7 & 8, (old 425),101 / 5 (old 412), at village - Navghar, Dist. - Thane		Reference – WO # SBD/WO/6/26 Date: 20.02.2026
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/03/26/00347D (Near Centre Side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	10.03.2026	Date of Receipt	10.03.2026
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	10.03.2026 to 17.03.2026		
Report for the month	MARCH, 2026		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	8.56	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	860.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	17.92	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	34.61	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.32	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	98.20	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	596.08	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2319.12	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	270.62	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	35.62	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.58	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1061.42	EPA 3050B
Potassium (K)	mg/kg	981.88	EPA 3050B
Copper (Cu)	mg/kg	99.33	EPA 3050B
Iron (Fe)	mg/kg	53621.21	EPA 3050B
Lead (Pb)	mg/kg	12.04	EPA 3050B
Zinc (Zn)	mg/kg	110.18	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

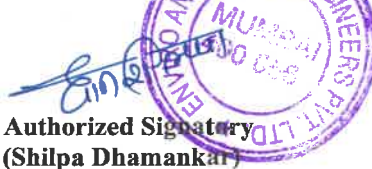
Reviewed by



(QM/DM)

(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

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End of Report



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: June 1, 2018

To,
Shri Kalpesh Shah

at Proposed Residential Cum Commercial Project is located at Village Navghar, Property bearing S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT at Mira Road, Thane East

Subject: Environment Clearance for Proposed Residential Cum Commercial Project is located at Village Navghar, Property bearing S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT at Mira Road, Thane East

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 58 (Day 1)th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 130th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category Category B2 of Projects and activity number 8(a) - Building & Construction Projects as per EIA Notification 2006.

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

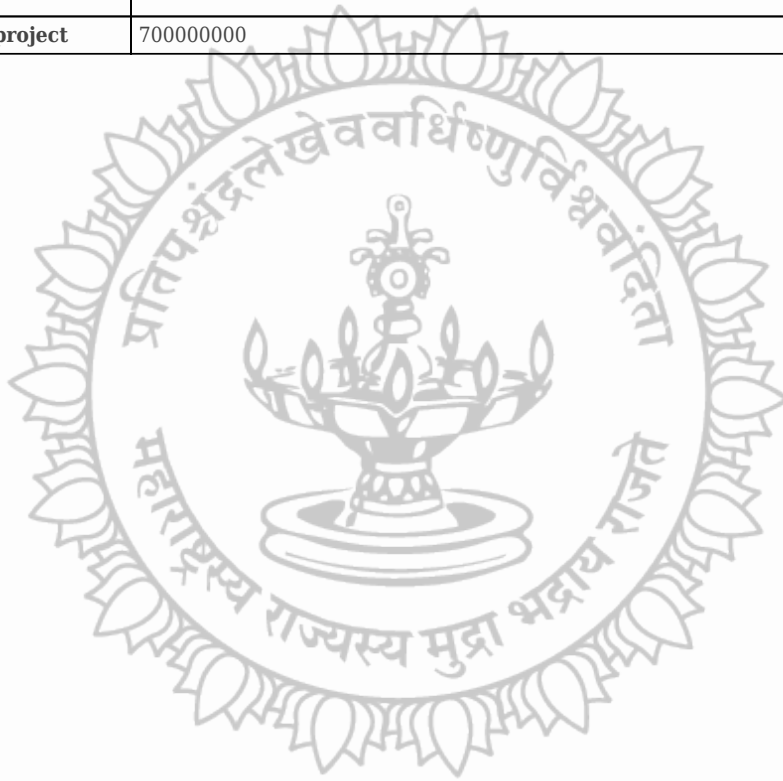
1.Name of Project	Sadguru Complex
2.Type of institution	Private
3.Name of Project Proponent	Shri Kalpesh Shah
4.Name of Consultant	Building Environment (India) Pvt.Ltd.
5.Type of project	Housing project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Proposed Residential Cum Commercial Project is located at Village Navghar, Property bearing S. No. 412/5, 425 (100)/1, 2, 3, 4, 5, 7 & 8, 426 (99)/2, 3, 428(98)/6PT at Mira Road, Thane East
9.Taluka	Thane
10.Village	Navghar
11.Area of the project	Mira Bhayandar Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	IOD Applicable. IOD/IOA/Concession/Plan Approval Number: IOD Approval no. MB/MANPA/ NR / 721 & 722 / 2015-2016 dt. 20-05-2015 Approved Built-up Area: 16308.14
13.Note on the initiated work (If applicable)	There are total 8 existing buildings which obtained occupational certificate on dated 09.11.2015. Construction of building no. 9 to 11 is completed up to Stilt + 1 level & building 12 is completed up to plinth level. Construction of building no. 13 to 15 not yet started.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	IOD Applicable
15.Total Plot Area (sq. m.)	19,000.00 Sq.m

SEIAA Meeting No: 130 Meeting Date: May 25, 2018 (SEIAA-STATEMENT-0000000625)
SEIAA-MINUTES-0000000444
SEIAA-EC-0000000330

Page 1 of 13

Shri Satish.M.Gavai (Member Secretary SEIAA)

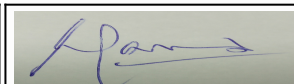
16.Deductions	1054.46 Sq.m
17.Net Plot area	17,945.54 Sq.m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 38,816.38 Sq.m
	Non FSI area (sq. m.): 15,009.22 Sq.m
	Total BUA area (sq. m.): 53826
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.):
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	3,896.04 Sq.m
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	22 %
21.Estimated cost of the project	700000000



Government of Maharashtra

Shri Satish.M.Gavai (Member
Secretary SEIAA)

22.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23.Total Water Requirement				
Dry season:	Source of water	M.B.M.C.		
	Fresh water (CMD):	345		
	Recycled water - Flushing (CMD):	176		
	Recycled water - Gardening (CMD):	23		
	Swimming pool make up (Cum):	--		
	Total Water Requirement (CMD) :	546 KLD		
	Fire fighting - Underground water tank(CMD):	75000 LIT		
	Fire fighting - Overhead water tank(CMD):	10000 LIT		
	Excess treated water	221 KLD		
Wet season:	Source of water	M.B.M.C.		
	Fresh water (CMD):	345		
	Recycled water - Flushing (CMD):	176		
	Recycled water - Gardening (CMD):	23		
	Swimming pool make up (Cum):	--		
	Total Water Requirement (CMD) :	523 KLD		
	Fire fighting - Underground water tank(CMD):	75000 LIT		
	Fire fighting - Overhead water tank(CMD):	10000 LIT		
	Excess treated water	244 KLD		
Details of Swimming pool (If any)	--			



Shri Satish.M.Gavai (Member Secretary SEIAA)

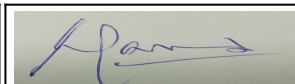
24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	345	345	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	2 - 3 M below ground level
	Size and no of RWH tank(s) and Quantity:	For Building 1: 1 RWH tank with 9.0 Cu.M of capacity For Building 2: 1 RWH tank with 9.0 Cu.M of capacity For Building 3: 1 RWH tank with 8.0 Cu.M of capacity For Building 4: 1 RWH tank with 9.0 Cu.M of capacity For Building 5: 1 RWH tank with 8.0 Cu.M of capacity For Building 6: 1 RWH tank with 8.0 Cu.M of capacity For Building 7: 1 RWH tank with 8.0 Cu.M of capacity For Building 8: 1 RWH tank with 8.0 Cu.M of capacity For Building 9: 1 RWH tank with 9.0 Cu.M of capacity For Building 10: 1 RW
	Location of the RWH tank(s):	Underground Level
	Quantity of recharge pits:	Due to shallow ground water table (3 m BGL), the site is unsuitable for ground water recharge and hence harvesting in tanks is suggested.
	Size of recharge pits :	Not applicable
	Budgetary allocation (Capital cost) :	1500000
	Budgetary allocation (O & M cost) :	100000
	Details of UGT tanks if any :	Underground Level

26.Storm water drainage	Natural water drainage pattern:	The arrangement for disposal of SW through and from the plot as per the remarks of SW department, MBMC
	Quantity of storm water:	0.15 m3/sec
	Size of SWD:	800 mm wide with 1:300 slope

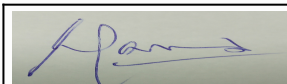
27.Sewage and Waste water	Sewage generation in KLD:	469 KLD
	STP technology:	'MBBR' technology
	Capacity of STP (CMD):	STP 1 of 280 KLD Capacity (Black water 80 KLD & Grey water 200 KLD) STP 2 of 200 KLD Capacity (Black water 50 KLD & Grey Water 150 KLD)
	Location & area of the STP:	Partly Below Ground level
	Budgetary allocation (Capital cost):	7700000
	Budgetary allocation (O & M cost):	800000



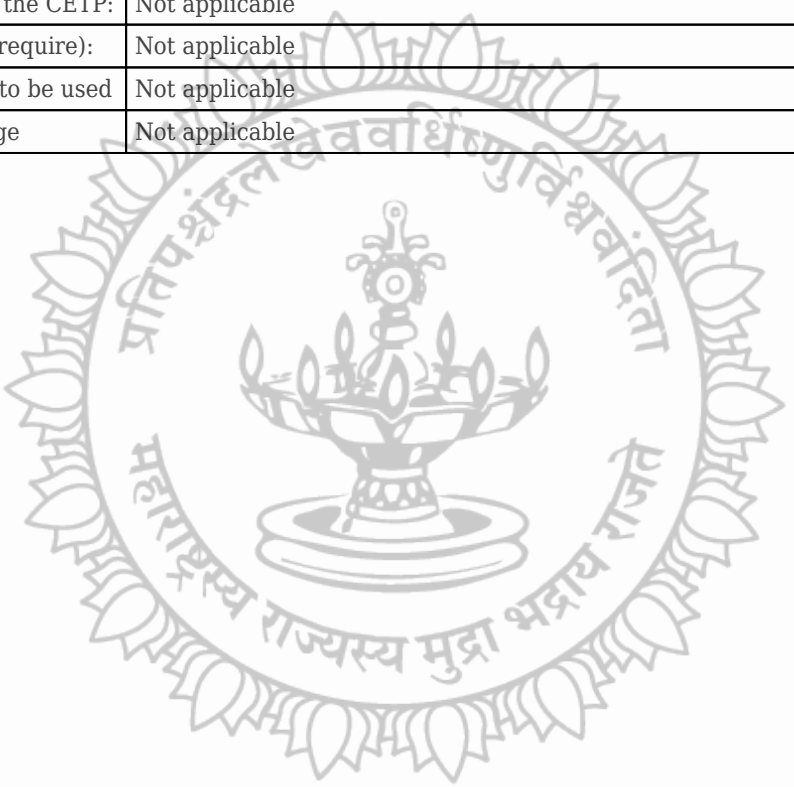
Shri Satish.M.Gavai (Member Secretary SEIAA)

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Debris & excavated material generated shall be disposed by covered trucks to the authorized sites with permission from MBMC
	Disposal of the construction waste debris:	Construction debris shall be disposed of by covered trucks to the authorized sites with the permission of MBMC
Waste generation in the operation Phase:	Dry waste:	181.0 kg/day
	Wet waste:	422.0 kg/day
	Hazardous waste:	Cannot be quantified at this stage as this is a residential project.
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	76
	Others if any:	---
Mode of Disposal of waste:	Dry waste:	Handed over to MBMC.
	Wet waste:	OWC & used at site / as manure
	Hazardous waste:	Shall be handed over to authorized common hazardous waste disposal site
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	Used as manure within the premises for plants. Excess shall be sold /handover to outside parties or gardens.
	Others if any:	---
Area requirement:	Location(s):	Ground level.
	Area for the storage of waste & other material:	193 sq.mt
	Area for machinery:	12 Sq.m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	1800000
	O & M cost:	1.800000

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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

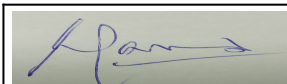
32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

33.Source of Fuel	Not applicable
34.Mode of Transportation of fuel to site	Not applicable

35.Energy		
Power requirement:	Source of power supply :	MSEB
	During Construction Phase: (Demand Load)	50 KW/h
	DG set as Power back-up during construction phase	--
	During Operation phase (Connected load):	For Building no. 1 to 4 & 12 - 478 KW, For Building no. 5 to 8 - 326 KW, For Building no. 9 to 11 - 336 KW, For Building no. 13,14 & 15 - 100 KW
	During Operation phase (Demand load):	For Building no. 1 to 4 & 12 -115 KW, For Building no. 5 to 8 - 80 KW, For Building no. 9 to 11 - 83 KW, For Building no. 13,14 & 15 - 4 KW
	Transformer:	---
	DG set as Power back-up during operation phase:	For Building no. 1 to 4 & 12: 1 D.G. set of capacity 140 KVA For Building no. 5 to 8: 1 D.G. set of capacity 125 KVA For Building no. 9 to 11: 1 D.G. set of capacity 140 KVA For Building no. 13,14 & 15 : 1 D.G. set of capacity 125 KVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	Not applicable

Energy saving by non-conventional method:
? All internal (Apartments) area lighting are proposed to work on high energy efficient lamps (LED as specified in bureau of energy efficiency, which again results in saving in general consumption. ? The kitchen appliances like refrigerator, washing machine is proposed to be BEE compliant star rated machines which in turn save minimum 20 % power as compared to without star rated machine.

36.Detail calculations & % of saving:



Serial Number	Energy Conservation Measures	Saving %
1	? Solar water system is proposed for hot water requirement for apartments only.	19.04 % of energy saving

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	45.50000
	O & M cost:	300000

38.Environmental Management plan Budgetary Allocation

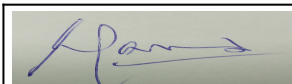
a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	1	PPE	5.0
2	1	Site Sanitation Facility	4.0
3	1	Drinking water facility	2.0
4	1	Solid Waste Management	2.5
5	1	Safety railing, platform, ladder, hoist, Cranes etc.	6.0
6	1	House keeping	2.0
7	1	Health Check	1.0
8	1	Environmental Monitoring	1.5
9	1	Anti-rusting coating on foundation steel bars	5.0
10	--	Total	29

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	1	STP	77.00	8.00
2	1	Rain water harvesting	15.00	1.00
3	1	Gardening	2.66	0.11
4	1	Energy Saving	45.50	3.00
5	1	Cost for Treatment of biodegradable garbage in SWM	18.00	1.80
6	1	Environmental Monitoring	MOEF approved agency for monitoring	16.39
7	1	DMP	428.07	25.79
8	1	Total	586.23	56.09

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)



Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							



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	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Vasai Fort : Approx. 7.08 kms Bhayander Creek : Approx. 1.55 Km Khari Talao : Approx. 2.47 Km
	Category as per schedule of EIA Notification sheet	Category B2 of Projects and activity number 8(a) - Building & Construction Projects
	Court cases pending if any	Not Applicable
	Other Relevant Informations	----
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 130th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

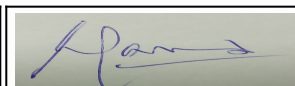
Specific Conditions:

General Conditions:

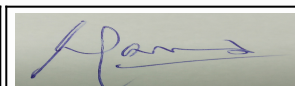
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck 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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.



XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	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.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.



XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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 in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage 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. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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 and year-wise expenditure should reported to the MPCB & this department.
XLIX	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://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	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.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical 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.
LIII	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.
LIV	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.



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. 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.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. 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. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. 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.
10. 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.

Shri Satish.M.Gavai (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER THANE
10. REGIONAL OFFICE MPCB THANE
11. REGIONAL OFFICE MIDC AMBERNATH
12. REGIONAL OFFICE MIDC THANE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE THANE