PRESENTATION OF ENVIRONMENTAL IMPACT ASSESSMENT STUDY
For Environment Clearance
Before
State Level Expert Appraisal Committee - II, Maharashtra

ToR received 130th SEAC II meeting

"ACME OZONE"

at

Land bearing Gut no 61/1/1, Gut no 61/1/2,3,4, 61/2/1,2,3 at
Village Chitalsar - Manpada, Taluka & District Thane

by

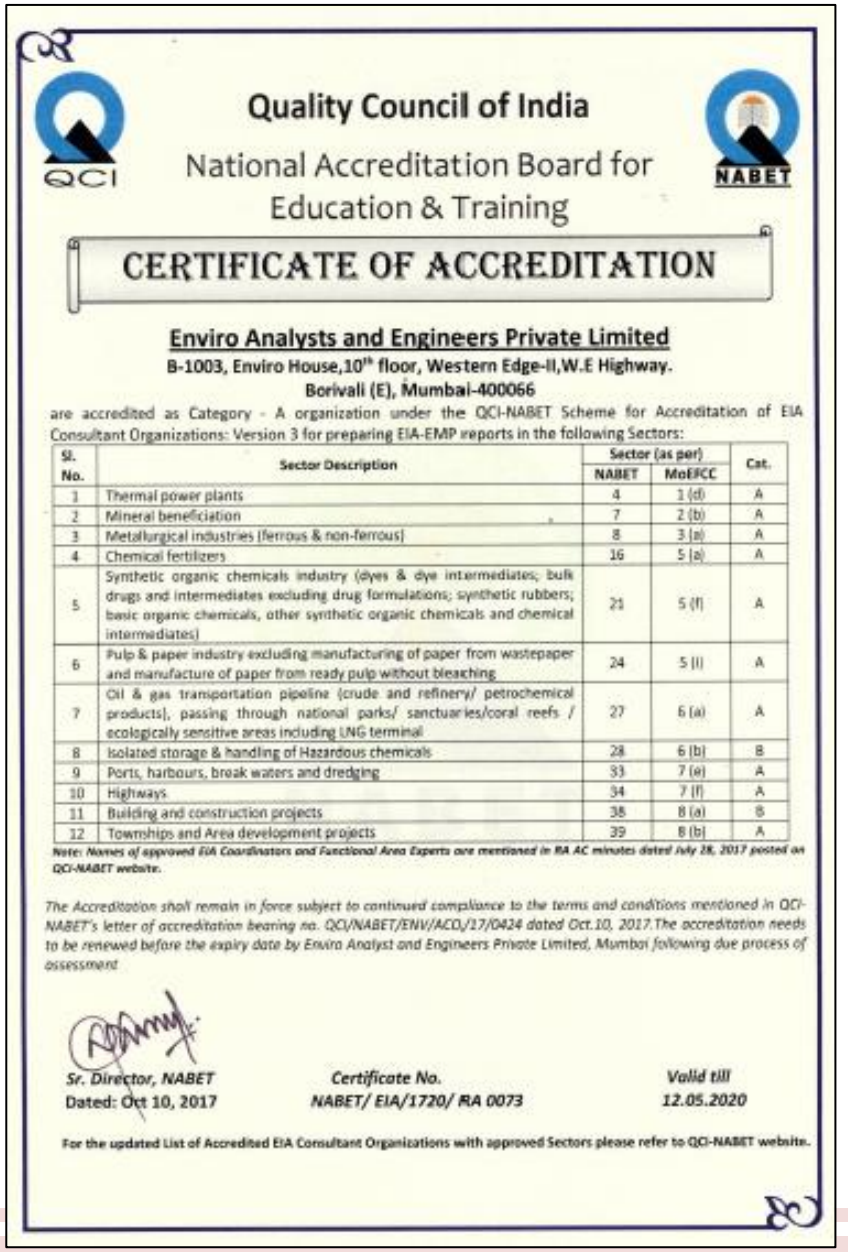
M/s. Acme Housing India Pvt Ltd

M/s. Enviro Analysts & Engineers Pvt. Ltd.

NABET Accreditation No: NABET/EIA/1720/RA0073.

Xth SEAC – II Meeting, Item No: Y , Date: Z.
Parivesh Proposal No: SIA/MH/MIS/193300/2021

NABET CERTIFICATE OF ENVIRONMENTAL CONSULTANT



Quality Council of India

National Accreditation Board for Education & Training

CERTIFICATE OF ACCREDITATION

Enviro Analysts and Engineers Private Limited

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

are accredited as Category - A organization under the QCI-NABET Scheme for Accreditation of EIA Consultant Organizations: Version 3 for preparing EIA-EMP reports in the following Sectors:

Sl. No.	Sector Description	Sector (as per) NABET	Sector (as per) MoEFCC	Cat.
1	Thermal power plants	4	1 (d)	A
2	Mineral beneficiation	7	2 (b)	A
3	Metallurgical industries (ferrous & non-ferrous)	8	3 (a)	A
4	Chemical fertilizers	16	5 (a)	A
5	Synthetic organic chemicals industry (dyes & dye intermediates; bulk drugs and intermediates excluding drug formulations; synthetic rubbers; basic organic chemicals, other synthetic organic chemicals and chemical intermediates)	21	5 (f)	A
6	Pulp & paper industry excluding manufacturing of paper from wastepaper and manufacture of paper from ready pulp without bleaching	24	5 (i)	A
7	Oil & gas transportation pipeline (crude and refinery/ petrochemical products), passing through national parks/ sanctuaries/coral reefs / ecologically sensitive areas including LNG terminal	27	6 (a)	A
8	Isolated storage & handling of Hazardous chemicals	28	6 (b)	B
9	Ports, harbours, break waters and dredging	33	7 (e)	A
10	Highways	34	7 (f)	A
11	Building and construction projects	38	8 (a)	B
12	Townships and Area development projects	39	8 (b)	A

Note: Names of approved EIA Coordinators and Functional Area Experts are mentioned in RA AC minutes dated July 28, 2017 posted on QCI-NABET website.

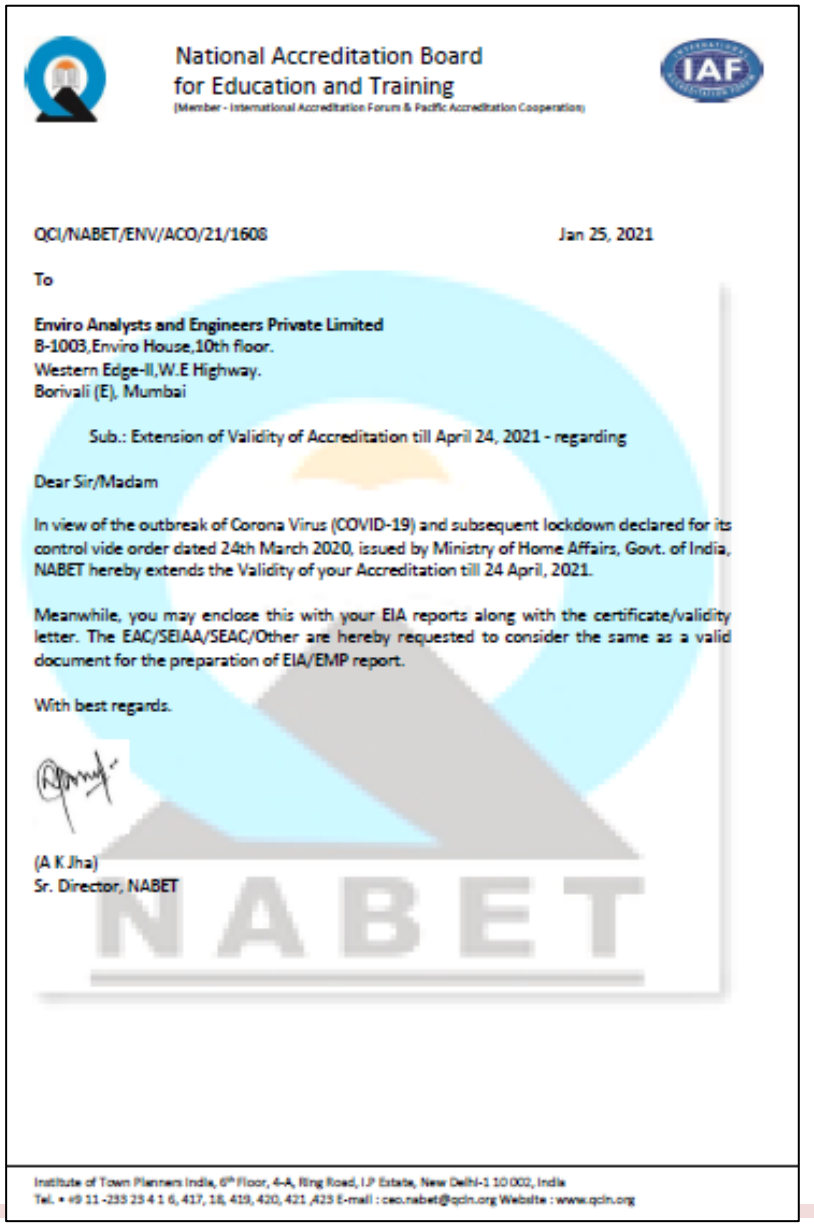
The Accreditation shall remain in force subject to continued compliance to the terms and conditions mentioned in QCI-NABET's letter of accreditation bearing no. QCI/NABET/ENV/ACO/17/0424 dated Oct.10, 2017.The accreditation needs to be renewed before the expiry date by Enviro Analyst and Engineers Private Limited, Mumbai following due process of assessment

Sr. Director, NABET
Dated: Oct 10, 2017

Certificate No.
NABET/ EIA/1720/ RA 0073

Valid till
12.05.2020

For the updated List of Accredited EIA Consultant Organizations with approved Sectors please refer to QCI-NABET website.



National Accreditation Board for Education and Training
(Member - International Accreditation Forum & Pacific Accreditation Cooperation)

QCI/NABET/ENV/ACO/21/1608 Jan 25, 2021

To

Enviro Analysts and Engineers Private Limited
B-1003,Enviro House,10th floor.
Western Edge-II,W.E Highway.
Borivali (E), Mumbai

Sub.: Extension of Validity of Accreditation till April 24, 2021 - regarding

Dear Sir/Madam

In view of the outbreak of Corona Virus (COVID-19) and subsequent lockdown declared for its control vide order dated 24th March 2020, issued by Ministry of Home Affairs, Govt. of India, NABET hereby extends the Validity of your Accreditation till 24 April, 2021.

Meanwhile, you may enclose this with your EIA reports along with the certificate/validity letter. The EAC/SEIAA/SEAC/Other are hereby requested to consider the same as a valid document for the preparation of EIA/EMP report.

With best regards.

(A K Jha)
Sr. Director, NABET

Institute of Town Planners India, 6th Floor, 4-A, Ring Road, I.P Estate, New Delhi-1 10 002, India
Tel. • +9 11 -233 23 4 1 6, 417, 18, 419, 420, 421 ,423 E-mail : ceo.nabet@qcin.org Website : www.qcin.org

AADHAR CARD OF PROJECT PROPONENT & BOARD RESOLUTION



भारत सरकार
Government of India
मुनिश प्रवीण दोषी
Munish Pravin Doshi
जन्म तारीख / DOB: 07/10/1970
पुरुष / Male
8905 6463 2225
माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
पत्ता 5 फ्लोर सुभद्रा बिल्डिंग, एन एस रस्ता नो 6, बँक ऑफ महाराष्ट्रा समोर, जवपद स्कीम, विले पार्ले वेस्ट, मुंबई, मुंबई, विलेपार्ले (वेस्ट), मुंबई उपनगर, महाराष्ट्र, 400056
Address: C/O, 5th Floor Subhadra Building, N S Road No 6, Opp Bank Of Maharashtra, Jvpd Scheme, Vile Parle West, Mumbai, Mumbai, Vileparle (West), Mumbai Suburban, Maharashtra, 400056
8905 6463 2225
1947
help@uidai.gov.in
www.uidai.gov.in

ACME HOUSING INDIA PVT. LTD.

CIN NO.: U45102MH2001PTC131675

ACME
Housing happiness, since 1976

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF ACME HOUSING INDIA PRIVATE LIMITED, HELD ON MONDAY, 20TH JANUARY, 2020 AT THE REGISTERED OFFICE OF THE COMPANY AT BUILDING 10, 5TH FLOOR, SOLITAIRE CORPORATE PARK, GURU HARGOVINDJI ROAD, ANDHERI (EAST), MUMBAI 400 093 AT 10:00 A.M.

The board has been informed that the company has applied for amendment in Environment clearance to the concerned authorities of Environmental department such as State Expert Appraisal committee -2 **(SEAC 2)** and /or state Environment Impact assessment Authority **(SEIAA)** in respect of the project "**Acme Ozone**" being constructed at Village Chitalsar, Manpada, District Thane (hereinafter briefly called **"the said project"**). The Board passed following resolution:

"**RESOLVED THAT** Mr. Munish Doshi, Director (DIN 00051063) of the company be and is hereby authorized to sign, execute, authorize, represent and approve the documentation and presentation required for environment clearance and file the same before appropriate authority for amendment in Environment clearance of said project as well as to attend, appear and represent the company in the meetings to be held before the concerned authorities /committee of environmental department including before SEAC-2 and / or SEIAA.

RESOLVED FURTHER THAT Mr. Munish Doshi, Director of the company be and is hereby authorised to affix common seal of the company in any such documentation, writing, etc. to be filed and presented before the concerned authorities /committee of environmental department for obtaining amendment in environment clearance.

RESOLVED FURTHER THAT any director of the company be and is hereby authorized to issue a duly certified copy of the resolution to the concerned authorities."

CERTIFIED TRUE COPY

For ACME HOUSING INDIA PRIVATE LIMITED

DIRECTOR	**DIRECTOR**	**DIRECTOR**
PRAVIN DOSHI	**MUNISH DOSHI**	**RAJESH DOSHI**
DIN:00051002	**DIN: 00051063**	**DIN: 00919246**
DIRECTOR	**DIRECTOR**	
KETAN MEHTA	**BHUPENDRA DOSHI**	
DIN 00051155	**DIN 07200063**	

Registered Office: Building 10, 5th Floor, Solitaire Corporate Park, Guru Hargovindji Rd, Chakala, Andheri (E), Mumbai – 400 093.
Tel.: +91-22-6757 0000 | Email: contact@acmehousing.com | www.acmehousing.com

PROJECT TEAM

Project Proponent	Acme Housing India Pvt Ltd
Environmental Consultant	Enviro Analysts & Engineers Pvt. Ltd.
Design Architect	M/s Mandviwala Qutub & Asso.
Municipal Architect	M/s Scapes Architects
Landscape Architect	M/s Waho Design Pvt. Ltd.
MEP Consultant	M/s Pankaj Dharkar & Asso.
Basement Filtration Consultant	M/s EPRI India Pvt Ltd
Traffic consultant	M/s TTEC Consultants
Disaster management consultant	M/s EPRI India Pvt Ltd

INTRODUCTION

- This is residential cum commercial ongoing project under the jurisdiction of TMC situated at village- Chitalsar-Manpada, Tal. And Dist. Thane.
- The project had received Environmental Clearance dated 28th January 2016 for a built up area of 3,61,836.04 Sq.m. for Plot A, Plot B and MMRDA.
- In the EC received, 16 buildings of different configuration were proposed (6 buildings in MMRDA and 8 buildings in Plot A and 2 buildings in plot B.
- **Construction Status on Site:**
- In MMRDA plot, all 6 Buildings have been constructed. OC has been received for Building no 1,2,3,4 whereas for Building no 5 & 6, No OC has been received.
- In Plot B, both the Buildings have been completed and OC has been received.
- In Plot A Building no 1,2,3,4,7&8 (6 Nos.) are Constructed. OC has been received only for Building no 1 to 4 and for Building 7 & 8 RCC work has been completed. The construction building no7 is restricted to 26 floors as against EC approval of 27 floors
- **Building no 5 & 6 Construction activity has not yet initiated. The expansion is proposed in these building only**
- The total Construction work done on site as per the EC is 2,89,855.22 sqm .

- Proposed configuration for chane in Building No. 5, 6, & 7 are as under
- Building No. 5 is 2B + 3lvl. Podium (Gr.+2P) + Stilt + 1st to 19th Floor + Fire Check Floor + 20th to 35th (Pt) Floors,(Earlier it was 27 floors
- Building No. 6th is 2B + Gr(Pt)/ 1st lvl. Podium + 1st Floor(pt)/2nd lvl Podium + 2nd Floor(pt)/ 3rd Podium +Stilt + 1st to 19th Floor + Fire Check Floor + 20th to 35th(Pt) Floors. Earlier it was 27 floors

  Building No. 7th is 1B + Ground(pt)/ 1 level Podium + 1st Floor (pt)/ 2nd Level Podium + 2nd Floor(pt) / 3lvl. Podium (Gr.+2P) + Stilt + FAS + 1st to 26th Floors (91.80m). Reduced by 1 floor
- TOR received in 130th SECC II meeting for an area of 3,83,199.01 sq. m. FSI 1,76,510.99 sq. m + Non FSI 2,06,688.02 sq. m. followed by ToR letter from SEIAA.
- PP now proposes to increase the Total Construction Area to 3,81,344.56 sqm. (FSI Area – 1,76,497.42 sqm and NON FSI – 2,04,847.14 sqm.)
- Amended IOD CC for Received for Plot A Building no 5,6,7 dated 09.01.2020 VP No ‘S04/0163/19 NEW’ No ‘TMC/TDD/3325/20’ for amended permission C. C. no. TMC/TDD/5325/20 Dt. 01/09/2020.
- Environmental infrastructure such as OWC machine, STP, DG set are provided for OC received buildings.

ENVIRONMENT CLEARANCE DATED 28th January 2016

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2014/CR-234/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 28 January, 2016

To,
M/s. Ascent Constructions Pvt. Ltd.
At- Village Chitalsar -Manpada,
Taluka & Dist. Thane

Subject: Environment clearance for amendment of "ACME OZONE" residential / commercial project with rental housing scheme of MMRDA at gut no.61/1 & 61/2, off Glady Alwares Road No.2, Manpada, Thane west by M/s Ascent Constructions P L.

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 38th 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 92nd meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of the Project	Amendment & Revalidation in "Acme Ozone" Residential cum project under Rental Housing Scheme
Project Proponent	Mr. Munish P. Doshi M/s. Ascent Constructions Pvt. Ltd
Consultant	Mr. H.K Desai Enviro Analysts & Engineers Pvt Ltd
Accreditation of the consultant(NABET Accreditation)	QCI NABET LIST for the Construction Project/ Area Development Project/Township: S.No. 47 of list of consultant with provisional accreditation. (Rev. 34 Sep. 07, 2015)
Type of Project:	Rental Housing project.
Location of the project	Land bearing Gut. No. 61/1/1, Gut. No. 61/1/2, 3, 4, 61/2/1, 2, 3 village Chitalsar -Manpada, Taluka & Dist. Thane.
Whether in Corporation/municipal/other area	Thane Municipal Corporation.
Applicability of	Thane Municipal Corporation (1991 amended till date)

the DCR			
Note on the initiated work (if applicable)	Work Initiated as per EC received vide letter No. SEAC – 2010/CR. 33/TC-2 dated 20th March 2010		
LOI/NOC from MMRDA/ TMC other approvals (If Applicable)	Date	Approval	Vide Letter Nos.
	18-Mar-2009	Locational Clearance	MMRDA/RHS/19/09/239
	21-Dec-2009	Layout approval	MMRDA/RHD/RHS/19/09/257
	23-Apr-2010	NOC for CC	MMRDA/RHS/19/09/188
	26- Mar -2010	IOD / CC	V.P.No.88/142TMC/TDD/845
	11-Jan-2011	Revised Layout CC	V.P.No.88/142TMC/TDD/474
	5-Jul-2012	Revised MMRDA CC	V.P.No.88/142TMC/TDD/98
	7-Aug-2013	Further CC	V.P.No.88/142TMC/TDD/97
	25- Nov-2013	Further CC	V.P.No.88/142TMC/TDD/206
	12-Dec-2014	Oakwood/ Ashwood O.C	V.P.No.88/142TMC/TDD/191
Total plot area (Sq.mt) Deductions Net Plot Area	Sr. no	Particulars	Area in Sq.mt
	1	Area of Plot	54,500
	2	Deduction	10,366.80
	3	Net Plot Area	44,133.20
Permissible FSI (Including TDR etc.)	4.00		
Proposed Built Up Area(FSI & Non FSI)	FSI Area (Sq.mt)	Non-FSI Area (Sq.mt)	Total BUA Area (Sq.mt)
	1,66,724.45	1,95,111.59	3,61,836.04
Ground Coverage Area (percentage of plot not open to sky)	Plot A – 20704.65 Sq.mt 69.88% Plot B –5532.91 Sq.mt87.70% MMRDA –10493.30 Sq.mt 76.90%		
Estimated Cost of the project	Rs.822.22 Cr.		
Number of Buildings &its configuration(s)	The above ground structures will comprise of:		
	Plot A	8 Buildings	Gr. + 2P + ST + 27Flr.
	Plot B	2 Buildings	3P +ST +28 Flr
	MMRDA 6 Bldg	Bldg No. 1	Gr./shops + 25thfloor
		Bldg No. 2	Stilt + 25thfloor
		Bldg No. 3,4,6	Gr./shops + 22ndfloor

IOD CC RECEIVED DATED 09.01.2020

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

VP No : **S04/0163/19 NEW** No : **TMC/TDD/3325/20** Date : **9/1/2020**

Building Details

Building Name :A (FENNELIA) Building Use :Resi_Commercial
Name of PWork :A-1 (FENNELIA)
Floor Name :SECOND BASEMENT FLOOR, FIRST BASEMENT FLOOR, GROUND / FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, FIRE CHECK FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR

Building Name :A (EUCALYPTIA) Building Use :Resi_Commercial
Name of PWork :A-1 (EUCALYPTIA)
Floor Name :SECOND BASEMENT FLOOR, FIRST BASEMENT FLOOR, GROUND / FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, FIRE CHECK FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR

Building Name :A (GINGELIA) Building Use :Resi_Commercial
Name of PWork :A-1 (GINGELIA)
Floor Name :BASEMENT FLOOR, GROUND FLOOR, FIRST PODIUM FLOOR

To,

Subhash Vasant Gupte (CA/80/5667) **(Architect)**
Ascent Construction pvt.ltd dirctor of shri pravin h Doshi, shri Munish P Doshi, Ascent Construction pvt.ltd dirctor of shri pravin h Doshi, shri Pravin P Doshi, thane muncipal corportion AMENITY Plot **(Owner)**
Ascent Construction pvt.ltd, Ascent Construction pvt.ltd, Ascent Construction pvt.ltd dirctor of shri pravin h Doshi **(Power of Attorney Holder)**

Sir,

With reference to your application No S04/0163/19 dated 24/9/2019 development permission / grant of commencement certificate under section 45 & 69 of The Maharastra Regional and Town Planning Act, 1966 to carry out development work and or to errect building No ..... in Sector: Sector 4, Village :- CHITALSAR-MANPADA, Survey No / H No. :- 61/1/4,61/2/2,61/2/1, development permission/the Commencement Certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
6) Necessary Charges shall be paid to TMC as and when become due
7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
8) Thane Municipal Corporation will not supply water for construction
9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
12) Solar Water heating system should be installed before applying for occupation certificates.
13) CCTV System shall be installed before applying for occupation certificates.
14) Rain water harvesting system should be installed before applying for occupation certificates.
15) Organic Waste Composting System shall be installed before applying for occupation certificate
16) Vacant Land tax shall be paid before Commencement Notice
17) All site safety arrangements to be made while construction phase.
18) It is mandatory to implement Vector Borne Diseage Action plan.
19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
20) Information Board to be displayed at site till Occupation Certificate.
21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15 th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
27) Boundary wall should be constructed before Plinth Certificate.
28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.

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

Conditions

1 Conditions mentioned in amended permission /C. C.no. TMC/TDD/143 Dt. 30/10/2015 & TMC/TDD/199 Dt. 08/03/2017 are binding upon you.

B : To be complied before Commencement Notice

1 NOC from Environment department should be submitted before C.C. of Bldg. no. 5 & 6 19th floor i.e. from fire Check floor to 36th (pt)floor.

2 NOC from HRC department should be submitted before C.C. of Bldg. no. 5 & 6 19th floor i.e. from fire check floor to 36th (pt)floor

D : To be complied before Occupation Certificate

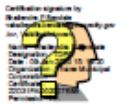
1 NOC from SBWL & NBWL shall be submitted for Eco sensitive zone of Thane crick Flemingo Senctury.

2 Regulations for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is Applicable & the provisions should be done & seperational before applying for OC.

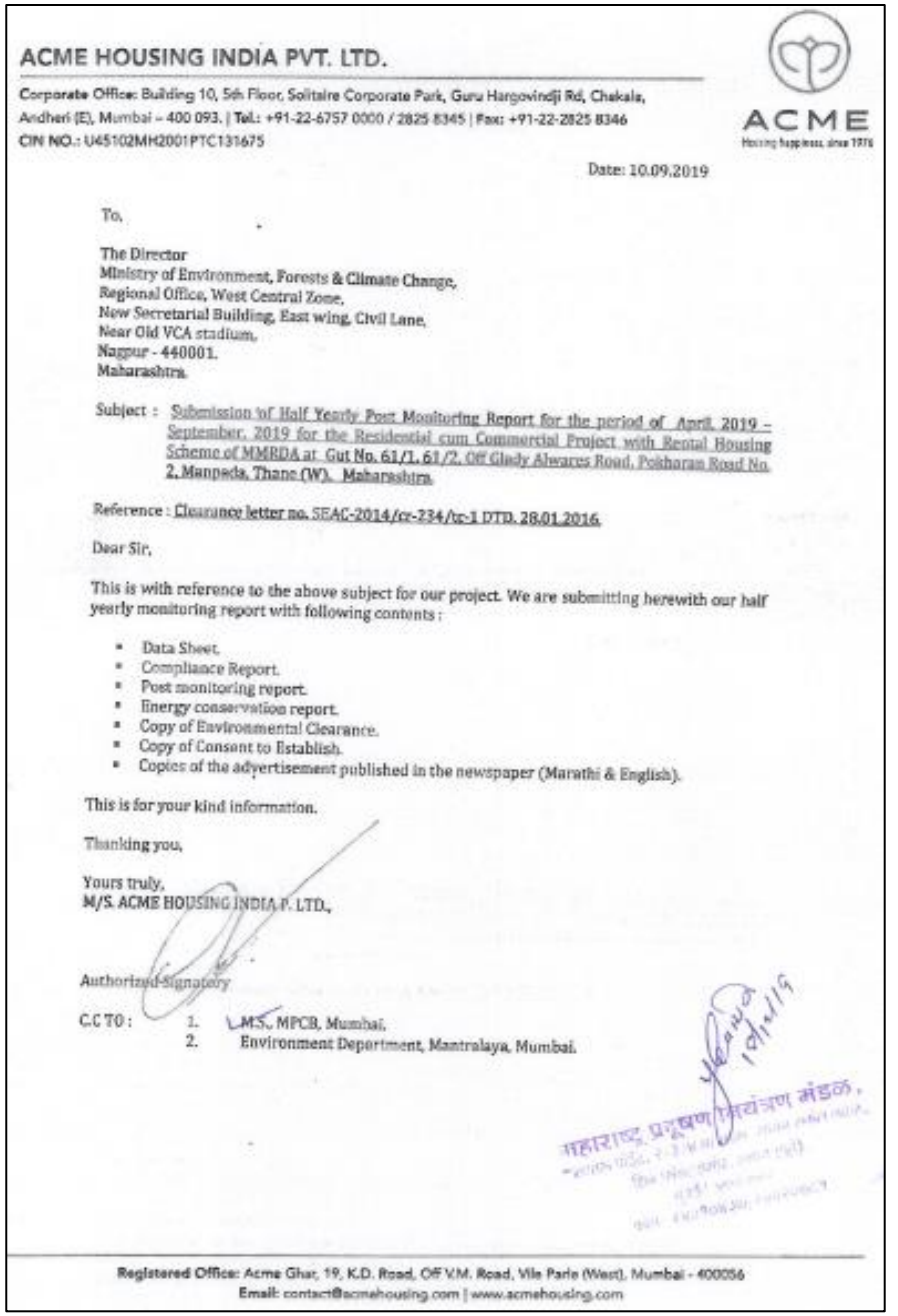
Office No.....

Office Stamp.....

Date :- 9/1/2020



PMR - April 2019 to September 2019



ACME HOUSING INDIA PVT. LTD.

Corporate Office: Building 10, 5th Floor, Solitaire Corporate Park, Guru Hargovindji Rd, Chakala, Andheri (E), Mumbai – 400 093. | Tel.: +91-22-6757 0000 / 2825 8345 | Fax: +91-22-2825 8346
CIN NO.: U45102MH2001PTC131675

ACME
Housing happiness, since 1978

Date: 10.09.2019

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 Half Yearly Post Monitoring Report for the period of April, 2019 – September, 2019 for the Residential cum Commercial Project with Rental Housing Scheme of MMRDA at Gut No. 61/1, 61/2, Off Glady Alwares Road, Pokharan Road No. 2, Manpada, Thane (W), Maharashtra.

Reference : Clearance letter no. SEAC-2014/cr-234/tc-1 DTD. 28.01.2016.

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents :

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,

Yours truly,
M/S. ACME HOUSING INDIA P. LTD.,

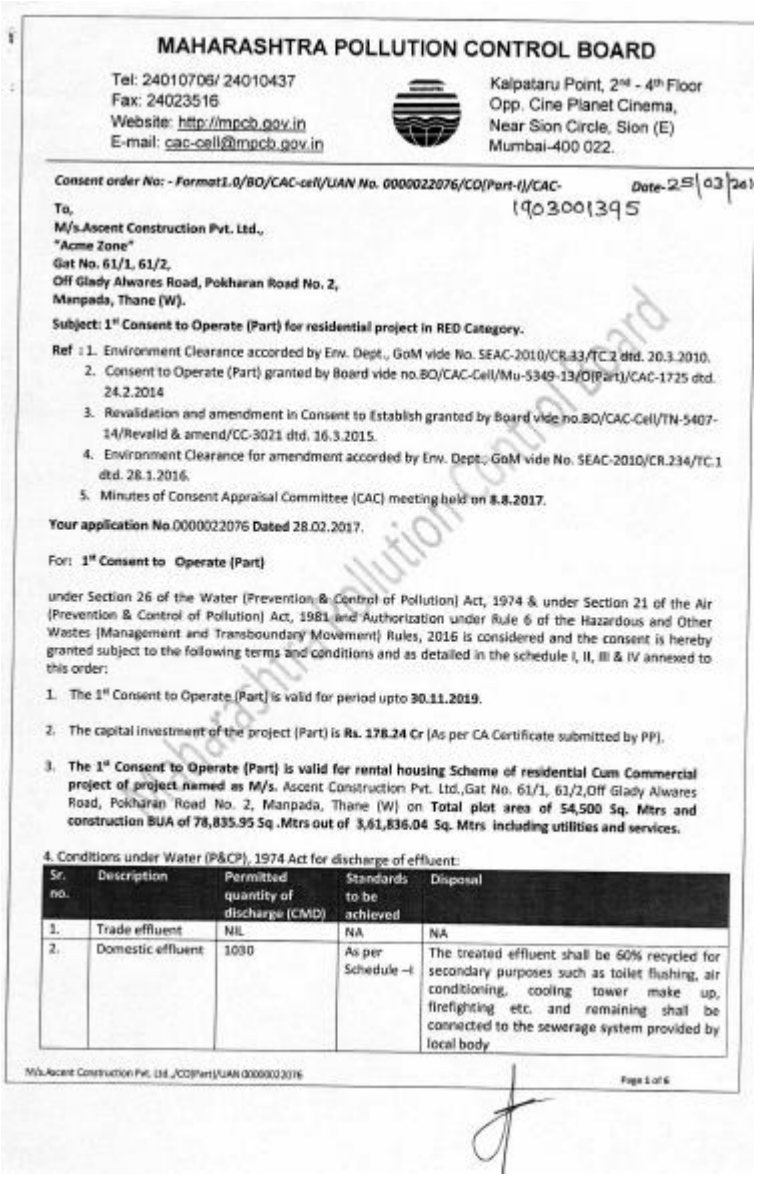
Authorized Signatory

C.C TO :
1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.

महाराष्ट्र प्रदूषण नियंत्रण मंडळ,

Registered Office: Acme Ghar, 19, K.D. Road, Off V.M. Road, Vile Parle (West), Mumbai - 400056
Email: contact@acmehousing.com | www.acmehousing.com

CONSENT TO OPERATE



MAHARASHTRA POLLUTION CONTROL BOARD

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

Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

Consent order No: - Format1.0/BO/CAC-cell/UAN No. 0000022076/CO(Part-I)/CAC- 1903001395 Date- 25/03/2019

To,
M/s.Ascent Construction Pvt. Ltd.,
"Acme Zone"
Gat No. 61/1, 61/2,
Off Glady Alwares Road, Pokharan Road No. 2,
Manpada, Thane (W).

Subject: 1st Consent to Operate (Part) for residential project in RED Category.

Ref : 1. Environment Clearance accorded by Env. Dept., GoM vide No. SEAC-2010/CR.33/TC.2 dtd. 20.3.2010.
2. Consent to Operate (Part) granted by Board vide no.BO/CAC-Cell/Mu-5349-13/O(Part)/CAC-1725 dtd. 24.2.2014
3. Revalidation and amendment in Consent to Establish granted by Board vide no.BO/CAC-Cell/TN-5407-14/Revalid & amend/CC-3021 dtd. 16.3.2015.
4. Environment Clearance for amendment accorded by Env. Dept., GoM vide No. SEAC-2010/CR.234/TC.1 dtd. 28.1.2016.
5. Minutes of Consent Appraisal Committee (CAC) meeting held on 8.8.2017.

Your application No.0000022076 Dated 28.02.2017.

For: 1st Consent to Operate (Part)

under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The 1st Consent to Operate (Part) is valid for period upto **30.11.2019.**
2. The capital investment of the project (Part) is **Rs. 178.24 Cr** (As per CA Certificate submitted by PP).
3. **The 1st Consent to Operate (Part) is valid for rental housing Scheme of residential Cum Commercial project of project named as M/s.** Ascent Construction Pvt. Ltd.,Gat No. 61/1, 61/2,Off Glady Alwares Road, Pokharan Road No. 2, Manpada, Thane (W) on **Total plot area of 54,500 Sq. Mtrs and construction BUA of 78,835.95 Sq .Mtrs out of 3,61,836.04 Sq. Mtrs including utilities and services.**

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	1030	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

M/s.Ascent Construction Pvt. Ltd. /CO(Part)/UAN 0000022076 Page 1 of 6

Plot A Bldg. 2(Basilia) & 3(Centilia)
Plot MMRDA Bldg. 1,2,3,4



MAHARASHTRA POLLUTION CONTROL BOARD

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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

No: Format1.0/CAC-CELL/UAN No.0000076604/CO - 1911001073 Date: 25/11/2019

To,
M/s. Acme Housing India Pvt Ltd. Acme Ozone,
Gut No. 61/1, 61/2, Off Glady Alwares Road,
Pokharan Road No. 2, Manpada, Thane (W),
Dist. Thane.

Sub: Grant of 1st Consent to Operate (Part-III) for rental housing scheme of residential cum commercial project under L.S.I Red Category

Ref: 1. Environment Clearance accorded by Env. Dept GoM vide No. SEAC-2014/CR-234/TC-1, dtd. 28/01/2016.
2. Revalidation of Consent to Establish accorded by Board vide No. Format1.0/BO/CAC-cell/EC-TN-5407-14/Elrevalid & amend/CAC-3021, dtd. 16/03/2015.
3. 1st Consent to Operate (Part-I) accorded by Board vide No. Format1.0/BO/CAC-cell/UAN No. 22076/CO(Part-I)/CAC-1903001395, dtd. 25/03/2019.
4. 1st Consent to Operate (Part-II) accorded by Board vide No. Format1.0/BO/CAC-cell/UAN No. 52260/CO(Part-II)/CAC-1903000723, dtd. 14/03/2019.
5. Minutes of CAC meeting dated 01/11/2019.

Your application No.MPCB-CONSENT-0000076604 Dated 24.07.2019

For grant of 1st Consent to Operate (Part-III) under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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 1st Consent to Operate is granted for a period up to 31.10.2020**
2. **The capital investment of the project is Rs.58.53 Crs. (As per C.A Certificate submitted by industry).**
3. **The 1st Consent to Operate (Part-III) is valid for rental housing scheme of residential cum commercial project named as M/s. Acme Housing India Pvt Ltd., ACME Zone, Gut No. 61/1, 61/2, Off Glady Alwares Road, Pokharan Road No. 2, Manpada, Thane (W) on Total Plot Area of 54,500 SqMtrs for construction BUA of 27,252.26 SqMtrs out of Total Construction BUA of 3,61,836.04 SqMtrs including utilities and services**

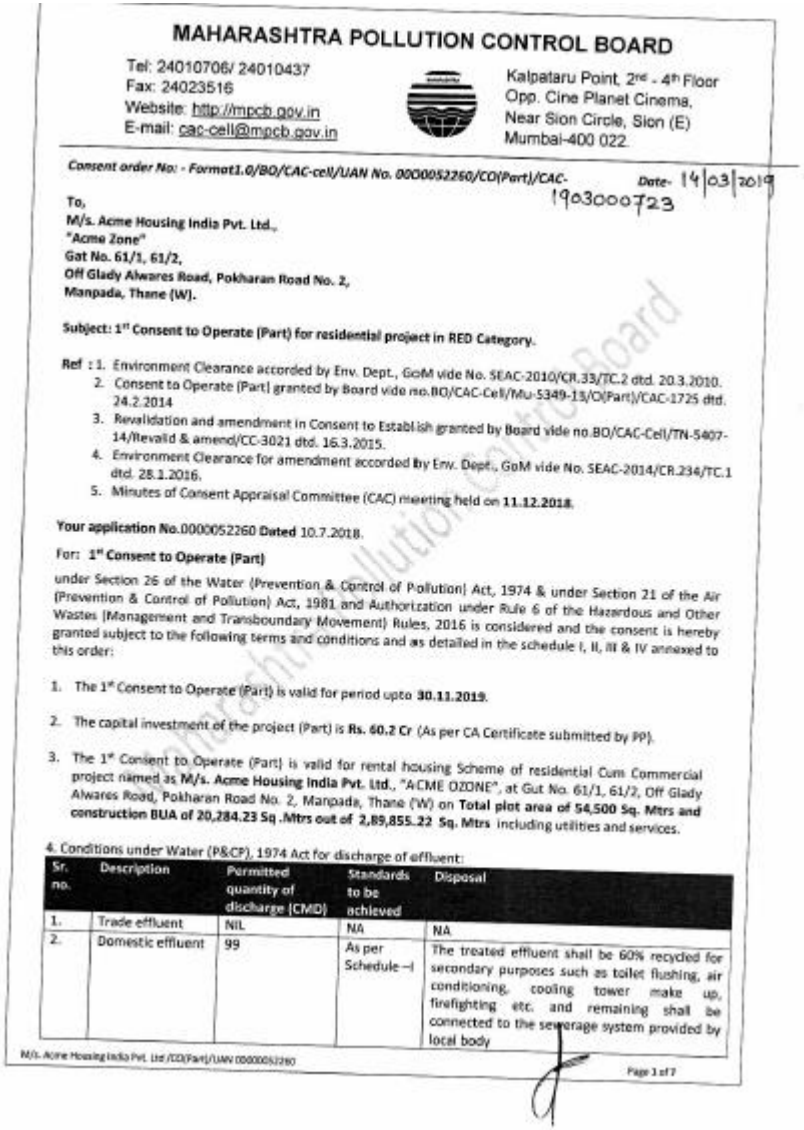
Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 28/01/2016	54500.00	361863.04
2	Consent to establish dated 16/03/2015	54500.00	299855.22
3	1st C to O (Part-I) dated 25/03/2019	54500.00	78835.95
4	1st C to O (Part-II dated 14/03/2019	54500.00	20284.23

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	92	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

M/s. Acme Housing India Pvt Ltd/CO/UAN No.MPCB-CONSENT-0000076604 Page 1 of 7

Plot A Bldg. 1 (Alpina)



MAHARASHTRA POLLUTION CONTROL BOARD

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E-mail: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

Consent order No: - Format1.0/BO/CAC-cell/UAN No. 0000052260/CO(Part)/CAC- 1903000723 Date- 14/03/2019

To,
M/s. Acme Housing India Pvt. Ltd.,
"Acme Zone"
Gat No. 61/1, 61/2,
Off Glady Alwares Road, Pokharan Road No. 2,
Manpada, Thane (W).

Subject: 1st Consent to Operate (Part) for residential project in RED Category.

Ref : 1. Environment Clearance accorded by Env. Dept., GoM vide No. SEAC-2010/CR.33/TC.2 dtd. 20.3.2010.
2. Consent to Operate (Part) granted by Board vide no.BO/CAC-Cell/Mu-5349-13/O(Part)/CAC-1725 dtd. 24.2.2014
3. Revalidation and amendment in Consent to Establish granted by Board vide no.BO/CAC-Cell/TN-5407-14/Revalid & amend/CC-3021 dtd. 16.3.2015.
4. Environment Clearance for amendment accorded by Env. Dept., GoM vide No. SEAC-2014/CR.234/TC.1 dtd. 28.1.2016.
5. Minutes of Consent Appraisal Committee (CAC) meeting held on 11.12.2018.

Your application No.0000052260 Dated 10.7.2018.

For: 1st Consent to Operate (Part)

under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The 1st Consent to Operate (Part) is valid for period upto **30.11.2019.**
2. The capital investment of the project (Part) is **Rs. 60.2 Cr** (As per CA Certificate submitted by PP).
3. The 1st Consent to Operate (Part) is valid for rental housing Scheme of residential Cum Commercial project named as **M/s. Acme Housing India Pvt. Ltd.,** "ACME OZONE", at Gut No. 61/1, 61/2, Off Glady Alwares Road, Pokharan Road No. 2, Manpada, Thane (W) on **Total plot area of 54,500 Sq. Mtrs and construction BUA of 20,284.23 Sq .Mtrs out of 2,89,855.22 Sq. Mtrs** including utilities and services.

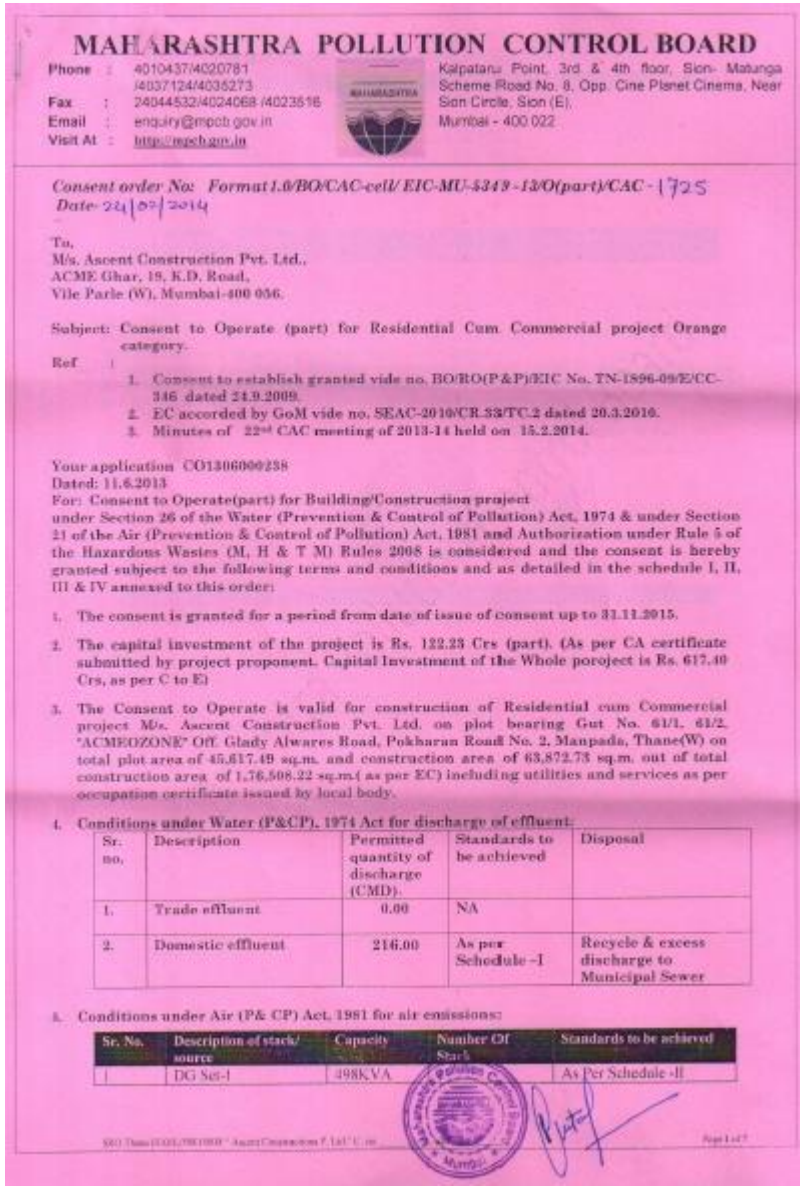
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	99	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

M/s. Acme Housing India Pvt. Ltd./CO(Part)/UAN 0000052260 Page 1 of 7

Plot A Bldg. 4 (Dandelia)

CONSENT TO OPERATE



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400 022

Consent order No: Format1.0/BO/CAC-cell/ EIC-MU-5349 -13/O(part)/CAC - 1725
Date- 24/02/2014

To,
M/s. Ascent Construction Pvt. Ltd.,
ACME Ghar, 19, K.D. Road,
Vile Parle (W), Mumbai-400 056.

Subject: Consent to Operate (part) for Residential Cum Commercial project Orange category.

Ref :

1. Consent to establish granted vide no. BO/RO(P&P)/EIC No. TN-1896-09/E/CC-346 dated 24.9.2009.
2. EC accorded by GoM vide no. SEAC-2010/CR.33/TC.2 dated 20.3.2010.
3. Minutes of 22nd CAC meeting of 2013-14 held on 15.2.2014.

Your application CO1306000238
Dated: 11.6.2013
For: Consent to Operate(part) for Building/Construction project
under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 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 is granted for a period from date of issue of consent up to 31.11.2015.
2. The capital investment of the project is Rs. 122.23 Crs (part). (As per CA certificate submitted by project proponent. Capital Investment of the Whole poroject is Rs. 617.40 Crs, as per C to E)
3. The Consent to Operate is valid for construction of Residential cum Commercial project M/s. Ascent Construction Pvt. Ltd. on plot bearing Gut No. 61/1, 61/2, "ACMEOZONE" Off. Glady Alwares Road, Pokharan Road No. 2, Manpada, Thane(W) on total plot area of 45,617.49 sq.m. and construction area of 63,872.73 sq.m. out of total construction area of 1,76,508.22 sq.m.(as per EC) including utilities and services as per occupation certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

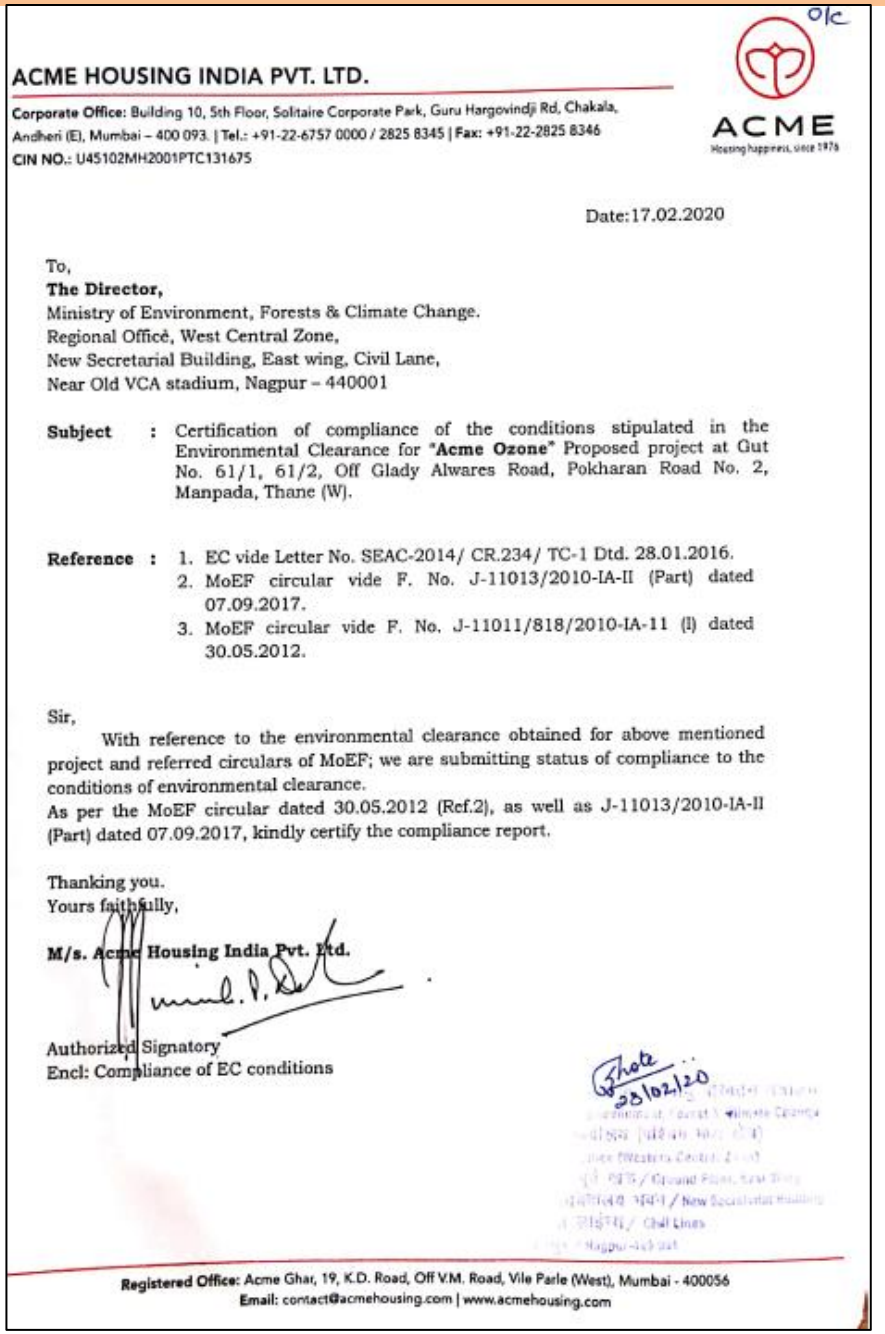
Sr. no.	Description	Permitted quantity of discharge (CMD).	Standards to be achieved	Disposal
1.	Trade effluent	0.00	NA	
2.	Domestic effluent	216.00	As per Schedule -I	Recycle & excess discharge to Municipal Sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set-1	498KVA		As Per Schedule -II

Plot B Bldg. 1 (Oakwood) & 2(Ashwood)

RO APPLICATION



O/c

ACME HOUSING INDIA PVT. LTD.

Corporate Office: Building 10, 5th Floor, Solitaire Corporate Park, Guru Hargovindji Rd, Chakala, Andheri (E), Mumbai – 400 093. | Tel.: +91-22-6757 0000 / 2825 8345 | Fax: +91-22-2825 8346
CIN NO.: U45102MH2001PTC131675

ACME
Housing happiness, since 1976

Date:17.02.2020

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

Subject : Certification of compliance of the conditions stipulated in the Environmental Clearance for **"Acme Ozone"** Proposed project at Gut No. 61/1, 61/2, Off Glady Alwares Road, Pokharan Road No. 2, Manpada, Thane (W).

Reference :
1. EC vide Letter No. SEAC-2014/ CR.234/ TC-1 Dtd. 28.01.2016.
2. MoEF circular vide F. No. J-11013/2010-IA-II (Part) dated 07.09.2017.
3. MoEF circular vide F. No. J-11011/818/2010-IA-11 (I) dated 30.05.2012.

Sir,

With reference to the environmental clearance obtained for above mentioned project and referred circulars of MoEF; we are submitting status of compliance to the conditions of environmental clearance.
As per the MoEF circular dated 30.05.2012 (Ref.2), as well as J-11013/2010-IA-II (Part) dated 07.09.2017, kindly certify the compliance report.

Thanking you.
Yours faithfully,

M/s. Acme Housing India Pvt. Ltd.

Authorized Signatory
Encl: Compliance of EC conditions

Bhola 28/02/20

Registered Office: Acme Ghar, 19, K.D. Road, Off V.M. Road, Vile Parle (West), Mumbai - 400056
Email: contact@acmehousing.com | www.acmehousing.com

MoM 130 SEAC II

(SIA/MH/NCP/49592/2020)

Environment Clearance of Terms of Reference for Amendment in "Acme Ozone" Residential cum Commercial project under Rental Housing Scheme at Land bearing Gut. No. 61/1/1, Gut. No. 61/1/2, 3, 4, 61/2/1, 2, 3, Village - Chitalsar-Manpada, Tal. & Dist. Thane, by M/s. Acme Housing India Pvt. Ltd.

Introduction:-

Representative of PP was present during the meeting along with environmental consultant M/s. Enviro Analysts & Engineers Pvt. Ltd. Mumbai.

PP informed that, the total plot area of the project is 54,500 Sq.mt having total construction area 3,83,199.01 Sq.mt (FSI - 176510.99 Sq.mt + NON FSI- 2,06,688.02 Sq.mt)

PP submitted the details of project as follows-

- Plot area : 54,500 sqm
- FSI : 176510.99 sqm
- Non-FSI : 2,06,688.02 sqm
- Total Built Up Area : 3,83,199.01 Sqm
- Building Configuration: Plot A - Alpinia building no 1, 3 lvl Podium (Gr. +2P) +Stilt+FAS+1st -26th Floor, 91.80. Plot A - Basilia building no 2, 3 lvl Podium (Gr. +2P) + Stilt+FAS+1st -26th Floor, 91.80. Plot A - Centilia buiilding no 3, 3 lvl Podium (Gr. +2P) + Stilt+FAS+1st -26th Floor, 91.80. Plot A - Dandelia building no 4, 3 lvl Podium (Gr. +2P) +Stilt+FAS+1st -26th Floor, 91.80. Plot A - Eucalyptia building no 5, 2 lvl Basement + 3lvl Podium (Gr. +2P) +Stilt+1st- 19th floor+Fire check floor+ 20th- 36th (Pt) floors, 121.77. Plot A - Fenelia building no.6, 2 lvl Basement+ Gr (Pt.)/ 1st lvl . Podium +Mezzanine (Pt.)/2nd lvl Podium+3rd Podium +Stilt + 1st to 19th floor, + fire Check Floor +20th -36th (Pt) floor, 121.77. Plot A - Gingelia building no.7, 1lvl Basement+ Gr(Pt)/1st lvl Podium +1st Floor (Pt.)/2nd lvl Podium+ 3rd lvl Podium (Gr.+2P)+ Stilt +FAS+ 1st-26th floors, 91.80. Plot A - Herbelia building no.8, 3 lvl Podium (Gr. +2P)+Stilt+FAS+1st -26thFloor, 91.80. Plot B - Oakwood, 3P (Gr.+2P)+St+28 Floors, 90.95. Plot B - Ashwood, 3P (Gr.+2P)+St+28 Floors, 90.95. MMRDA - building no.1, Gr/Shops+25th Floor, 76.30. MMRDA- building no. 2, Stilt+25th Floor, 76.30. MMRDA- building no. 3, Gr./Shop+22nd Floor, 67.60. MMRDA - building no. 4, Gr. /Shop+22nd Floor, 67.60. MMRDA - building no. 5, Stilt+23rd Floor (part), 70.50. MMRDA-building no. 6, Gr. /Shop+22nd Floor, 67.60.
- Total Population: Plot A = 7693 Plot B = 2300 MMRDA = 12504 (12534-30_6flats min) Total: 22399 No's
- Water Requirement : Total Water Requirement: 338 KLD
- Sewage Generation : 3116 KLD
- STP capacity & Technology: 3 nos. of STP Capacities - A: 1015, B: 270, MMRDA: 1160kld
  MBBR

Secretary Chairman

- STP Location : Below Ground Level
- RG Provided : Total proposed R G area: 7236 sq.m
- Energy Requirement : Connected load: Plot A: 28176 KW; B: 2833.30 KW; MMRDA: 14955KW; Demand load: Plot A: 9735 KW; B: 1503.33 KW; MMRDA: 5144.70 KW
- Total Energy Savings: Energy Savings - 25 (17.07% for plot A)
- No. of DG Set and Capacity: A: 2NOS. Capacity: 630 KVA & 1 No of 500 KVA; B: 1 NO. Capacity: 500 KVA; MMRDA: 2 NOS. Capacity: 630 KVA
- Biodegradable waste Generation: 6436 kg per day
- Non-biodegradable Waste Generation: 4380 kg per day
- Total Solid Waste Generation: 10816 kg/day
- OWC Capacity: - Area: 155 Sq. m
- Parking: Total required parking 4W: 2682 nos. ,Total proposed parking 2W: 1921 nos.
- Rainwater Harvesting: 1 no. for Plot B; Size: 22 cum , Recharge pits: 16 nos. Plot A: 13nos; Plot B:1 no; MMRDA: 2 nos.
- EMP cost: Will be studied during EIA
- Details of UG Tanks: RWH: 22 cum, Domestic: 1943 cum, Flushing: 1032 cum Fire : 1800 cum
- CER: Will be studied during EIA

Deliberation:-

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B1) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans submitted are taken on the record.

After discussion, Committee approved the ToR with following observations & additions, which is valid upto 27/02/2023. EIA will be apprised as & when submitted. Meanwhile PP should comply following points.

Secretary Chairman

1. PP to upload acknowledgement regarding plan submitted to local planning authority.
2. PP to submit the dated architect certificate addressing to committee regarding building wise Configuration, FSI, NON FSI, Total built up area approved in earlier EC & construction done on site.
3. PP to submit the CFO NoC.
4. PP to submit the sewerage network, water supply, storm water drain NOC from local planning authority.
5. PP to submit the detail biodiversity chapter in EIA considering the eco-sensitivity of the site.
6. PP to submit the DP remarks.
7. PP to ensure ECBC norms are complied.
8. PP to submit Contour and slope analysis super imposed with storm water drain, sewer line map in the project and 500 mtr around the project.
9. PP to submit & upload wind analysis, shadow analysis, traffic analysis, light and ventilation analysis and measures to reduce heat island effect.
10. PP to ensure that maximum treated water should be recycled.
11. PP to submit project specific DMP.
12. PP to ensure that RG required is as per the norms and should be on Mother Earth.
13. PP to submit & upload the design & cross section of STPs indicating minimum 40% area open to sky for adequate ventilation.
14. PP to verify the distance of project site from Flamingo Sanctuary. PP to submit & upload the same.
15. PP to submit CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area.

Secretary Chairman

16. PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above

Decision:-

ToR accorded for the said project.

****

ToR approval letter dated 31/03/2020

State Environment Impact Assessment Authority

No. SIA/MH/NCP/49592/2020
Environment Department,
217(Annex), Mantralaya,
Mumbai- 400 032.
Date : 31/03/2020

To,
M/s. Acme Housing India Pvt. Ltd,
Gut. No. 61/1/1, Gut. No. 61/1/2, 3,
4, 61/2/1, 2, 3, Village - Chitalsar- Manpada,
Tal. & Dist. Thane

Subject: Environmental Clearance for Amendment in Acme Ozone Residential cum Commercial project under Rental Housing Scheme at Land bearing Gut. No. 61/1/1, Gut. No. 61/1/2, 3, 4, 61/2/1, 2, 3, Village - Chitalsar- Manpada, Tal. & Dist. Thane, by M/s. Acme Housing India Pvt. Ltd.- Terms of Reference regarding

Ref. : Your application no. **SIA/MH/NCP/49592/2020**

This has reference to your proposal No. SIA/MH/NCP/49592/2020 submitted to State Environment Impact Assessment Authority (SEIAA) for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of Terms of Reference (ToR) to the Amendment in Acme Ozone Residential cum Commercial project under Rental Housing Scheme at Land bearing Gut. No. 61/1/1, Gut. No. 61/1/2, 3, 4, 61/2/1, 2, 3, Village - Chitalsar- Manpada, Tal. & Dist. Thane, by M/s. Acme Housing India Pvt. Ltdwas considered by the State Expert Appraisal Committee (SEAC-2) in its 130th meeting and by SEIAA in its 193rd meeting.
3. ToR for the said project is issued as per details of the project, which are as given below:-

PP informed that, the total plot area of the project is 54,500 Sq.mt having total construction area 3,83,199.01 Sq.mt (FSI - 176510.99 Sq.mt + NON FSI- 2,06,688.02 Sq.mt)

PP submitted the details of project as follows-

- Plot area : 54,500 sqm
- FSI : 176510.99 sqm
- Non-FSI : 2,06,688.02 sqm
- Total Built Up Area : 3,83,199.01 Sqm
- Building Configuration: Plot A - Alpinia building no 1, 3 lvl Podium (Gr. +2P) +Stilt+FAS+1st -26th Floor, 91.80. Plot A - Basilia building no 2, 3 lvl Podium (Gr. +2P) + Stilt+FAS+1st -26th Floor, 91.80. Plot A - Centilia building no 3, 3 lvl Podium (Gr. +2P) + Stilt+FAS+1st -26th Floor, 91.80. Plot A - Dandelia building no 4, 3 lvl Podium (Gr. +2P) +Stilt+FAS+1st -26th Floor, 91.80. Plot A - Eucalyptia building no 5, 2 lvl Basement + 3lvl Podium (Gr. +2P) +Stilt+1st- 19th floor+Fire check floor+ 20th-36th (Pt) floors, 121.77. Plot A - Fenelia building no.6, 2 lvl Basement+ Gr (Pt.)/ 1st lvl . Podium +Mezzanine (Pt.)/2nd lvl Podium+3rd Podium +Stilt + 1st to 19th floor, + fire Check Floor +20th -36th (Pt) floor, 121.77. Plot A - Gingelia building no.7, 1lvl Basement+ Gr(Pt)/1st lvl Podium +1st Floor (Pt.)/2nd lvl Podium+ 3rd lvl Podium (Gr.+2P)+ Stilt +FAS+ 1st-26th floors, 91.80. Plot A - Herbelia building no.8, 3 lvl Podium (Gr. +2P)+Stilt+FAS+1st -26thFloor, 91.80. Plot B – Oakwood, 3P (Gr.+2P)+St+28 Floors, 90.95. Plot B – Ashwood, 3P (Gr.+2P)+St+28 Floors, 90.95. MMRDA - building no.1, Gr/Shops+25th Floor, 76.30. MMRDA-building no. 2, Stilt+25th Floor, 76.30. MMRDA- building no.

GOOGLE IMAGE



Latitude: **19°14'0.50"N** | Longitude: **72°58'18.43"E**

SITE PROXIMITY

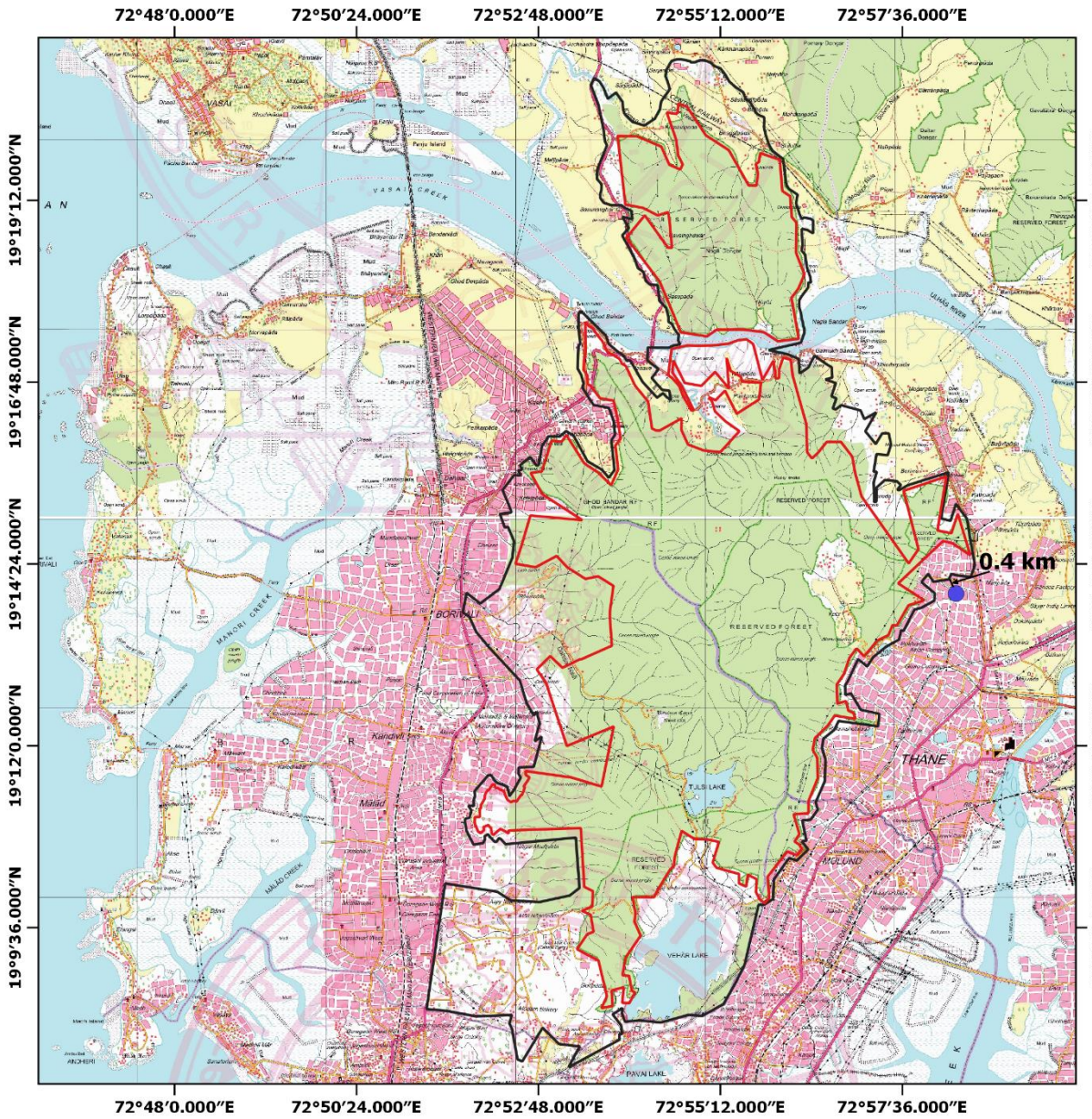


5 km Study Area

Site	Name	Arial Distance from the proposed project	Direction
Nearest Road	20 mt wide D.P road	Passing through Plot	
Nearest Highway	Thane – Ghodbunder Road	0.45 Km	East
Nearest Railway Station	Thane Railway station	5.8 Km	South
Nearest Bus Station	Manpada Bus Station	0.41 Km	East
Nearest Hospital	Metro Hospital Chatrapati Shiwaji Maharaj Hospital	0.42 Km 4.88 Km	North South
Nearest Airport	Chatrapati Shiwaji Maharaj International Airport	18.58 Km	South
Nearest School	Vasant Vihar High School & Jr. College	1.28 Km	South
Nearest College, if there	N G Bedekar College of Commerce	0.81 Km	South
Nearest Market	D Mart	800 m	North East
Nearest fire station	Balkum Fire Station	1.00Km	South

PROJECT SITE DISTANCE FROM SGNP

Map showing project location and its distance from SGNP area



Project: Residential cum commercial project under rental housing scheme at land bearing Gat. No. 61/1/1, Gat. No. 61/1/2,3,4, 61/2/1,2,3, village-Chintalsar-Manpada, Tal. & Dist. Thane, by M/s. Acme Housing India Pvt. Ltd.

NORTH

Legend

- Project Location
- ESZ Boundary of SGNP Area
- Notified Boundary of SGNP Area

Project Coordinates:

Latitude: 19°14'0.50"N
Longitude: 72°58'18.43"E

Base Map: Survey of India Toposheet E43A15&11, E43A16

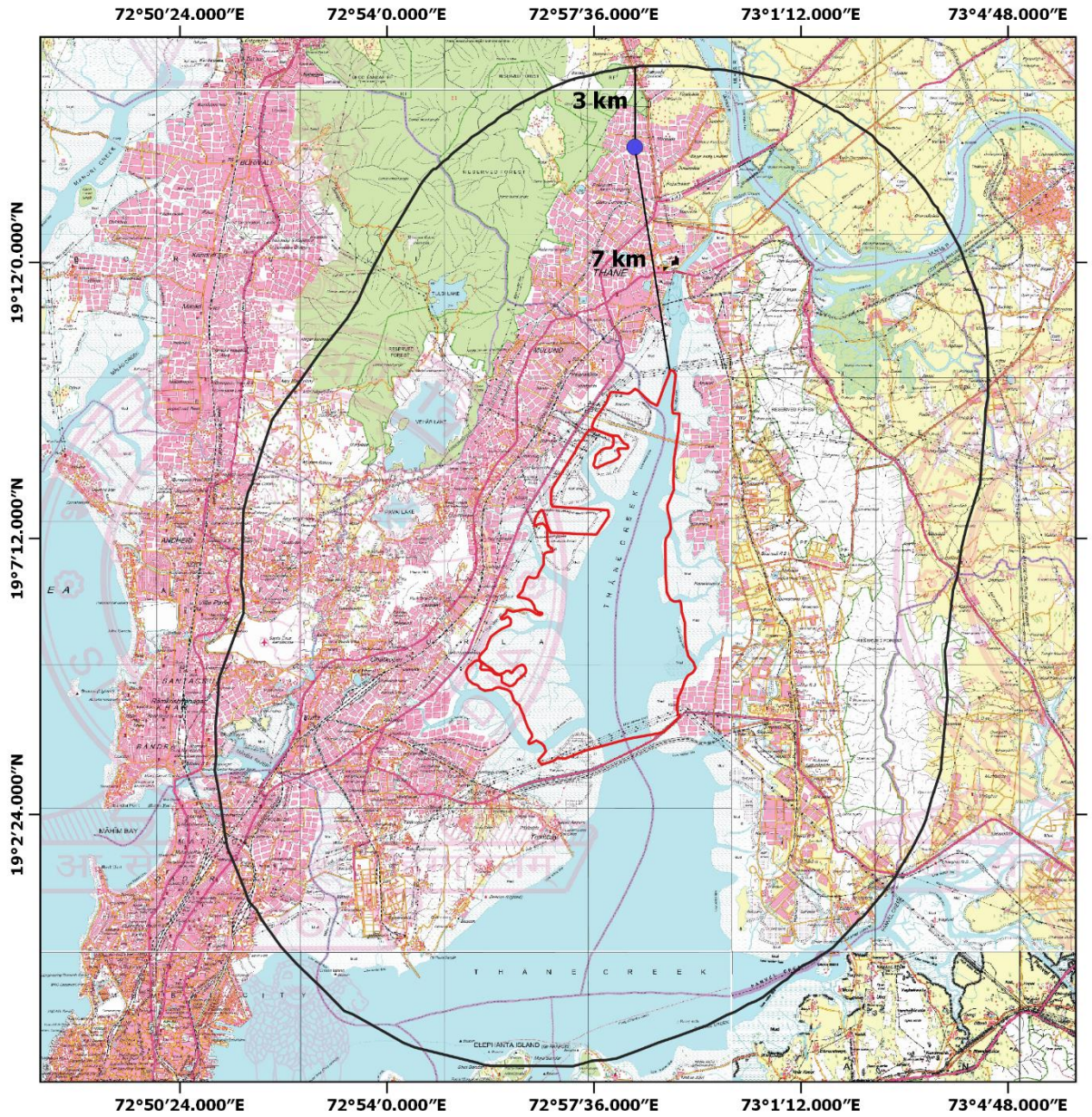
Project falls on E43A16

Source for SGNP Boundary: MoEFCC notification dated 5th December 2016

2 0 2 4 6 8 km

PROJECT SITE DISTANCE FROM THANE CREEK FLAMINGO SANCTUARY

Map showing project location and its distance from Thane Creek Flamingo Sanctuary



Project: Residential cum commercial project under rental housing scheme at land bearing Gat. No. 61/1/1, Gat. No. 61/1/2,3,4, 61/2/1,2,3, village-Chintalsar-Manpada, Tal. & Dist. Thane, by M/s. Acme Housing India Pvt. Ltd.

NORTH

Legend

- Project Location
- Proposed ESZ of TCFS
- Deemed ESZ of TCFS

Project Coordinates:

Latitude: 19°14'0.50"N
Longitude:72°58'18.43"E

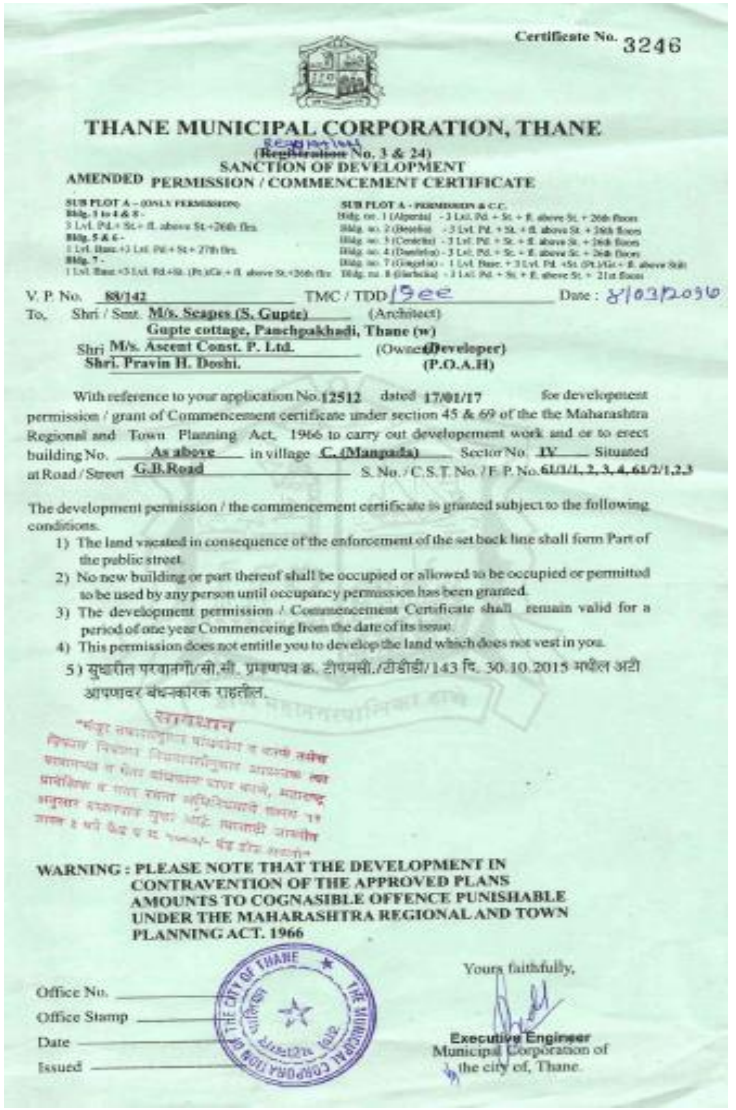
Base Map: Survey of India Toposheet E43A15&11, E43A16, E43B3, E43G13, E43H1

Project falls on E43A16

Source for TCFS Boundary: MoEFCC notification dated 6th November 2019

2 0 2 4 6 8 km

Earlier IOD CC by TMC



Certificate No. 3246

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

SUB PLOT A - (ONLY PERMISSION)
Bldg. 1 to 4 & 8 -
3 Lvl. Pd.+ St.+ fl. above St.+26th flrs.
Bldg. 5 & 6 -
1 Lvl. Base.+3 Lvl. Pd.+ St.+ 27th flrs.
Bldg. 7 -
1 Lvl. Base +3 Lvl. Pd.+St. (Pt.)Gr.+ fl. above St.+26th flrs

SUB PLOT A - PERMISSION & C.C.
Bldg. no. 1 (Alpenia) - 3 Lvl. Pd. + St. + fl. above St. + 26th floors
Bldg. no. 2 (Bezelia) - 3 Lvl. Pd. + St. + fl. above St. + 26th floors
Bldg. no. 3 (Cerulea) - 3 Lvl. Pd. + St. + fl. above St. + 26th floors
Bldg. no. 4 (Daniella) - 3 Lvl. Pd. + St. + fl. above St. + 26th floors
Bldg. no. 7 (Gingelia) - 1 Lvl. Base. + 3 Lvl. Pd. +St. (Pt.)Gr. + fl. above St.
Bldg. no. 8 (Herbelia) - 3 Lvl. Pd. + St. + fl. above St. + 21st floors

V. P. No. 88/142 TMC / TDD 199 Date : 8/03/2017
To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte cottage, Panchpakhadi, Thane (w)
Shri M/s. Ascent Const. P. Ltd. (Owner/Developer)
Shri. Pravin H. Doshi. (P.O.A.H)

With reference to your application No. 12512 dated 17/01/17 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village C. (Mangpada) Sector No. IV Situated at Road / Street G.B.Road S. No. / C.S.T. No. / F. P. No. 61/1/1, 2, 3, 4, 61/2/1,2,3

The development permission / the commencement certificate is granted subject to the following conditions.
1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
5) सुधारीत परवानगी/सी.सी. प्रमाणपत्र क्र. टीएमसी./टीडीडी/143 दि. 30.10.2015 मधील अटी आपणावर बंधनकारक राहतील.

स्वाधीन

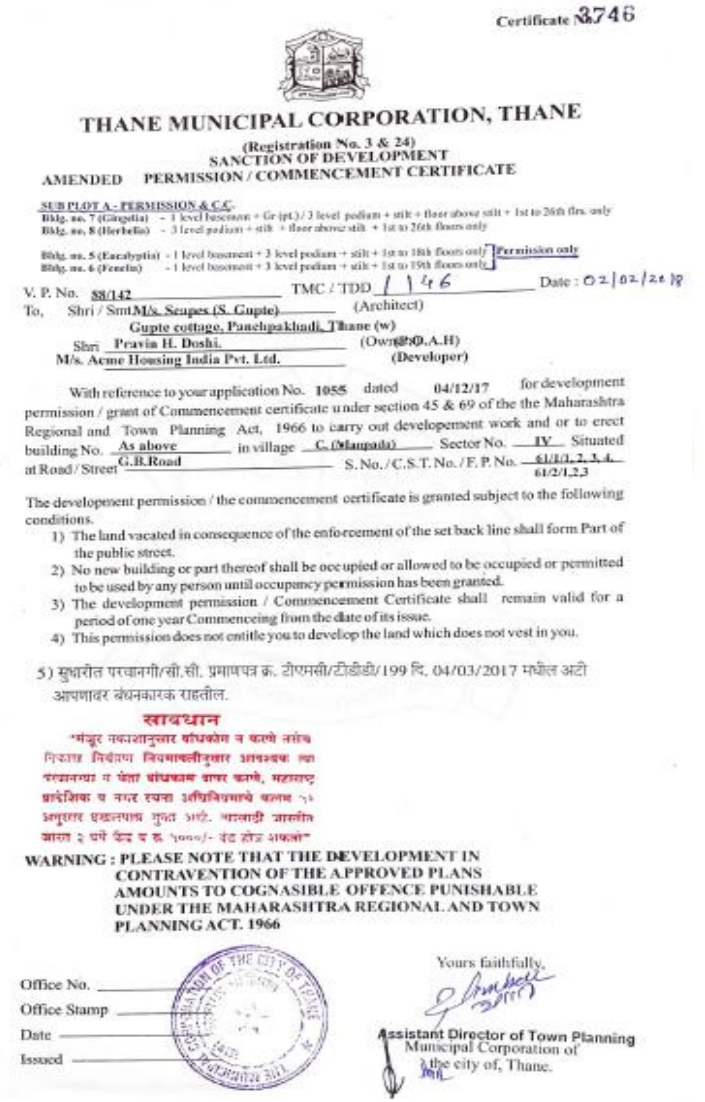
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Office No.
Office Stamp
Date
Issued

Yours faithfully,
Executive Engineer
Municipal Corporation of
the city of, Thane.

TMC/DD/199 dated 04-03-2017
Permission & CC for Plot A Bldg. 1,2,3,4,7,8

Earlier IOD CC by TMC



Certificate No. 3746

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

SUB PLOT A - PERMISSION & C.C.
Bldg. no. 7 (Gingelia) - 1 level basement + Gr (pt.) / 3 level podium + stilt + floor above stilt + 1st to 26th flrs. only
Bldg. no. 8 (Herbelia) - 3 level podium + stilt + floor above stilt + 1st to 26th floors only

Bldg. no. 5 (Eucalyptis) - 1 level basement + 3 level podium + stilt + 1st to 18th floors only / Permission only
Bldg. no. 6 (Fenzlia) - 1 level basement + 3 level podium + stilt + 1st to 19th floors only

V. P. No. 88/142 TMC / TDD 146 Date : 02/02/2018
To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte cottage, Panchpakhadi, Thane (w)
Shri Pravin H. Doshi. (Owner/P.O.A.H)
M/s. Acme Housing India Pvt. Ltd. (Developer)

With reference to your application No. 1055 dated 04/12/17 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village C. (Mangpada) Sector No. IV Situated at Road / Street G.B.Road S. No. / C.S.T. No. / F. P. No. 61/1/1, 2, 3, 4, 61/2/1,2,3

The development permission / the commencement certificate is granted subject to the following conditions.
1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
5) सुधारीत परवानगी/सी.सी. प्रमाणपत्र क्र. टीएमसी/टीडीडी/199 दि. 04/03/2017 मधील अटी आपणावर बंधनकारक राहतील.

स्वाधीन

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

Office No.
Office Stamp
Date
Issued

Yours faithfully,
Assistant Director of Town Planning
Municipal Corporation of
the city of, Thane.

TMC/DD/146 dated 02-02-2018
Permission & CC for Plot A Bldg. 5,6,7,8

CONSTRUCTION STATUS

Sr. No	Plot	Bldg Name as Per E.C GRANTED	Total Floor in As per EC Granted	Proposed Floors	(FSI Area) Sq.m.	(NON FSI Area) Sq.m	Total (FSI area + Non FSI Area)	Completed Constructed Area FSI Area+Non FSI Area (Sq.m)	OCCUPANCY CERTIFICATE	No. of Flats	No. of shops	Provision of STP	Provision of OWC	RWH CAPACITY	DG DETAILS	No. of DG Sets	Net Plot	Ground Coverage	%
1	Plot A	Alpinia(Bldg no.1)	Gr. + 2P + ST + 27 Flr.	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	11875.45	15377.15	27252.60	27252.60	OC not yet received	157	12 Shops with stores & 24 Offices	1015 KLD	Provision made	13 nos. of Recharge Pit	2 nos. 630 KVA& 1 no.of 500 KVA	2 nos. 630 KVA& 1 no.of 500 KVA	25003.2	21106.17	
2		Basilia(Bldg no.2)	Gr. + 2P + ST + 27 Flr.	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	10375.37	5273.72	15649.09	15649.09	OC received	103									
3		Centilia(Bldg no.3)	Gr. + 2P + ST + 27 Flr.	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	13245.70	7038.53	20284.23	20284.23	OC received	184									
4		Dandelia(Bldg no.4)	Gr. + 2P + ST + 27 Flr.	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	13240.60	7043.63	20284.23	20284.23	OC received	184									
5		Eucalyptia(Bldg no.5	Gr. + 2P + ST + 27 Flr.	2 lvl Basement + 3lvl Podium(Gr.+2P)+Stilt+1st-19th floor+Fire Check floor+ 20th- 35th(Pt)floors	13642.57	28807.55	42450.12	Not yet constructed	not yet started	232									
6		Fenelia (Bldg no.6)with commerical	Gr. + 2P + ST + 27 Flr.	2 lvl Basement+ Gr(Pt.)/ 1st lvl . Podium +1st floor (Pt.)/2nd lvl Podium+2nd floor (Pt.) /3rd Podium +Stilt + 1st to 19th floor +fire Check Floor +20th - 35th (Pt) floor	14863.32	28317.89	43181.21	Not yet constructed	not yet started	233									
7		Gingelia (Bldg no.7) with commercial	Gr. + 2P + ST + 27 Flr.	1lvl Basement+ Gr(Pt)/1st lvl Podium +1st Floor (Pt.)/2nd lvl Podium+ 2nd floor(Pt.)/3rd lvl Podium (Gr.+2P)+ Stilt +FAS+ 1st-26th floors	14673.68	27336.01	42009.69	39080.69	OC not yet received	184									
8		Herbelia (Bldg no.8)	Gr. + 2P + ST + 27 Flr.	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	13240.60	25759.79	39000.39	36071.39	OC not yet received	184									84.41

CONSTRUCTION STATUS ….contd

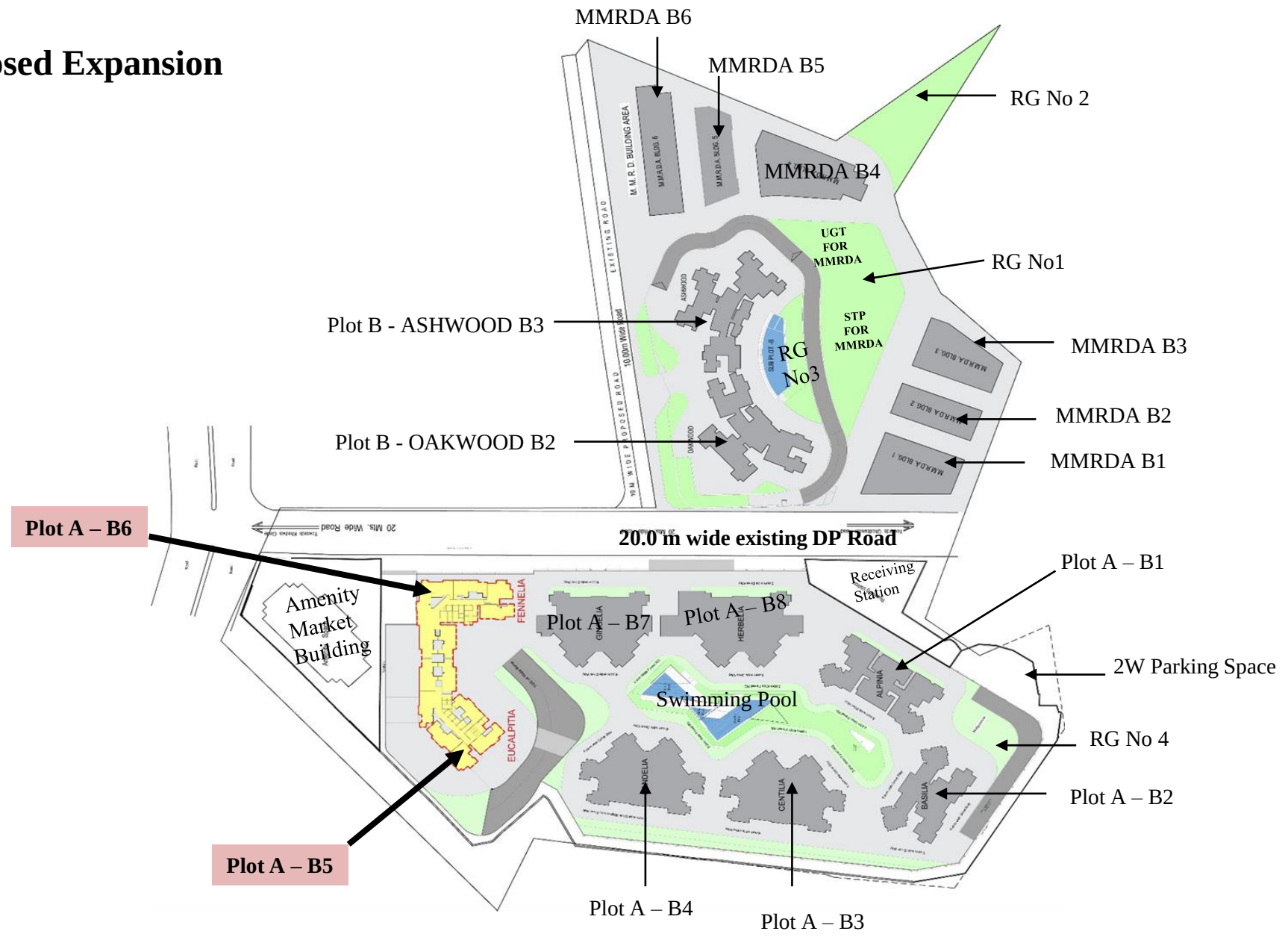
Sr. No	Plot	Bldg Name as Per E.C GRANTED	Total Floor in As per EC Granted	Proposed Floors	(FSI Area) Sq.m.	(NON FSI Area) Sq.m	Total (FSI area + Non FSI Area)	Completed Constructed Area FSI Area+Non FSI Area (Sq.m)	OCCUPANCY CERTIFICATE	No. of Flats	No. of shops	Provision of STP	Provision of OWC	RWH CAPACITY	DG DETAILS	No. of DG Sets	Net Plot	Ground Coverage	%
9	Plot A		PODIUM	Podium area is already Added in individual bldg															
10			Club house+Fitness Center	Club house is removed															84.21
11	Plot B	Oakwood	3P + ST +28 Flr	3P(Gr.+2P)+St+28 Floors	13202.06		31276.21	63872.73	OC received	191		270	Provision made	1 no of Recharg pit & 22cum RWH tank pit	500 KVA	1 nos.	8096.7	5532.91	
12		Ashwood	3P + ST +28 Flr	3P(Gr.+2P)+St+28 Floors	14019.19		32596.525		OC received	191									68.34
13	MMRDA	Bldg No. 1	Gr./shops + 25th floor	Gr./shops + 25th floor	7928.67	3542.67	11471.34	11471.34	OC received	434	48	1160	Provision made	2 nos. of Recharge Pit	630 KVA	2 nos.	11033.3	10493.3	
14		Bldg no. 2	Stilt + 25th floor	Stilt + 25th floor	5831.89	3193.48	9025.37	9025.37	OC received	334									
15		Bldg no. 3	Gr./shops + 22nd floor	Gr./shops + 22nd floor	6452.82	3208.40	9661.22	9661.22	OC received	345									
16		Bldg no. 4	Gr./shops + 22nd floor	Gr./shops + 22nd floor	8830.33	3914.37	12744.70	12744.70	OC received	496									
17		Bldg no. 5	Stilt + 23rd floor [Part]	Stilt + 23rd floor [Part]	5378.28	4127.62	9505.90	9505.90	OC not yet received	305									
18		Bldg no. 6	Gr.(P)/Stilt + 22nd floor	Gr.(P)/Stilt + 22nd floor	9696.89	5254.85	14951.74	14951.74	OC not yet received	534									95.11
Total					**176497.42**	**168195.66**	**381344.56**	**289855.22**		**4291**							44133.2	37132.38	84.14

LAYOUT AS PER EC DATED 28th JAN. 2016

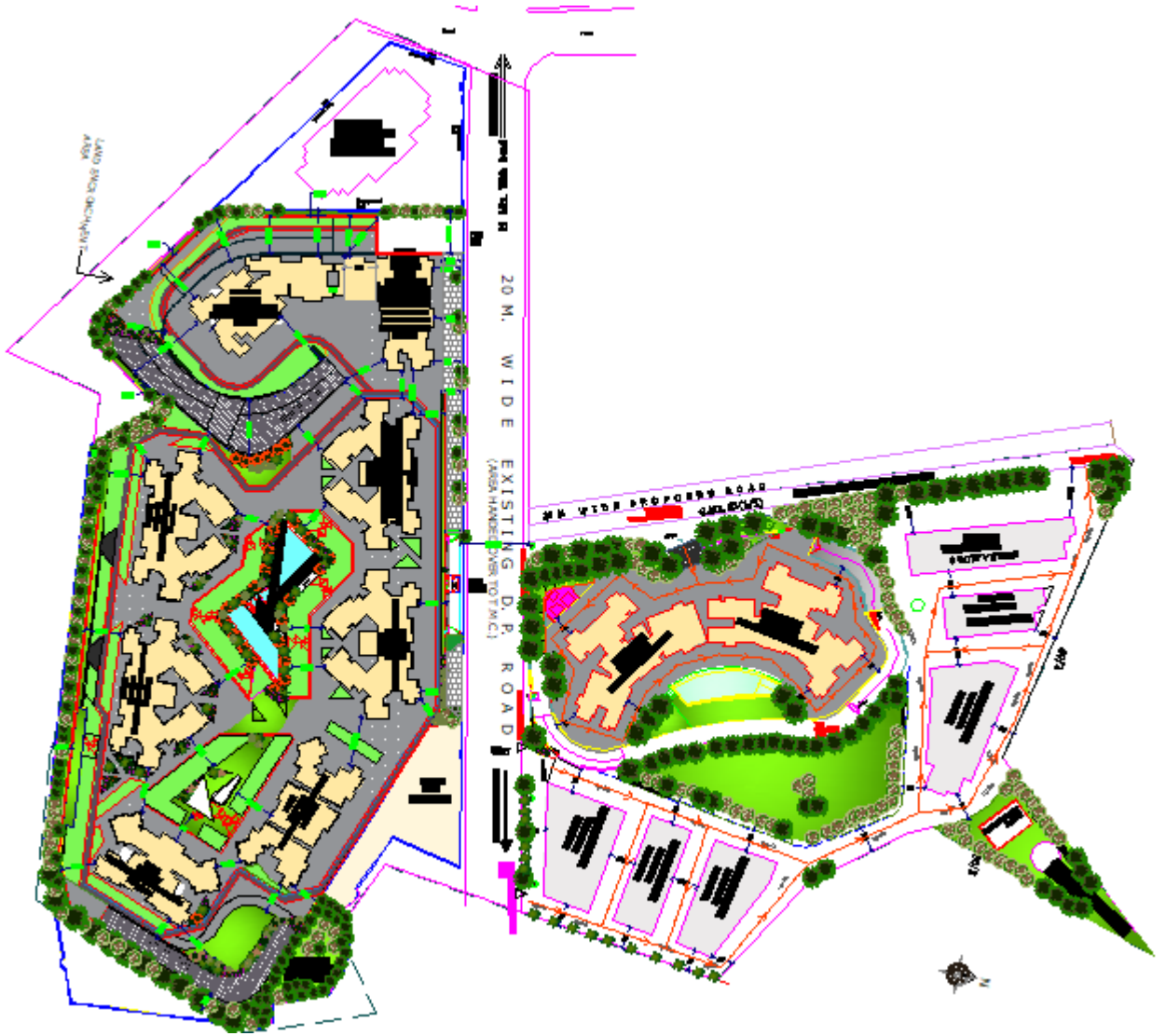


PROPOSED LAYOUT

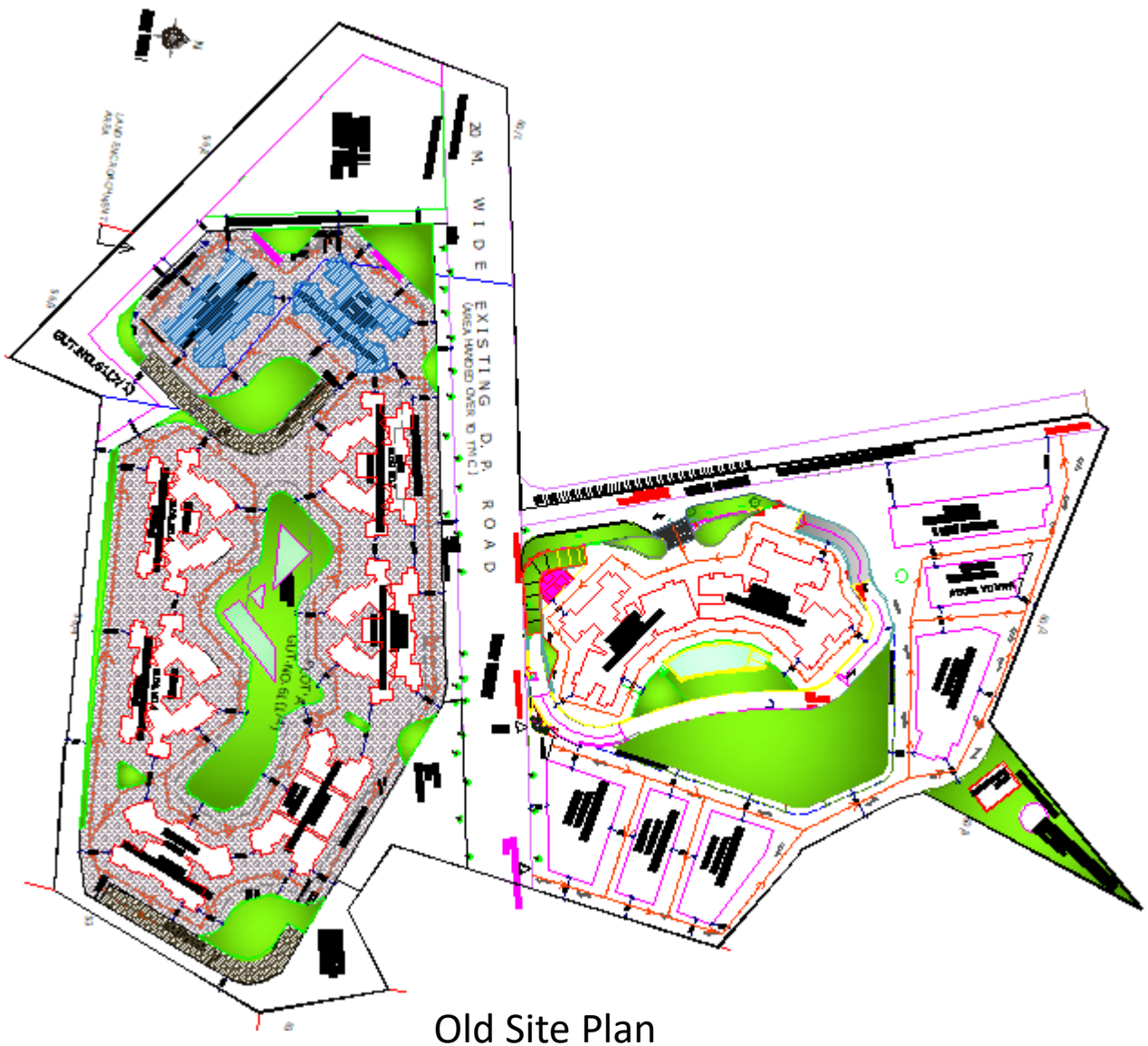
Proposed Expansion



SUPERIMPOSED LAYOUT



New Site Plan



Old Site Plan

Bldg Footprint of Plot A – E & F slightly changed

COMPARATIVE STATEMENT

Sr. No.	Description	Areas	As per earlier EC Dated 28th January 2016	Proposed Amendment / Modification	Remark
1	**Total Plot Area**	-	54,500 sqm	54,500 sqm	No Change
2	**FSI Area**	**Total**	1,66,724.45 sqm	1,76,497.42 sqm	Increased by 9,772.97 sqm (5.86%)
3	**Non FSI Area**	**Total**	1,95,111.59 sqm	2,04,847.14 sqm	Increased by 9,735.55 sqm (4.98%)
4	**Total Construction Area**	**Total**	3,61,836.04 sqm	3,81,344.56 sqm	Increased by 19508.52 sqm (5.39%)
5	**Project Cost**	Rs.	822.22 Cr	895.00 Cr	Increase in Construction Work

COMPARATIVE STATEMENT

Sr. No.	Description	Areas	As per earlier EC Dated 28th January 2016	Proposed Amendment / Modification	Remark
6	**Building Configuration**	**Plot A**		**Plot A**	
		Building No. 1 to 4 & 8	Gr. + 2P + Stilt + 27 Floors	3 lvl Podium (Gr.+2P) + Stilt + FAS + 1st - 26th Floor (91.80 m)	No Change
		Building No. 5	Gr. + 2P + Stilt + 27 Floors	2B + 3lvl. Podium (Gr.+2P) + Stilt + 1st to 19th Floors + Fire Check Floor + 20th to 35th (pt) Floors. (118.87m)	Increase in No of Floors
		Building No. 6		2B + Ground(pt)/ 1st lvl. Podium + 1st Floor (pt)/ 2nd level Podium + 2nd Floor (pt)/ 3rd Podium +Stilt + 1st to 19th Floor + Fire Check Floor + 20th to 35th(Pt) Floors (118.87m) (Resi cum Comm)	Increase in No of Floors
		Building No. 7		1B + Ground(pt)/ 1 level Podium + 1st Floor (pt)/ 2nd Level Podium + 2nd Floor(pt) / 3lvl. Podium (Gr.+2P) + Stilt + FAS + 1st to 26th Floors (91.80m) (Resi cum Comm)	Reduction in No of Floors
		Plot B		**Plot B**	
		2 Buildings: Oakwood & Ashwood	3P + Stilt + 28 Floors	3P(Gr.+2P)+St+28 Floors (90.95 m)	No Change
		MMRDA		**MMRDA**	
		Bldg No. 1	Gr./shops + 25th floor	Gr./shops + 25th floor (76.30 m)	No Change
		Bldg No. 2	Stilt + 25th floor	Stilt + 25th floor (76.30 m)	
		Bldg No. 3,4,6	Gr./shops + 22nd floor	Gr./shops + 22nd floor (67.60 m)	
		Bldg No. 5	Stilt + 23rd floor	Stilt+23rd Floor(part) (70.50 m)	

COMPARATIVE STATEMENT

Sr. No.	Description	Areas	As per earlier EC Dated 28th January 2016	Proposed Amendment/Modification	Remark
7	**No. of Tenements**	**Plot A**		**Plot A**	
		Flats	1,229 No's	1,461 No's	Increased by 232 no's
		Commercial	6 Shops	12 Shops with Store + 24 Office	Change in due to Planning
		Club house	1 No.	-	-
		Plot B		**Plot B**	
		Flats	382 No's	382 No's	No Change
		Club house	1 No.	1 No.	
		MMRDA		**MMRDA**	
		Flats	2,454 No's	2448	Refuge flats was counted earlier
		Commercial	48 Shops	48 Shops	No Change
		Balwadi	2 No's	2 No's	
		Society Office, Manager Room	11 No's	11 No's (6 No of Society Office & 5 no of Manager Room)	
		Welfare Centre	3 No's	4 No's	Increased by 1 no
8	**No. of expected Residents**	Plot A	8,035 No's	8,142 No's	Increased by 107 no's (as per NBC 2016)
		Plot B	2,300 No's	2,300 No's	No Change
		MMRDA	12,534 No's	12,504 No's = (12,534-30 | 6 flats min.)	Decreased by 30 no's
		Total	22,869 No's	22,946 No's	Increased by 77 no's

COMPARATIVE STATEMENT

Sr. No.	Description	Areas	As per earlier EC Dated 28th January 2016	Proposed Amendment/Modification	Remark
9	**Building Height**	**Plot A**		**Plot A**	
		Building No. 1 to 4, 8 and 7	91.80 m	91.80 m	No Change
		Building No. 5 and 6		118.87 m	Increased by 27.07 m
		Plot B		**Plot B**	
		2 Buildings: Oakwood & Ashwood	90.95 m	90.95 m	No Change
		MMRDA		**MMRDA**	
		Bldg No. 1	76.30 m	76.30 m	No Change
		Bldg No. 2	73.40 m (actually proposed 76.30 but reflected wrong in EC)	76.30 m	Correction letter was submitted to SEIAA on 10th Feb 2016 for typo error
		Bldg No. 3,4 and 6	67.60 m	67.60 m	No Change
		Bldg No. 5	70.50 m	70.50 m	No Change
10	**Total water requirement**		2828 KLD	3116 KLD	Increased by 596 KLD. As per NBC -2016
11	**Wastewater generation**		2221 KLD	2445 KLD	Increased by 224 KLD
12	**STP Capacity**		2543 KLD	2445 KLD	As per Requirement
13	**STP Technology**		MBBR	MBBR	No Change
14	**Bio degradable waste**		5657 kg/day	6533 kg/day	Increased by 876 kg/day
15	**Non-biodegradable waste**		3951 kg/day (excluding plot B?)	4336 kg/day	Increased by 385 kg/day
16	**Total Solid waste generation**		9608 kg/day (excluding Non-bio plot B?)	10869 kg/day	Increased by 1261 kg/day

COMPARATIVE STATEMENT

Sr. No.	Description	Areas	As per earlier EC Dated 28th January 2016	Proposed Amendment/Modification	Remark
17	**No of Parking**	4 W Parking provided	2631 no's	2678 no's	Increased by 47 no's Requirement as per DCR
		2 W Parking provided	1900 no's	1903 no's	Increased by 3 no's
18	**Green Belt Development**	Required RG	3530.66 sqm	3530.66 sqm	No Change
		RG on Ground	3190.0 sqm	3190.0 sqm	No Change
		RG on Podium	4046.0 sqm	4046.0 sqm	No Change
		Total provided RG	7236.0 sqm	7236.0 sqm	
19	**Connected Load**	Plot A	25848.50 kW	24499 kW	As per Revised Calculations
		Plot B	2833.30 kW	2833.30 kW	No Change
		MMRDA	14955 kW	14955 kW	No Change
20	**Maximum Demand**	Plot A	8684.73 kW	10234 kW	As per Revised Calculations
		Plot B	1503.33 kW	1503.33 kW	No Change
		MMRDA	5144.70 kW	5144.70 kW	No Change
21	**D. G. sets**	Plot A	1 no. 1010 kVA & 2no's 750 kVA	2 no's 630 kVA, 1 no. 500 kVA	Capacity changed
		Plot B	1 no. 500 kVA	1 no. 500 kVA	No Change
		MMRDA	2 no's 630 kVA	2 no's 630 kVA	No Change

AREA STATEMENT

A	AREA STATEMENT	Area (sq.m)
1	Area of Plot	54,500
2a	Deductions for 20 m Road	4,900
2b	Deductions for 10 m Road	910.00
2c	Reservation for Market & Welfare Centre	2390
2d	Area under Encroachment	2,166.80
3	Total (2a+2b+2c+2d)	10,366.80-
4	Balance Area of the Plot (1-3)	44,133.20
5	Area of Plot for MMRDA on sub Plot B (25% of 4)	11,033.30
6	Area of Plot for Owner on Sub Plot A + B (75% of 4)	33,099.90
7	Area of Net Plot (Owner Plot on Sub Plot A+B)	33,099.90
8	MMRDA Plot on Sub Plot B	11,033.30
9	FSI Permissible	4 FSI
10	Proposed B/U Area on Owner Plot A (Sub Plot A +B)	1,32,378.54
11	Proposed B/U Area on MMRDA plot	44,118.88
12	Total FSI B/U Area (10+11)	1,76,497.42
13	Total Non FSI Area	2,04,847.14
14	Non-BUA Area (FSI Area+ Non FSI Area)	3,81,344.56

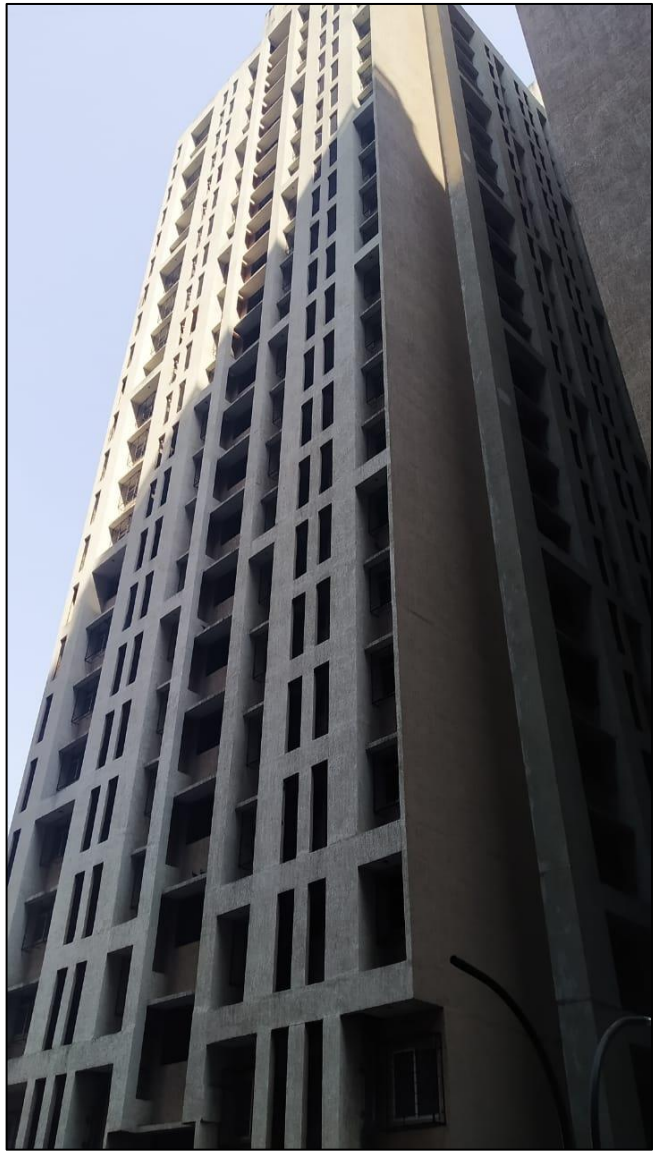
SITE PHOTOGRAPHS



MMRDA Bldg no.1



MMRDA Bldg no.2



MMRDA Bldg no.3

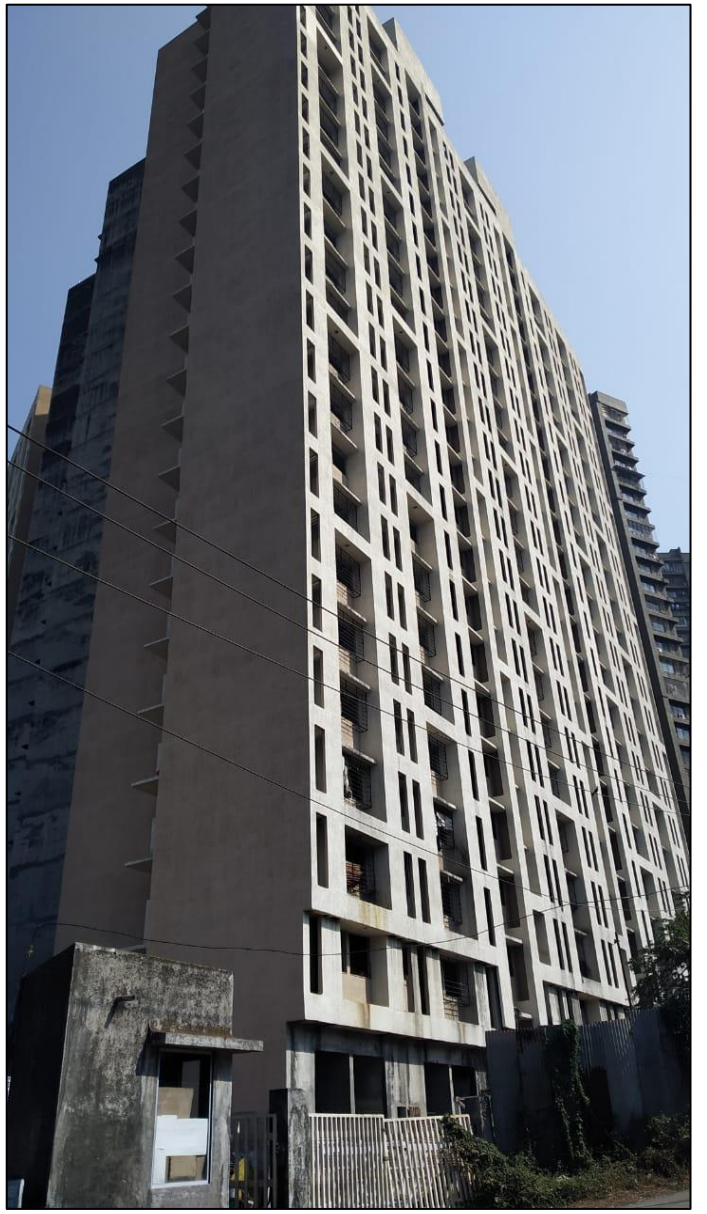
SITE PHOTOGRAPHS



MMRDA Bldg no.4



MMRDA Bldg no.5



MMRDA Bldg no.6

SITE PHOTOGRAPHS



Plot B - Bldg. 1 Oakwood



Plot B – Bldg. 2 Ashwood

SITE PHOTOGRAPHS



Plot A – Bldg. 1 Alpinia

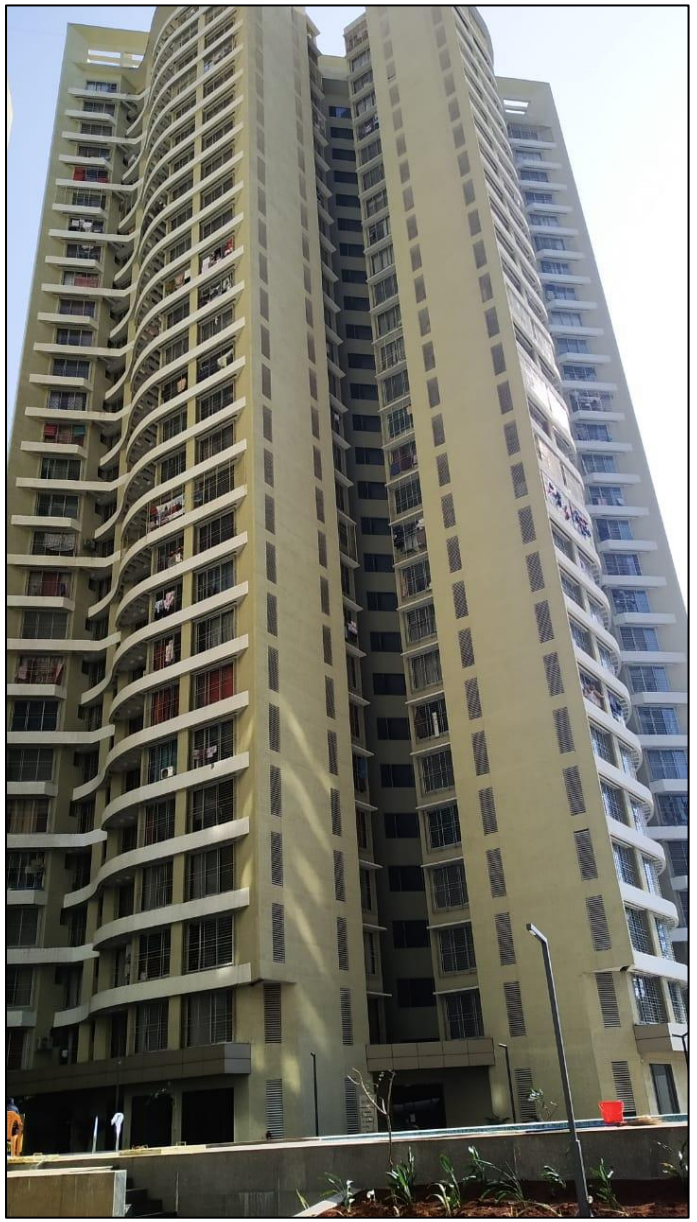


Plot A – Bldg. 2 Basilia



Plot A – Bldg. 3 Centilia

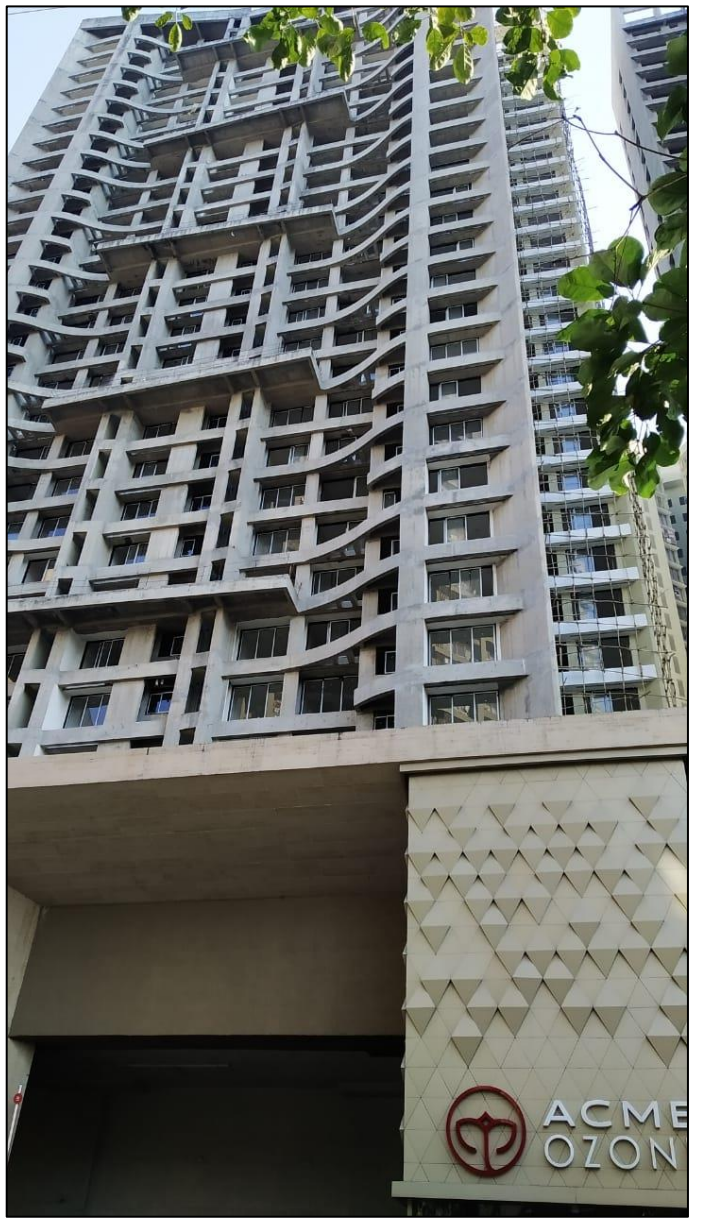
SITE PHOTOGRAPHS



Plot A – Bldg. 4 Dandelia



Plot A – Bldg. 7 Gingelia



Plot A – Bldg. 8 Herbelia

ENVIRONMENTAL PROVISIONS

STRUCTURAL STABILITY CERTIFICATE

TCN/10-1060/2019-2020/2298

January 23, 2020

TO WHOMSOEVER IT MAY CONCERN

Subject: **Project Acme Ozone on plot bearing CTS No. Gat No. No. 61/1/1, Gat No. 61/1/2, 3, 4, Gat No. 61/2/1, 2, 3, Village Chitalsar, Manpada, Taluka & Dist. Thane - 400607, for M/s. Ascent Construction Pvt. Ltd.**

This is to certify that the building in captioned project has been designed by us for 2nd Basement plus 1st Basement plus Ground plus 2 Podium plus Stilt plus 36 typical floors.

We further certify that our designs have been based on following Indian Standard Codes of Practice and shall render the buildings safe and stable.

1. IS – 456 – 2000 - Code of Practice for Plain & Reinforced Concrete Structure.
2. IS – 875 – Part III - 2015 - Code of Practice for Design Loads.
3. IS – 1893 - 2016 - Criteria for Earthquake Resistant Design of Structure.
4. IS - 13920 - 2016 – Ductile Design and Detailing of Reinforced Concrete Structures subjected to Seismic Forces.

Achyut Watve
B. E., F. I. E.
Structural Engineer
M C G B Reg. No STR/W/10
For & On behalf of
JW Consultants LLP

JW CONSULTANTS LLP
REGISTERED OFFICE : Sai Radhe, Office No. 201, 2nd floor, Behind Hotel Sheraton Grand, 100-101, Kennedy Road, Pune 411001.
P : 91-2066449100
MUMBAI OFFICE : Ruparel Iris, 6th floor, Near Bigbazar, Tulsi Pipe Rd., Matunga West, Mumbai - 400016. | P : +91-(0)22-2439 7400 / 2439 7401
www.jwconsultants.in
Converted into a Limited Liability Partnership LLP Identity No AAA-2650 w.e.f 28.10.2020 from JW Consultants (previously V S Sane Associates) Registration No. MPA-924

ठाणे महानगरपालिका, ठाणे.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

प्रति,
मे. जे.डब्ल्यू. कन्सल्ट,
सुरुचाल इंजिनियरिंग डिपार्टमेंट,
सदस्य, High Rise Committee,
ठाणे महानगरपालिका, ठाणे.

विषय :- सदस्यांचे समिती कमिटी High Rise Committee कडे प्राप्त प्रस्तावित विकास प्रस्तावाबाबत.

संदर्भ :- आपला निरोप क्र. टीसीएन/१०६२१३०५/ई.क्र.७१८०८१६१२
दि. १६ जानेवारी २०१८

महोदय,

आपणास ठाणे शहर महानगरपालिकेच्या विकास नियंत्रण नियमावलीच्या विनियम क्र.१५ मध्ये नियोजन क्र.१५१८ नुसार High Rise Committee समोर करण्याची तरतूद असून अनुषंगाने दि.०७/०३/२०१७ अन्वये अंतर्गत करणे असून, आपण, ठाणे महानगरपालिका यांनी दि.२५/०८/२०१७ च्या पत्रान्वये आपणास मार्गदर्शन केलेल्या प्रस्तावित विकासाचे सेक्टर आपणचे सदस्य सचिव यांचेमार्फत सादर मिळण्याबाबत समिती समोर सादरीकरण High Rise Committee पत्रे आपणी सदरचा मंजूर नोंदणीकृत केलेली आहे.

या High Rise Committee कडे सादरीकरण/विषयक पत्रे प्रस्ताव दाखल केला आहे, प्रस्तावाचा सविस्तर खालीलप्रमाणे आहे.

HRC No.५२

विकास प्रस्ताव क्र. ६०२/०१६३०९ (जुना विकास प्रस्ताव क्र. ८८/१४८) मौजे चितळसर, ता. ठाणे येथील सि.स.नं./जे.भू.नं. ६१/१/१, ६१/१/२, ६१/१/३, ६१/१/४, ६१/२/१, ६१/२/२, ६१/२/३ व इतर येथे मिळकतीचा सादरीकरण या मुद्दयावरील विकास प्रस्ताव.

प्रस्तावित दाखल झालेल्या विकास प्रस्तावासंबंधित दि.१४/११/२०१७ रोजी High Rise Committee पत्रे झालेल्या चर्चेनुसार आवश्यक पूर्ततेसाठी सुधारित Structural Report या कार्यालयात प्राप्त झाले असून सदरचे Report तपासणी करीता आपणाकडे पाठविण्यात येत आहे.

Required certificate from structural consultant stating all compliance raised in this meeting is complied.
Sd/c
23/01/2020

आपला,
कार्यकारी अभियंता,
प्रकल्प विकास विभाग,
ठाणे महानगरपालिका, ठाणे.

TCN/10-1060/2020-2021/1007

December 28, 2020

To,
The Chief Fire Officer,
Municipal Corporation, the City of Thane,
Thane

Subject: **"Gingelia Building No. 7" having Site Address Acme Ozone on Sub Plot A of Land Bearing Gut No. 61/1/1, 2, 3, 4, 61/2/1, 2, 3 of Village Chitalsar, Manpada, Tal. & Dist. Thane,**

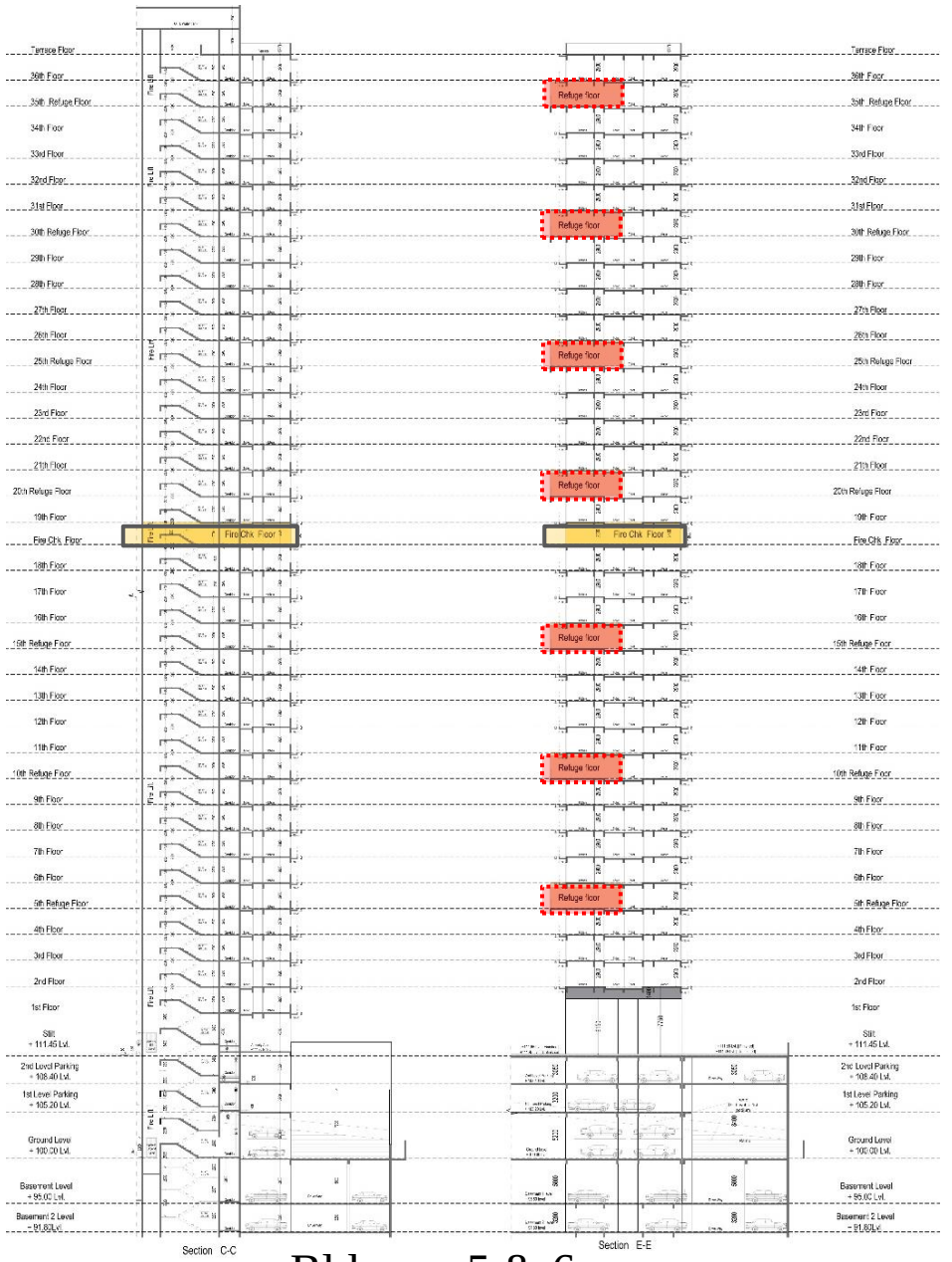
Name & Address of Owner	Ascent Construction Pvt Ltd Glady alwares road, Near Khera Circle, Manpada, Thane - 400607
Name & Address of Licensed Architect	M/s Scapes Architects (CA/80/5667) Scapes Gupte College, Panchpakhadi, Thane 400602
Name & Address of Site Supervisor	Mr. Sharad Gole, (G/273/SS-II), 84/1/1, Sahyadri Colony, Karanje Octroi Naka, Satara 415002

1. I hereby certify that the structural work up-to Basement (store) + Ground floor (shops) + 1st floor (office) level has been carried out as per my structural design and details and that to the best of my knowledge and belief the said structure is stable for the purpose for which it is intended.
2. My Structural Design is based on the provisions of IS – 1893 – 2002 – Criteria for Earthquake Resistant Design of Structure
3. The foundation of the captioned building is designed for 1 level Basement + Gr (pt.)/3 level Podium + Stilt+ Floor above stilt +1st to 26 floors.
4. The size of the column shall governed as per the applicable I.S. Code and no main beam in RCC frame structure shall be less than 230 mm width.
5. All the cantilever projections shall be designed for 5 times the acceleration as per IS code 1893-2002 including column projecting the terrace and carrying the overhead water storage tank etc.
6. The R.C.C frame structure, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under no. CE/5591 of 15th April 1974.

Achyut Watve
B. E., F. I. E.
Structural Engineer
Thane Lic No – 1295/SE/2019
For & On behalf of
JW Consultants LLP

JW CONSULTANTS LLP
REGISTERED OFFICE : Sai Radhe, Office No. 201, 2nd floor, Behind Hotel Sheraton Grand, 100-101, Kennedy Road, Pune 411001.
P : 91-2066449100
MUMBAI OFFICE : Ruparel Iris, 6th floor, Near Bigbazar, Tulsi Pipe Rd., Matunga West, Mumbai - 400016. | P : +91-(0)22-2439 7400 / 2439 7401
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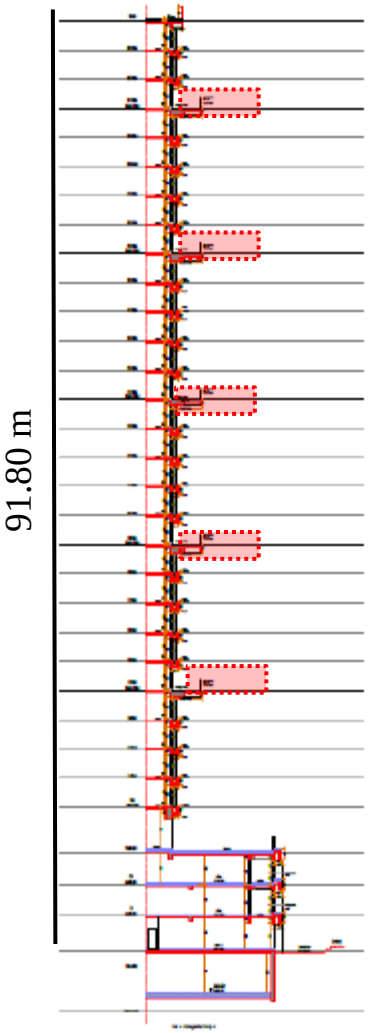
BUILDING SECTIONS (Plot A: Buildings 5, 6 & 7)



Bldg. no 5 & 6

Fire check floor
Height 1.8m
below beam

Refuge floor
5th,10th,15th,
20th,25th,
30th,35th floor



Bldg. no 7

SPECIFIC TOR points

Sr. No.	TOR points	Compliance
1	PP to upload acknowledgement regarding plan submitted to local planning authority.	Acknowledgement copy of the plan submission is attached on Page no 37.
2	PP to submit the dated architect certificate addressing to committee regarding building wise Configuration, FSI, NON FSI, Total built up area approved in earlier EC & construction done on site.	Architect Certificate as per the latest format is attached on Page no 39.
3	PP to submit the CFO NOC.	CFO NOC is attached from Page 40 – Page 42.
4	PP to submit !he sewerage network, water supply, storm water drain NOC from local. planning authority.	There is no Nalla in the nearby vicinity. There is external sewer drain currently available at the Project Site by Thane Municipal Corporation. Water NOC and Storm Water Drain NOC is attached on Page 43 & 44.
5	PP to submit the detail biodiversity chapter in EIA considering the eco sensitivity of the site.	We have submitted the detail biodiversity chapter including marine ecology in EIA considering the eco sensitivity of the Site. Kindly Refer Chapter 3 in EIA
6	PP to submit the DP remarks.	DP Plan and DP Remarks are attached on Page 46.
7	PP to ensure ECBC norms are complied.	Thorough ECBC report is attached as Annexure 10.5
8	PP to submit Contour and slope analysis super imposed with storm water drain, sewer line map in the project and 500 meter around the project.	Please refer Chapter 3 of EIA. We have submitted contour & slope analysis super imposed with storm water drain, sewer line map in the project and 500mtr around the project.

Sr. No.	TOR points	Compliance
9	PP to submit & upload wind analysis, shadow analysis, traffic analysis, light and ventilation analysis and measures to reduce heat island effect.	• Wind Analysis is attached as Annexure – 10.6 • Shadow Analysis is attached as Annexure – 10.9 • Traffic Analysis is attached as Annexure – 10.1 • Light & Ventilation Analysis is attached as Annexure – 10.7 • Urban Heat Island Effect is attached as Annexure – 10.2
10	PP to ensure that maximum treated water should be recycled.	The treated sewage will be used maximum in the site for flushing and landscaping. The excess treated sewage used in nearby garden, road medians for Gardening and Beautification of Road. MOU for the same is attached
11	PP to submit project specific DMP.	Attached as Annexure 10.3
12	PP to ensure that RG required is as per the norms and should be on Mother Earth.	Complied and Stated as per Page no 52.
13	PP to submit & upload the design & cross section of STPs indicating minimum 40/o area open to sky for adequate ventilation.	Complied and Stated as per Page no 53, 54, 55.
14	PP to verify the distance of project site from Flamingo Sanctuary. PP to submit & upload the same.	Distance of the Project Site from Thane Flamingo Sanctuary boundary is 6.9 km. Topographical map showing the distance is attached on Page 56.
15	PP to submit CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area.	CER will be as per OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III that supersedes earlier OM under even number dated 1st May, 2018.
16	PP to also refer standard ToR published by MoEF vide order dated 10/04/15_in addition to above	Standard TOR is incorporated in the EIA.

STANDARD TOR

Sr. No.	Standard TOR	Reference
1.	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river	Complied in Chapter 3 EIA report (EIA report -Refer page no. 99)
2.	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.	Complied in Chapter 2 (EIA report -Refer page no. 38)
3.	Examine baseline environmental quality along with projected incremental load due to the project	Baseline is Complied in Chapter 3 EIA report Incremental Load is Compiled in Chapter 4 EIA report
4.	Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.	Complied in Chapter 3 EIA report (a) Land: Refer page no. 99 (b) Ground water & (c) Surface water: Refer page no. 113 - 123 (d) Air: Refer page no. 124 - 133 (e) Biodiversity: Refer page no. 136 - 154 (f) Noise vibrations: Refer page no. 133 - 136 (g) Socio economic health: Refer page no. 155 – 164
5.	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.	Has been given in Chapter 3. EIA report (Refer page no. 108 - 110)
6.	Submit the details of the trees to be felled for the project.	Complied in Chapter 2 EIA report (Refer page no. 91-93)
7.	Submit the present land use and permission required for any conversion such as forest, agriculture etc.	Complied EIA report (Refer page no. 99)
8.	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.	The EIA studies covers the protection of environment and its mitigation measures in accordance with EP acts and other relevant rules
9.	Ground water classification as per the Central Ground Water Authority	Complied in Chapter 3 EIA report (Refer page no. 104)
10.	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.	Complied in Chapter 2 EIA report (Refer page no. 54)

Sr. No.	Standard TOR	Reference
11.	Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details	Complied in Chapter 2 EIA report (Refer page no. 78)
12.	Examine soil characteristics and depth of ground water table for rainwater harvesting	Complied in Chapter 3 EIA report (Refer page no. 111)
13.	Examine details of solid waste generation treatment and its disposal	Complied in Chapter 2 EIA report (Refer page no 69)
14.	Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency	Complied in Chapter 2 EIA report (Refer page no. 85)
15.	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.	Complied in Chapter 4 EIA report (Refer page no. 167)
16.	Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city	Complied in Chapter 1 EIA report
17.	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.	Complied in Chapter 5 EIA report, attached as an Annexure 6.
18.	Examine the details of transport of materials for construction which should include source and availability	Complied in Chapter 8 EIA report (Refer page no. 209)
19.	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters	Environmental Monitoring Plan Complied in Chapter 6 EIA report. Refer Page 201 Environmental Management Plan Complied in Chapter 8 EIA report. Refer Page 209
20.	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.	Complied in Chapter 5 EIA report , attached as an Annexure 7

CHRONOLOGY OF THE PRESENTATION

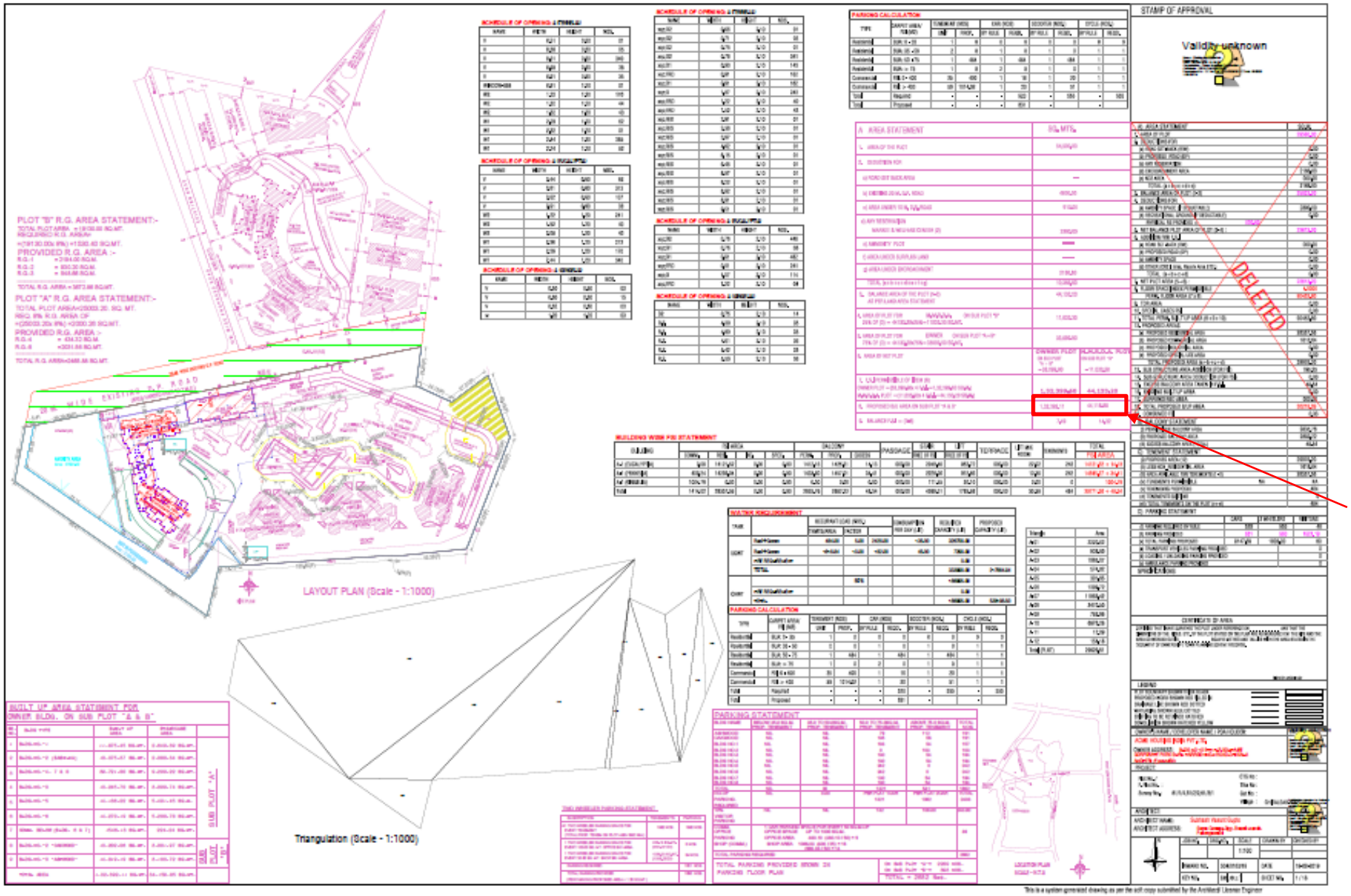
Sr. No.	Description
1.	Compliance of Specific Terms of Reference
2.	Compliance of Standard Terms of Reference
3.	Environmental Infrastructure
4.	Description of Environment – Baseline Study.
5.	Anticipated Impacts
6.	Mitigation measures.
7.	Environment Management Plan & EMP cost.

SPECIFIC ToR

SPECIFIC TOR COMPLIANCE NO. 01

- PP to upload acknowledgement regarding plan submitted to local planning authority.

Reply:



FSI Approved

- **For Plot A & B – 1,32,392.11 sqm**
- **For Plot MMRDA – 44,118.88 sqm**
- **Total FSI – 1,76,510.99 sqm**

Permission no :
CC No TMC/TDD/3325/20 CC Dated – 09-01-2020
By TDO of Thane Municipal Corporation

SPECIFIC TOR COMPLIANCE NO. 01

Reply: IOD CC for Plot A, Building no 5, 6, 7 is attached

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

VP No : **S04/0163/19 NEW** No : **TMC/TDD/3325/20** Date : **9/1/2020**

Building Details

Building Name :A (FENNELIA) Building Use :Resi_Commercial
Name of PWork :A-1 (FENNELIA)
Floor Name :SECOND BASEMENT FLOOR, FIRST BASEMENT FLOOR, GROUND / FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, FIRE CHECK FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR

Building Name :A (EUCALYPTIA) Building Use :Resi_Commercial
Name of PWork :A-1 (EUCALYPTIA)
Floor Name :SECOND BASEMENT FLOOR, FIRST BASEMENT FLOOR, GROUND / FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, FIRE CHECK FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR

Building Name :A (GINGELIA) Building Use :Resi_Commercial
Name of PWork :A-1 (GINGELIA)
Floor Name :BASEMENT FLOOR, GROUND FLOOR, FIRST PODIUM FLOOR

Page 1 of 4

To,

Subhash Vasant Gupte (CA/80/5667) **(Architect)**
Ascent Construction pvt.ltd dirctor of shri pravin h Doshi, shri Munish P Doshi, Ascent Construction pvt.ltd dirctor of shri pravin h Doshi, shri Pravin P Doshi, thane muncipal corportion AMENITY Plot **(Owner)**
Ascent Construction pvt.ltd, Ascent Construction pvt.ltd, Ascent Construction pvt.ltd dirctor of shri pravin h Doshi **(Power of Attorney Holder)**

Sir,

With reference to your application No S04/0163/19 dated 24/9/2019 development permission / grant of commencement certificate under section 45 & 69 of The Maharastra Regional and Town Planning Act, 1966 to carry out development work and or to errect building No ..... in Sector: Sector 4, Village :- CHITALSAR-MANPADA, Survey No / H No. :- 61/1/4,61/2/2,61/2/1, development permission/the Commencement Certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
6) Necessary Charges shall be paid to TMC as and when become due
7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
8) Thane Municipal Corporation will not supply water for construction
9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
12) Solar Water heating system should be installed before applying for occupation certificates.
13) CCTV System shall be installed before applying for occupation certificates.
14) Rain water harvesting system should be installed before applying for occupation certificates.
15) Organic Waste Composting System shall be installed before applying for occupation certificate
16) Vacant Land tax shall be paid before Commencement Notice
17) All site safety arrangements to be made while construction phase.
18) It is mandatory to implement Vector Borne Diseage Action plan.
19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
20) Information Board to be displayed at site till Occupation Certificate.
21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15 th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
27) Boundary wall should be constructed before Plinth Certificate.
28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.

Page 2 of 4

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

Conditions

1 Conditions mentioned in amended permission /C. C.no. TMC/TDD/143 Dt. 30/10/2015 & TMC/TDD/199 Dt. 08/03/2017 are binding upon you.

B : To be complied before Commencement Notice

1 NOC from Environment department should be submitted before C.C. of Bldg. no. 5 & 6 19th floor i.e. from fire Check floor to 36th (pt)floor.
2 NOC from HRC department should be submitted before C.C. of Bldg. no. 5 & 6 19th floor i.e. from fire check floor to 36th (pt)floor

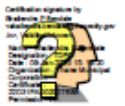
D : To be complied before Occupation Certificate

1 NOC from SBWL & NBWL shall be submitted for Eco sensitive zone of Thane crick Flemingo Senctury.
2 Regulations for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is Applicable & the provisions should be done & seperational before applying for OC.

Office No.....

Office Stamp.....

Date :- 9/1/2020



Page 3 of 4

SPECIFIC TOR COMPLIANCE NO. 02

- PP to submit the dated architect certificate addressing to committee regarding building wise Configuration, FSI, NON FSI, Total built up area approved in earlier *EC* & construction done on site.

Reply: Architect Certificate is attached

SONAL GOLE
Architect
C-14, G-3, Shivaji CHS, Dewan and Shah Housing Enclave, Ambadi Road, Vasai (W), Thane – 401202. Contact – 9969261890, Email id: sonvg84@gmail.com

Date: 18/02/2021

To,

The Principal Secretary - SEIAA
Environment Department,
15th floor, New administrative building
Mumbai-400032

We hereby state that the onsite Constructed area for ACME Ozone by M/s Acme India Pvt Ltd. is 289855.22 Sqm. It is as per IOD received letter under V.P.No.S04/0163/19NEW/TMC/TDD/3325/20 dated 09/01/2020 and V.P.No.88/142/TMC/TDD/146 dated 02/02/2018. (Certificate no 3746) & CC received dated 09/01/2020

			As per EC dated 2016				As per CC				On Site Constructed Area				Proposed Expansion			
Sr. No	Plot	Bldg Name as Per EC GRANTED	Total Floor in As per EC Granted	FSI as per EC in Sqm	NON FSI as per EC in Sqm	Total Construction area As per EC	Configuration as per CC	FSI area as per CC in sqm	NON FSI Area as per CC in Sqm	Total Construction area as per CC	Configuration constructed on site	FSI constructed on site in Sqm	NON FSI area constructed on site in Sqm	Total Construction Area on site in	Proposed Floors	(FSI Area) Sq.m.	(NON FSI Area) Sq.m	Total (FSI area + Non FSI Area)
1	Plot A	Alpinia(Bldg no.1)	Gr. + 2P + ST + 27 Flr.	11875.45	15377.15	27252.60	3lvl Podium (Gr.+2P) +Stilt+FAS +1st -26th Floor	11875.45	15377.15	27252.60	3lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	11875.45	15377.15	27252.60	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	11875.45	15377.15	27252.60
2		Basilia(Bldg no.2)	Gr. + 2P + ST + 27 Flr.	10375.37	5273.72	15649.09	3lvl Podium (Gr.+2P) +Stilt+FAS +1st -26th Floor	10375.37	5273.72	15649.09	3lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	10375.37	5273.72	15649.09	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	10375.37	5273.72	15649.09

ARCHITECT CERTIFICATE….contd

SONAL GOLE
Architect
C-14, G-3, Shivaji CHS, Dewan and Shah Housing Enclave, Ambodi Road, Vasai (W), Thane – 401202. Contact – 9969261890, Email id: sonvg84@gmail.com

3		Centilia(Bldg no.3)	Gr. + 2P + ST + 27 Flr.	13240.60	7043.63	20284.23	3lvl Podium (Gr.+2P) +Stilt+FAS +1st -26th Floor	13245.70	7038.53	20284.23	3lvl Podium (Gr.+2P) +Stilt+FAS+1st - 26th Floor	13245.70	7038.53	20284.23	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	13245.70	7038.53	20284.23
4		Dandelia (Bldg no.4)	Gr. + 2P + ST + 27 Flr.	13240.60	7043.63	20284.23	3lvl Podium (Gr.+2P) +Stilt+FAS +1st -26th Floor	13240.60	7043.63	20284.23	3lvl Podium (Gr.+2P) +Stilt+FAS+1st - 26th Floor	13240.60	7043.63	20284.23	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	13240.60	7043.63	20284.23
5		Eucalyptia(Bldg no.5)	Gr. + 2P + ST + 27 Flr.	9273.50	26066.70	35340.20	2lvl Basement + 3lvl Podium(Gr.+2P)+Stilt+1st-19th floor	7475.93	17530.85	25006.78	Not Yet constructed	0.00	0.00	0.00	2lvl Basement + 3lvl Podium(Gr.+2P)+Stilt+1st - 19th floor+Fire Check floor+ 20th-35th(Pt)floors	13642.57	28807.55	42450.12
6		Fenelia (Bldg no.6)	Gr. + 2P + ST + 27 Flr.	10375.37	24666.61	35041.98	2lvl Basement + [Gr(Pt.)/ 1st lvl . Podium +1st floor (Pt.)/2nd lvl Podium+3rd Podium] Gr+2P +Stilt + 1st to 19th floor	8121.25	17010.69	25131.94	Not Yet constructed	0.00	0.00	0.00	2lvl Basement+ Gr(Pt.)/ 1st lvl . Podium +1st floor (Pt.)/2nd lvl Podium+2nd floor (Pt.) /3rd Podium +Stilt + 1st to 19th floor +fire Check Floor +20th - 35th (Pt) floor	14863.32	28317.89	43181.21

ARCHITECT CERTIFICATE….contd

SONAL GOLE
Architect
C-14, G-3, Shivaji CHS, Dewan and Shah Housing Enclave, Ambadi Road, Vasai (W), Thane – 401202. Contact – 9969261890, Email id: sonvg84@gmail.com

7		Gingelia (Bldg no.7)	Gr. + 2P + ST + 27 Flr.	13762.83	26767.14	40529.97	1lvl Basement + [Gr(Pt)/1st lvl Podium +1st Floor (Pt.)/2nd lvl Podium+ 3rd lvl Podium] Gr.+2P+ Stilt +FAS+ 1st-26th floors	14213.58	27796.11	42009.69	1lvl Basement+ [Gr(Pt)/1st lvl Podium +1st Floor (Pt.)/2nd lvl Podium+ 3rd lvl Podium] Gr.+2P + Stilt +FAS+ 1st-26th floors	14213.58	24867.11	39080.69	1lvl Basement+ Gr(Pt)/1st lvl Podium +1st Floor (Pt.)/2nd lvl Podium+ 2nd floor(Pt.)/3rd lvl Podium (Gr.+2P)+ Stilt +FAS+ 1st-26th floors	14673.68	27336.01	42009.69
8		Herbelia (Bldg no.8)	Gr. + 2P + ST + 27 Flr.	13240.60	26767.00	40007.60	3lvl Podium (Gr.+2P) +Stilt+FAS +1st -26th Floor	13240.60	25759.79	39000.39	3lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	13240.60	22830.79	36071.39	3 lvl Podium (Gr.+2P) +Stilt+FAS+1st -26th Floor	13240.60	25759.79	39000.39
11	Plot B	Oakwood	3P + ST +28 Flr	13202.06	16268.76	29470.82	3P(Gr.+2P)+St+28 Floors	13202.06	18074.15	31276.21	3P + ST +28 Flr	13202.06	18074.15	31276.21	3P(Gr.+2P)+ St+28 Floors	13202.06	18074.15	31276.21
12		Ashwood	3P + ST +28 Flr	14019.19	16595.55	30614.735	3P(Gr.+2P)+St+28 Floors	14019.19	18577.34	32596.525	3P + ST +28 Flr	14019.19	18577.34	32596.525	3P(Gr.+2P)+ St+28 Floors	14019.19	18577.34	32596.525
13	MMRDA	Bldg No. 1	Gr./shops + 25th floor	7928.67	3542.67	11471.34	Gr./shops + 25th floor	7928.67	3542.67	11471.34	Gr./shops + 25th floor	7928.67	3542.67	11471.34	Gr./shops + 25th floor	7928.67	3542.67	11471.34
14		Bldg no. 2	Stilt + 25th floor	5831.89	3193.48	9025.37	Stilt + 25th floor	5831.89	3193.48	9025.37	Stilt + 25th floor	5831.89	3193.48	9025.37	Stilt + 25th floor	5831.89	3193.48	9025.37
15		Bldg no. 3	Gr./shops + 22nd	6452.82	3208.40	9661.22	Gr./shops + 22nd floor	6452.82	3208.40	9661.22	Gr./shops + 22nd floor	6452.82	3208.40	9661.22	Gr./shops + 22nd floor	6452.82	3208.40	9661.22

ARCHITECT CERTIFICATE….contd

SONAL GOLE
Architect
C-14, G-3, Shivaji CHS, Dewan and Shah Housing Enclave, Ambadi Road, Vasai (W), Thane – 401202. Contact – 9969261890, Email id: sonvg84@gmail.com

			floor															
16		Bldg no. 4	Gr./shops + 22nd floor	8830.33	3914.37	12744.70	Gr./shops + 22nd floor	8830.33	3914.37	12744.70	Gr./shops + 22nd floor	8830.33	3914.37	12744.70	Gr./shops + 22nd floor	8830.33	3914.37	12744.70
17		Bldg no. 5	Stilt + 23rd floor [Part]	5378.28	4127.62	9505.90	Stilt + 23rd floor [Part]	5378.28	4127.62	9505.90	Stilt + 23rd floor [Part]	5378.28	4127.62	9505.90	Stilt + 23rd floor [Part]	5378.28	4127.62	9505.90
18		Bldg no. 6	Gr.(P)/ Stilt + 22nd floor	9696.89	5254.85	14951.74	Gr.(P)/Stilt + 22nd floor	9696.89	5254.85	14951.74	Gr.(P)/Stilt + 22nd floor	9696.89	5254.85	14951.74	Gr.(P)/Stilt + 22nd floor	9696.89	5254.85	14951.74
Total				**166724.45**	**195111.25**	**361836.04**		**163128.61**	**182723.34**	**345851.95**		**147531.43**	**14232 3.79**	**289855.22**		**176497.42**	**204847.14**	**381344.56**

We hereby undertake that only **289855.22 Sq.m** have been constructed on site. No further construction taken up.

Thanking You,

Yours Faithfully,

19/12/2024

SONAL GOLE
Reg. No. CA/2014/66035

SPECIFIC TOR COMPLIANCE NO. 03

- PP to submit the CFO NOC.

Reply:

THANE MUNICIPAL CORPORATION
FIRE BRIGADE THANE

No. TMC/CFO/Prel HSC/08 108
Date : 22/05/2019

SUB: NOC stipulating fire protection & fire fighting requirements for **Amendment** of proposed development of high rise residential Building No. 5 (Eucalyptia) & building no. 6(Fennelia) on Plot bearing G. No. 61/1/1, 2,3,4,61/2/1, 2, 3 of Village Chitalsar, Manpada, Tal. & Dist. Thane for M/s. Acme Housing India Pvt. Ltd.

REF: i) V.P. No. 88/142
ii) Letter dt. 02/05/2019 from M/s. Scapes Architect
iii) Initial NOC No. TMC/CFO/M/2608/114 Dt. 27/12/2013
iv)Amended permission No. TMC/TDD/97, Dt. 07/08/2013 (up to 22nd floor)
v) Date of inspection by STO Mr. M. U. Mulla on dt. 03/05/2019

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

In this case please refer to this office N.O.C. issued vide Initial NOC No. TMC/CFO/M/2608/114 Dt. 27/12/2013 for Building No. 5 & 6 having 3 level Podium + Stilt + 27th Floors with a total height of 91.80 M. from general ground level up to terrace level. Amended permission was issued wide TMC/TDD/97, Dt. 07/08/2013 (CC issued for Bldg. No. 5 from Stilt + 22nd floor & Bldg. No. 6 from Gr(pt)/stilt + 22nd floor)

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

- Architect has added 02 level basements & 09 nos. of floor for Building No. 5 (Eucalyptia) Now Building No. 5 (Eucalyptia) having 2 level basement + 3 level podium + Stilt + 1st to 19th floor + Fire Check Floor + 20th to 36th (pt) floor with total height of 121.77 Mt. from general ground level up to terrace level.
- Architect has added 02 level basements & 09 nos. of floor for Building No. 6 (Fennelia) Now Building No. 6 (Fennelia) having 2 level basement + Ground (pt.)/ 1st level podium (pt.) + Mezzanine (pt) / 2nd level podium (pt) + 3rd level podium + Stilt + 1st to 19th floor + Fire Check Floor + 20th to 36th floor with total height of 121.77 Mt. from general ground level up to terrace level.

THE FLOOR-WISE USER OF THE BUILDING No. 5 (Eucalyptia)

Floors	Users
Basement 2	Parking
Basement 1	Parking
3 level podium	Parking
Stilt	Parking, Meter room, Society Office, CCTV room
1st floor	05 nos. of Residential Flats
2nd to 4th, 6th to 9th, 11th to 14th, 16th to 19th, 21st to 24th, 26th to 29th, 31st to 34th floor	07 nos. of Residential Flats on each floor

Page 1 of 18

Plot A – Bldg. 5 & 6 CFO NOC
For Height of 121.77 m

THANE MUNICIPAL CORPORATION
FIRE BRIGADE THANE

No. TMC/CFO/Prel/22/22
Date : 22/05/2019

SUB: NOC stipulating fire protection & fire fighting requirements for **Amendment** of proposed development of Commercial Building Gingelia on Plot bearing G. No. 61/1/1, 2,3,4,61/2/1, 2, 3 of Village Chitalsar, Manpada, Tal. & Dist. Thane for M/s. Acme Housing India Pvt. Ltd.

REF: i) V.P. No. 88/142
ii) Letter dt. 20/05/2019 from M/s. Scapes Architect
iii) Initial NOC No. TMC/CFO/M/2608/114 Dt. 27/12/2013
iv)Amended permission No. TMC/TDD/97, Dt. 07/08/2013 (up to Ground floor)
v) Date of inspection by STO Mr. M. U. Mulla on dt. 20/05/2019

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

In this case please refer to this office N.O.C. issued vide Initial NOC No. TMC/CFO/M/2608/114 Dt. 27/12/2013 for Building Gingelia having Ground Floors with a total height of 4.20 M. from general ground level up to terrace level. Amended permission was issued wide TMC/TDD/97, Dt. 07/08/2013 (CC issued for Gingelia up to Ground floor)

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

- Architect has added single level basement & increased the height of the commercial building Gingelia from 4.20mt. to 13.01 Mt., Now Commercial building Gingelia having Basement + Ground + 1st floor commercial (pt) only with total height of 13.01 Mt. from general ground level up to terrace level.

THE FLOOR-WISE USER OF THE BUILDING No. Gingelia

Floor	Users
Basement	Store for 07 nos. shops with individual spiral staircase
Ground	07 nos. of shops with individual spiral staircase
1st floor	07 nos. of offices

THE DETAILS OF STAIRCASES & LIFTS

Building No.	Staircase description	Width of staircase	Nos. of staircase
Gingelia	Leading from Ground to 1st floor	1.52 m wide	01 No.
	Leading from basement to ground floor	Spiral staircase	07 Nos.

Building No.	Lifts Type	Profile	Nos. of lifts
Gingelia	Passenger lift	Leading from Ground to 1st floor	01 No.

The proposed staircases having flight width of 1.52 M. as shown in plans are enclosed type and are externally located & adequately ventilated to outside air above ground level.

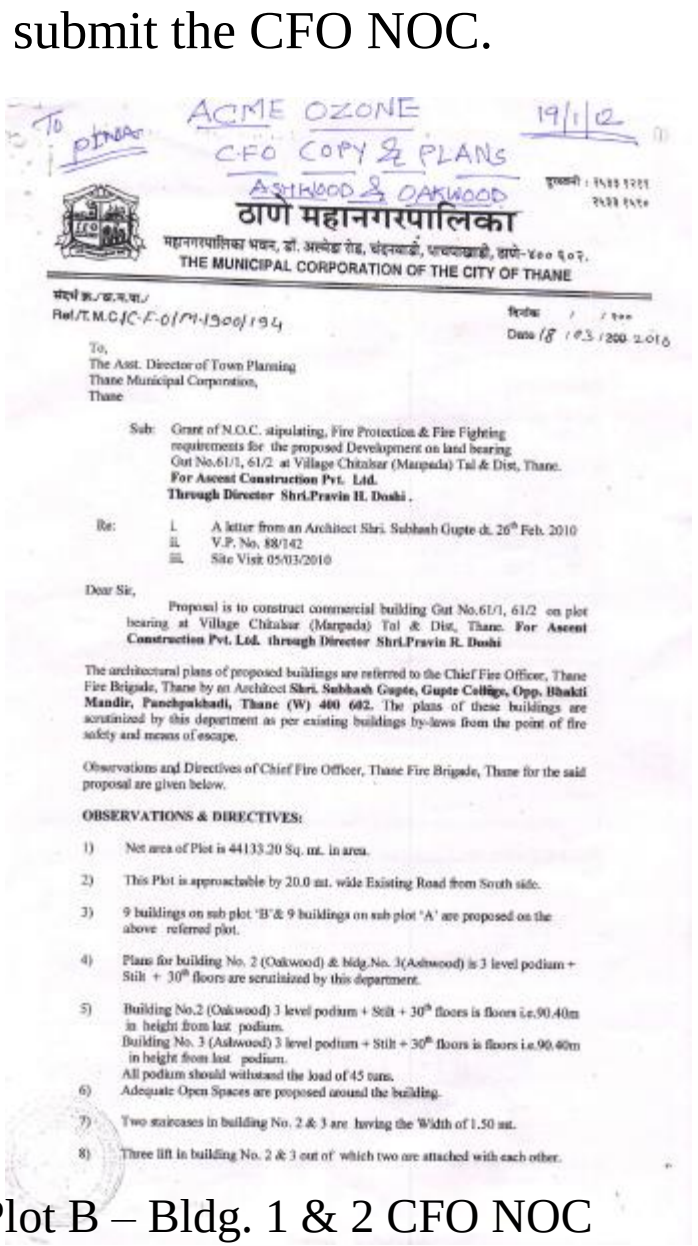
Page 1 of 10

Plot A – Commercial Bldg. CFO NOC
For Height of 13.01 m

SPECIFIC TOR COMPLIANCE NO. 03

- PP to submit the CFO NOC.

Reply:



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

ACME OZONE
CFO COPY & PLANS
ASHWOOD & OAKWOOD
19/1/12

Ref./T.M.C./C.F.O./M-1900/194
Date 18/03/2010

To,
The Asst. Director of Town Planning
Thane Municipal Corporation,
Thane

Sub: Grant of N.O.C. stipulating, Fire Protection & Fire Fighting requirements for the proposed Development on land bearing Gut No.61/1, 61/2 at Village Chitalsar (Manpada) Tal & Dist, Thane.
For Ascent Construction Pvt. Ltd.
Through Director Shri.Pravin H. Doshi .

Re: i. A letter from an Architect Shri. Subhash Gupte dt. 26th Feb. 2010
ii. V.P. No. 88/142
iii. Site Visit 05/03/2010

Dear Sir,

Proposal is to construct commercial building Gut No.61/1, 61/2 on plot bearing at Village Chitalsar (Manpada) Tal & Dist, Thane. **For Ascent Construction Pvt. Ltd. through Director Shri.Pravin R. Doshi**

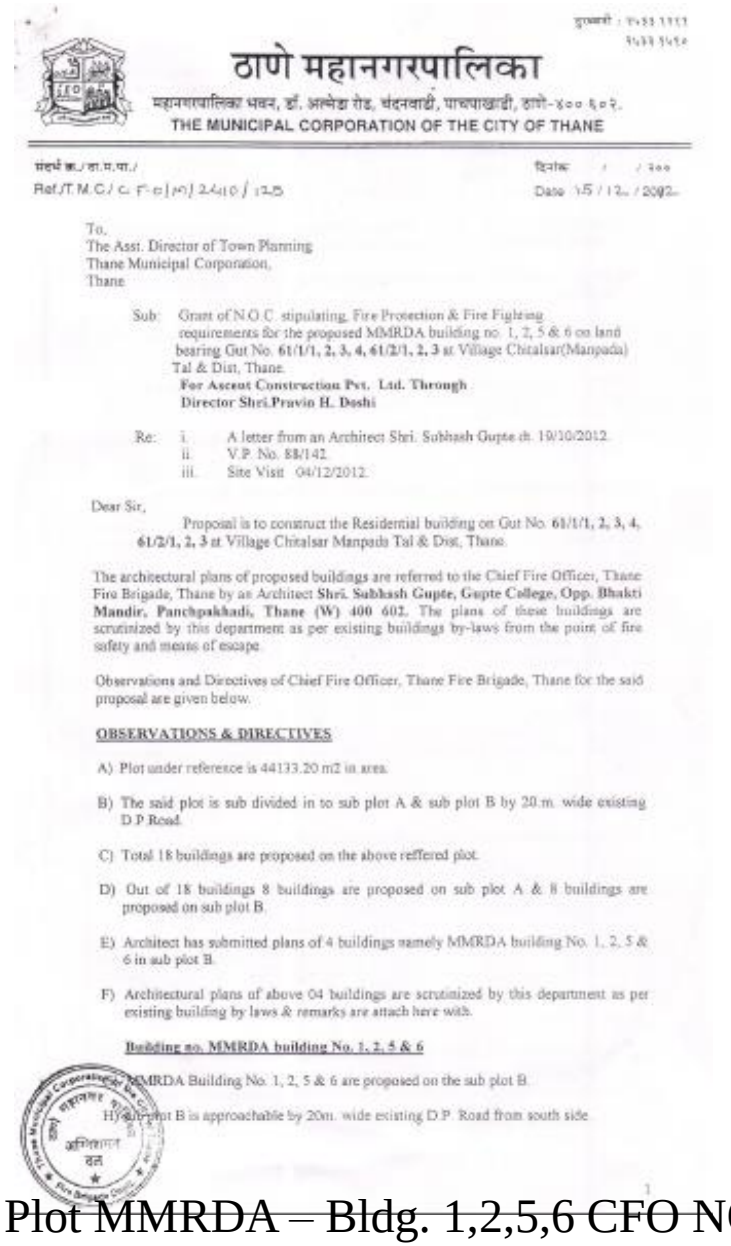
The architectural plans of proposed buildings are referred to the Chief Fire Officer, Thane Fire Brigade, Thane by an Architect **Shri. Subhash Gupte, Gupte College, Opp. Bhakti Mandir, Panchpakhadi, Thane (W) 400 602.** The plans of these buildings are scrutinized by this department as per existing buildings by-laws from the point of fire safety and means of escape.

Observations and Directives of Chief Fire Officer, Thane Fire Brigade, Thane for the said proposal are given below.

OBSERVATIONS & DIRECTIVES:

1) Net area of Plot is 44133.20 Sq. mt. in area.
2) This Plot is approachable by 20.0 mt. wide Existing Road from South side.
3) 9 buildings on sub plot 'B' & 9 buildings on sub plot 'A' are proposed on the above referred plot.
4) Plans for building No. 2 (Oakwood) & bldg.No. 3(Ashwood) is 3 level podium + Stilt + 30th floors are scrutinized by this department.
5) Building No.2 (Oakwood) 3 level podium + Stilt + 30th floors is floors i.e.90.40m in height from last podium.
Building No. 3 (Ashwood) 3 level podium + Stilt + 30th floors is floors i.e.90.40m in height from last podium.
All podium should withstand the load of 45 tons.
6) Adequate Open Spaces are proposed around the building.
7) Two staircases in building No. 2 & 3 are having the Width of 1.50 mt.
8) Three lift in building No. 2 & 3 out of which two are attached with each other.

Plot B – Bldg. 1 & 2 CFO NOC
For Height upto 90.95 m



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

Ref./T.M.C./C.F.O./M/2410/12
Date 15/12/2012

To,
The Asst. Director of Town Planning
Thane Municipal Corporation,
Thane

Sub: Grant of N.O.C. stipulating, Fire Protection & Fire Fighting requirements for the proposed MMRDA building no. 1, 2, 5 & 6 on land bearing Gut No. 61/1/1, 2, 3, 4, 61/2/1, 2, 3 at Village Chitalsar(Manpada) Tal & Dist, Thane.
For Ascent Construction Pvt. Ltd. Through Director Shri.Pravin H. Doshi

Re: i. A letter from an Architect Shri. Subhash Gupte dt. 19/10/2012.
ii. V.P. No. 88/142.
iii. Site Visit 04/12/2012.

Dear Sir,

Proposal is to construct the Residential building on Gut No. 61/1/1, 2, 3, 4, 61/2/1, 2, 3 at Village Chitalsar Manpada Tal & Dist, Thane.

The architectural plans of proposed buildings are referred to the Chief Fire Officer, Thane Fire Brigade, Thane by an Architect **Shri. Subhash Gupte, Gupte College, Opp. Bhakti Mandir, Panchpakhadi, Thane (W) 400 602.** The plans of these buildings are scrutinized by this department as per existing buildings by-laws from the point of fire safety and means of escape.

Observations and Directives of Chief Fire Officer, Thane Fire Brigade, Thane for the said proposal are given below.

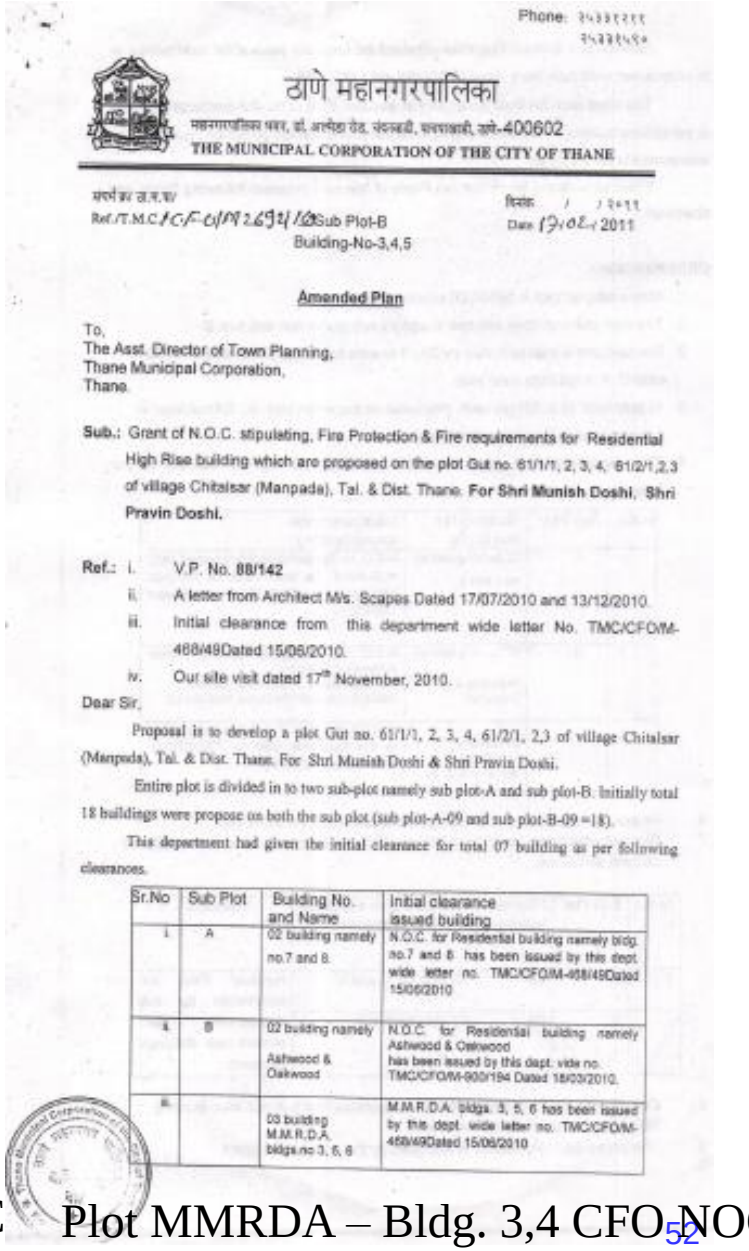
OBSERVATIONS & DIRECTIVES

A) Plot under reference is 44133.20 m2 in area.
B) The said plot is sub divided in to sub plot A & sub plot B by 20 m. wide existing D.P Road.
C) Total 18 buildings are proposed on the above reffered plot.
D) Out of 18 buildings 8 buildings are proposed on sub plot A & 8 buildings are proposed on sub plot B.
E) Architect has submitted plans of 4 buildings namely MMRDA building No. 1, 2, 5 & 6 in sub plot B.
F) Architectural plans of above 04 buildings are scrutinized by this department as per existing building by laws & remarks are attach here with.

Building no. MMRDA building No. 1, 2, 5 & 6

MMRDA Building No. 1, 2, 5 & 6 are proposed on the sub plot B.
H) Sub plot B is approachable by 20m. wide existing D.P. Road from south side.

Plot MMRDA – Bldg. 1,2,5,6 CFO NOC
For Height upto 76.30 m



ठाणे महानगरपालिका
महानगरपालिका भवन, डॉ. आल्मेडा रोड, चंदनवाडी, पाचपाखाडी, ठाणे-400602
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

Phone:

Ref./T.M.C./C.F.O./M/2692/12 Sub Plot-B
Building-No-3,4,5
Date 19/02/2011

Amended Plan

To,
The Asst. Director of Town Planning,
Thane Municipal Corporation,
Thane.

Sub.: Grant of N.O.C. stipulating, Fire Protection & Fire requirements for Residential High Rise building which are proposed on the plot Gut no. 61/1/1, 2, 3, 4, 61/2/1, 2,3 of village Chitalsar (Manpada), Tal. & Dist. Thane. **For Shri Munish Doshi, Shri Pravin Doshi.**

Ref.: i. V.P. No. 88/142
ii. A letter from Architect M/s. Scapes Dated 17/07/2010 and 13/12/2010.
iii. Initial clearance from this department wide letter No. TMC/CFO/M-468/49Dated 15/06/2010.
iv. Our site visit dated 17th November, 2010.

Dear Sir,

Proposal is to develop a plot Gut no. 61/1/1, 2, 3, 4, 61/2/1, 2,3 of village Chitalsar (Manpada), Tal. & Dist. Thane. For Shri Munish Doshi & Shri Pravin Doshi.

Entire plot is divided in to two sub-plot namely sub plot-A and sub plot-B. Initially total 18 buildings were propose on both the sub plot (sub plot-A-09 and sub plot-B-09 =18).

This department had given the initial clearance for total 07 building as per following clearances.

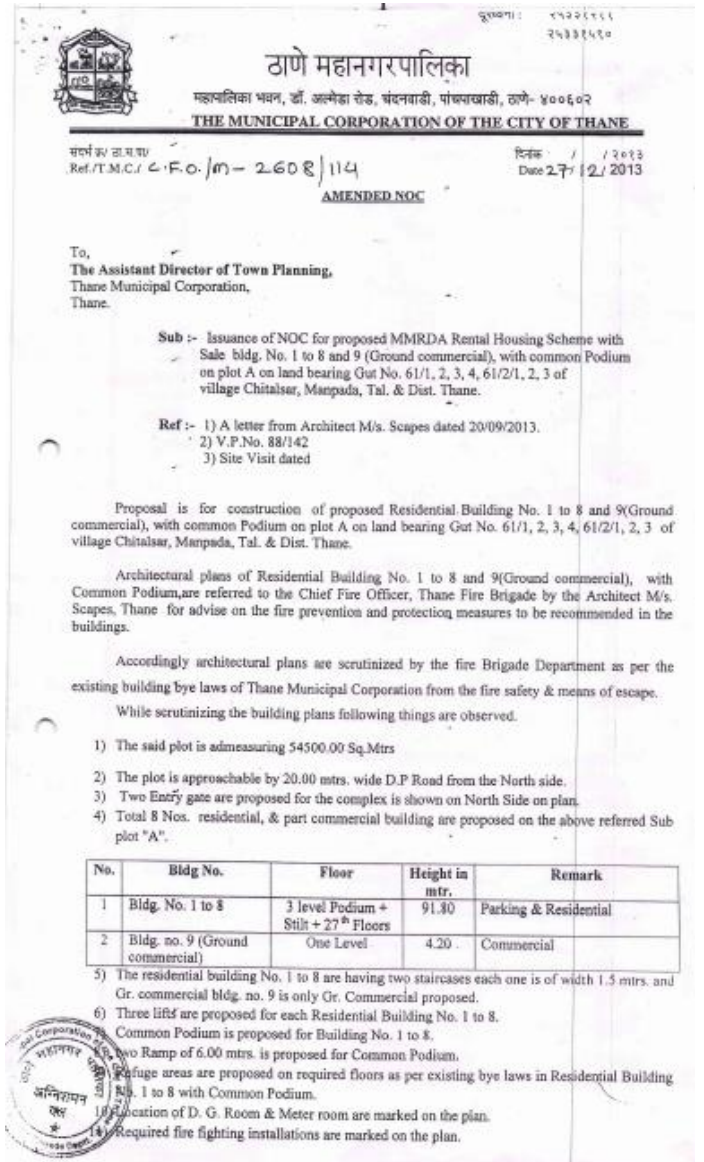
Sr.No	Sub Plot	Building No. and Name	Initial clearance issued building
i.	A	02 building namely no.7 and 8.	N.O.C. for Residential building namely bldg. no.7 and 8 has been issued by this dept. wide letter no. TMC/CFO/M-468/49Dated 15/06/2010
ii.	B	02 building namely Ashwood & Oakwood	N.O.C. for Residential building namely Ashwood & Oakwood has been issued by this dept. vide no. TMC/CFO/M-900/194 Dated 18/03/2010.
iii.		03 building M.M.R.D.A. bldgs.no 3, 5, 6	M.M.R.D.A. bldgs. 3, 5, 6 has been issued by this dept. wide letter no. TMC/CFO/M-468/49Dated 15/06/2010

Plot MMRDA – Bldg. 3,4 CFO NOC
For Height upto 67.60 m

SPECIFIC TOR COMPLIANCE NO. 03

- PP to submit the CFO NOC.

Reply:



ठाणे महानगरपालिका

महापालिका भवन, डॉ. आल्मेडा रोड, घंदनवाडी, पांचपाखाडी, ठाणे- ४००६०२

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र/ T.M.C./ C.F.O./m- 2608/114 दिनांक Date 27/12/2013

AMENDED NOC

To,
The Assistant Director of Town Planning,
Thane Municipal Corporation,
Thane.

Sub :- Issuance of NOC for proposed MMRDA Rental Housing Scheme with Sale bldg. No. 1 to 8 and 9 (Ground commercial), with common Podium on plot A on land bearing Gut No. 61/1, 2, 3, 4, 61/2/1, 2, 3 of village Chitalsar, Manpada, Tal. & Dist. Thane.

Ref :- 1) A letter from Architect M/s. Scapes dated 20/09/2013.
2) V.P.No. 88/142
3) Site Visit dated

Proposal is for construction of proposed Residential Building No. 1 to 8 and 9(Ground commercial), with common Podium on plot A on land bearing Gut No. 61/1, 2, 3, 4, 61/2/1, 2, 3 of village Chitalsar, Manpada, Tal. & Dist. Thane.

Architectural plans of Residential Building No. 1 to 8 and 9(Ground commercial), with Common Podium,are referred to the Chief Fire Officer, Thane Fire Brigade by the Architect M/s. Scapes, Thane for advise on the fire prevention and protection measures to be recommended in the buildings.

Accordingly architectural plans are scrutinized by the fire Brigade Department as per the existing building bye laws of Thane Municipal Corporation from the fire safety & means of escape.

While scrutinizing the building plans following things are observed.

1) The said plot is admeasuring 54500.00 Sq.Mtrs
2) The plot is approachable by 20.00 mtrs. wide D.P Road from the North side.
3) Two Entry gate are proposed for the complex is shown on North Side on plan.
4) Total 8 Nos. residential, & part commercial building are proposed on the above referred Sub plot "A".

No.	Bldg No.	Floor	Height in mtr.	Remark
1	Bldg. No. 1 to 8	3 level Podium + Stilt + 27th Floors	91.80	Parking & Residential
2	Bldg. no. 9 (Ground commercial)	One Level	4.20	Commercial

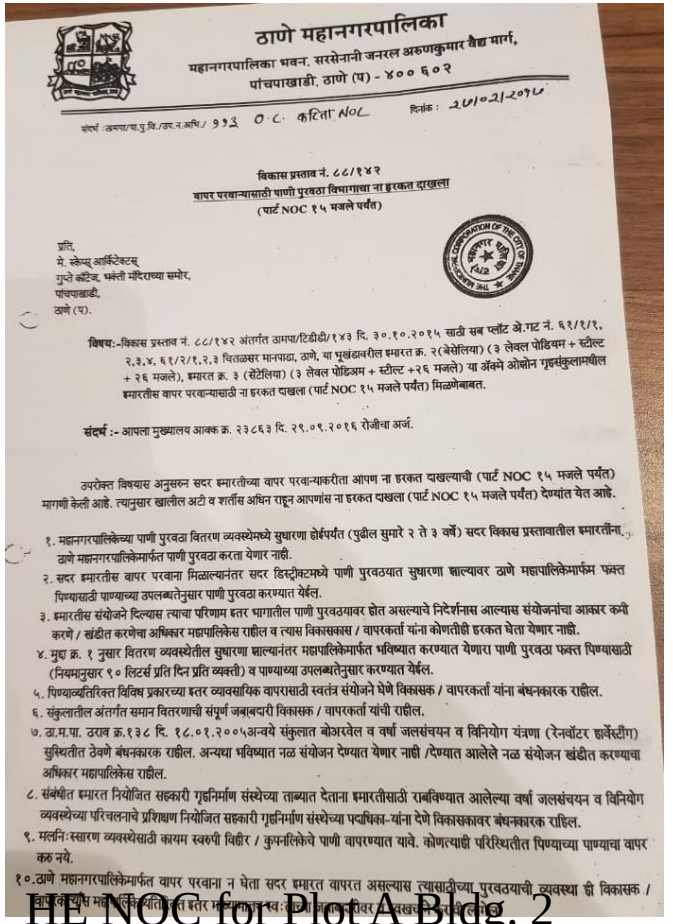
5) The residential building No. 1 to 8 are having two staircases each one is of width 1.5 mtrs. and Gr. commercial bldg. no. 9 is only Gr. Commercial proposed.
6) Three lifts are proposed for each Residential Building No. 1 to 8.
7) Common Podium is proposed for Building No. 1 to 8.
8) Two Ramp of 6.00 mtrs. is proposed for Common Podium.
9) Refuge areas are proposed on required floors as per existing bye laws in Residential Building No. 1 to 8 with Common Podium.
10) Location of D. G. Room & Meter room are marked on the plan.
11) Required fire fighting installations are marked on the plan.

Plot A – Bldg. 1 to 4, 7, 8 CFO NOC
For Height upto 91.80 m

SPECIFIC TOR COMPLIANCE NO. 04

- PP to submit Nalla Remarks from MCGM if any PP to submit The sewerage network, water supply, storm water drain NOC from local. planning authority.

Reply: There is No Nalla in the Nearby Vicinity. There is no External Sewer Network by TMC. Water Supply NOC and Storm Water Drain NOC is attached.



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

संदर्भ :ठामपा/पा.पु.वि./उप.न.अभि./ ११३ O.C. कलिता NOC दिनांक : २७/०२/२०१७

विकास प्रस्ताव नं. ८८/१४२
वापर परवान्यासाठी पाणी पुरवठा विभागाचा ना हरकत दाखला
(पार्ट NOC १५ मजले पर्यंत)

प्रति,
मे. स्केप्स् आर्किटेक्टस्,
गुप्ते कॉटेज, भक्ती मंदिराच्या समोर,
पांचपाखाडी,
ठाणे (प).

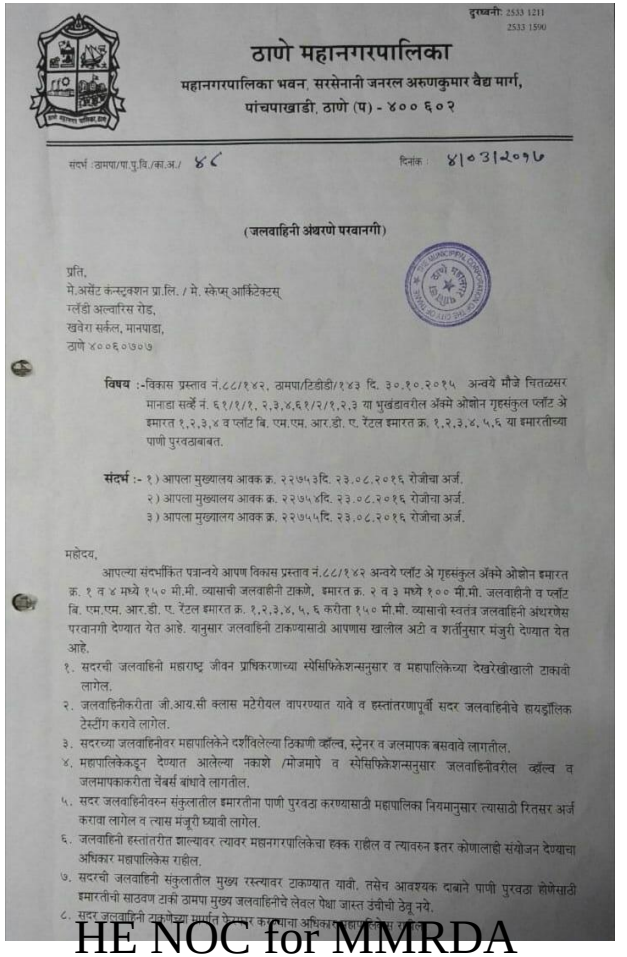
विषय:-विकास प्रस्ताव नं. ८८/१४२ अंतर्गत ठामपा/टिडीडी/१४३ दि. ३०.१०.२०१५ साठी सब प्लॉट अे.गट नं. ६१/१/१, २,३,४, ६१/२/१,२,३ चितळसर मानपाडा, ठाणे, या भूखंडावरील इमारत क्र. २(बेसेलिया) (३ लेवल पोडियम + स्टील्ट + २६ मजले), इमारत क्र. ३ (सेंटेलिया) (३ लेवल पोडिअम + स्टील्ट +२६ मजले) या अॅक्मे ओझोन गृहसंकुलामधील इमारतीस वापर परवान्यासाठी ना हरकत दाखला (पार्ट NOC १५ मजले पर्यंत) मिळणेबाबत.

संदर्भ :- आपला मुख्यालय आवक क्र. २३८६३ दि. २९.०९.२०१६ रोजीचा अर्ज.

उपरोक्त विषयास अनुसरुन सदर इमारतीच्या वापर परवान्याकरीता आपण ना हरकत दाखल्याची (पार्ट NOC १५ मजले पर्यंत) मागणी केली आहे. त्यानुसार खालील अटी व शर्तीस अधिन राहून आपणांस ना हरकत दाखला (पार्ट NOC १५ मजले पर्यंत) देण्यांत येत आहे.

१. महानगरपालिकेच्या पाणी पुरवठा वितरण व्यवस्थेमध्ये सुधारणा होईपर्यंत (पुढील सुमारे २ ते ३ वर्षे) सदर विकास प्रस्तावातील इमारतींना ठाणे महानगरपालिकेमार्फत पाणी पुरवठा करता येणार नाही.
२. सदर इमारतीस वापर परवाना मिळाल्यानंतर सदर डिस्ट्रीक्टमध्ये पाणी पुरवठयात सुधारणा झाल्यावर ठाणे महापालिकेमार्फम फक्त पिण्यासाठी पाण्याच्या उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.
३. इमारतीस संयोजने दिल्यास त्याचा परिणाम इतर भागातील पाणी पुरवठयावर होत असल्याचे निदेशनास आल्यास संयोजनांचा आकार कमी करणे / खंडीत करणेचा अधिकार महापालिकेस राहील व त्यास विकासकास / वापरकर्ता यांना कोणतीही हरकत घेता येणार नाही.
४. मुद्दा क्र. १ नुसार वितरण व्यवस्थेतील सुधारणा झाल्यानंतर महापालिकेमार्फत भविष्यात करण्यात येणारा पाणी पुरवठा फक्त पिण्यासाठी (नियमानुसार ९० लिटर्स प्रति दिन प्रति व्यक्ती) व पाण्याच्या उपलब्धतेनुसार करण्यात येईल.
५. पिण्याव्यतिरिक्त विविध प्रकारच्या इतर व्यावसायिक वापरासाठी स्वतंत्र संयोजने घेणे विकासक / वापरकर्ता यांना बंधनकारक राहील.
६. संकुलातील अंतर्गत समान वितरणाची संपूर्ण जबाबदारी विकासक / वापरकर्ता यांची राहील.
७. ठा.म.पा. ठराव क्र.१३८ दि. १८.०१.२००५अन्वये संकुलात बोअरवेल व वर्षा जलसंचयन व विनियोग यंत्रणा (रेनवॉटर हार्वेस्टींग) सुस्थितीत ठेवणे बंधनकारक राहील. अन्यथा भविष्यात नळ संयोजन देण्यात येणार नाही /देण्यात आलेले नळ संयोजन खंडीत करण्याचा अधिकार महापालिकेस राहील.
८. संबंधीत इमारत नियोजित सहकारी गृहनिर्माण संस्थेच्या ताब्यात देताना इमारतीसाठी राबविण्यात आलेल्या वर्षा जलसंचयन व विनियोग व्यवस्थेच्या परिचलनाचे प्रशिक्षण नियोजित सहकारी गृहनिर्माण संस्थेच्या पदाधिका-यांना देणे विकासकावर बंधनकारक राहिल.
९. मलनिःस्सारण व्यवस्थेसाठी कायम स्वरुपी विहीर / कुपनलिकेचे पाणी वापरण्यात यावे. कोणत्याही परिस्थितीत पिण्याच्या पाण्याचा वापर करु नये.
१०. ठाणे महानगरपालिकेमार्फत वापर परवाना न घेता सदर इमारत वापरत असल्यास त्यासाठीच्या पुरवठयाची व्यवस्था ही विकासक / वापरकर्त्यांस महापालिकेव्यतिरिक्त इतर माध्यमातून स्वत:च्या जबाबदारीवर व स्वखर्चाने करावी लागेल.

HE NOC for Plot A Bldg. 2



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

संदर्भ :ठामपा/पा.पु.वि./का.अ./ ४८ दिनांक : ४/०३/२०१७

(जलवाहिनी अंथरणे परवानगी)

प्रति,
मे.असेट कंस्ट्रक्शन प्रा.लि. / मे. स्केप्स् आर्किटेक्टस्,
प्लॅटीड अल्वारिस रोड,
खवेरा सर्कल, मानपाडा,
ठाणे ४००६०७०७

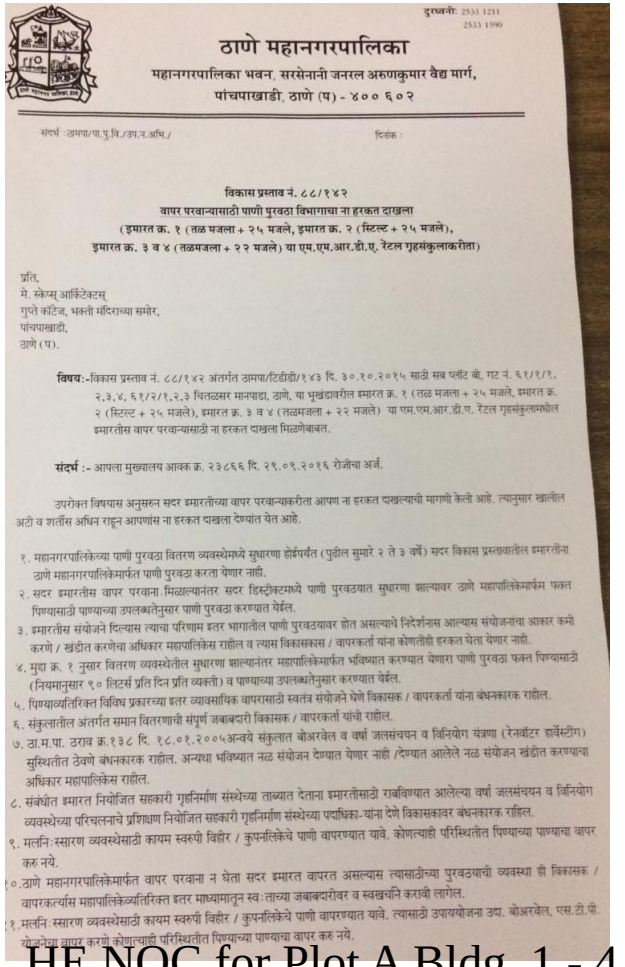
विषय :-विकास प्रस्ताव नं.८८/१४२, ठामपा/टिडीडी/१४३ दि. ३०.१०.२०१५ अन्वये मौजे चितळसर मानाडा सर्वे नं. ६१/१/१, २,३,४,६१/२/१,२,३ या भुखंडावरील अॅक्मे ओशोन गृहसंकुल प्लॉट अे इमारत १,२,३,४ व प्लॉट बि. एम.एम. आर.डी. ए. रेंटल इमारत क्र. १,२,३,४,५,६ या इमारतीच्या पाणी पुरवठाबाबत.

संदर्भ :- १) आपला मुख्यालय आवक क्र. २२७५३दि. २३.०८.२०१६ रोजीचा अर्ज.
२) आपला मुख्यालय आवक क्र. २२७५४दि. २३.०८.२०१६ रोजीचा अर्ज.
३) आपला मुख्यालय आवक क्र. २२७५५दि. २३.०८.२०१६ रोजीचा अर्ज.

महोदय,
आपल्या संदर्भाकित पत्रान्वये आपण विकास प्रस्ताव नं.८८/१४२ अन्वये प्लॉट अे गृहसंकुल अॅक्मे ओशोन इमारत क्र. १ व ४ मध्ये १५० मी.मी. व्यासाची जलवाहीनी टाकणे, इमारत क्र. २ व ३ मध्ये १०० मी.मी. जलवाहीनी व प्लॉट बि. एम.एम. आर.डी. ए. रेंटल इमारत क्र. १,२,३,४, ५, ६ करीता १५० मी.मी. व्यासाची स्वतंत्र जलवाहिनी अंथरणेस परवानगी देण्यात येत आहे. यानुसार जलवाहिनी टाकण्यासाठी आपणास खालील अटी व शर्तीनुसार मंजुरी देण्यात येत आहे.

१. सदरची जलवाहिनी महाराष्ट्र जीवन प्राधिकरणाच्या स्पेसिफिकेशन्सनुसार व महापालिकेच्या देखरेखीखाली टाकावी लागेल.
२. जलवाहिनीकरीता जी.आय.सी क्लास मटेरीयल वापरण्यात यावे व हस्तांतरणापूर्वी सदर जलवाहिनीचे हायड्रॉलिक टेस्टींग करावे लागेल.
३. सदरच्या जलवाहिनीवर महापालिकेने दर्शविलेल्या ठिकाणी व्हॉल्व, स्प्लेनर व जलमापक बसवावे लागतील.
४. महापालिकेकडून देण्यात आलेल्या नकाशे /मोजमापे व स्पेसिफिकेशन्सनुसार जलवाहिनीवरील व्हॉल्व व जलमापकाकरीता चेंबर्स बांधावे लागतील.
५. सदर जलवाहिनीवरुन संकुलातील इमारतींना पाणी पुरवठा करण्यासाठी महापालिका नियमानुसार त्यासाठी रितसर अर्ज करावा लागेल व त्यास मंजूरी घ्यावी लागेल.
६. जलवाहिनी हस्तांतरीत झाल्यावर त्यावर महानगरपालिकेचा हक्क राहील व त्यावरुन इतर कोणालाही संयोजन देण्याचा अधिकार महापालिकेस राहील.
७. सदरची जलवाहिनी संकुलातील मुख्य रस्त्यावर टाकण्यात यावी, तसेच आवश्यक दाबाने पाणी पुरवठा होणेसाठी इमारतीची साठवण टाकी ठामपा मुख्य जलवाहिनीचे लेवल पेक्षा जास्त उंचीची देवू नये.

HE NOC for MMRDA



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

संदर्भ :ठामपा/पा.पु.वि./उप.न.अभि./ दिनांक :

विकास प्रस्ताव नं. ८८/१४२
वापर परवान्यासाठी पाणी पुरवठा विभागाचा ना हरकत दाखला
(इमारत क्र. १ (तळ मजला + २५ मजले, इमारत क्र. २ (स्टिल्ट + २५ मजले),
इमारत क्र. ३ व ४ (तळमजला + २२ मजले) या एम.एम.आर.डी.ए. रेंटल गृहसंकुलाकरीता)

प्रति,
मे. स्केप्स् आर्किटेक्टस्,
गुप्ते कॉटेज, भक्ती मंदिराच्या समोर,
पांचपाखाडी,
ठाणे (प).

विषय:-विकास प्रस्ताव नं. ८८/१४२ अंतर्गत ठामपा/टिडीडी/१४३ दि. ३०.१०.२०१५ साठी सब प्लॉट बी, गट नं. ६१/१/१, २,३,४, ६१/२/१,२,३ चितळसर मानपाडा, ठाणे, या भूखंडावरील इमारत क्र. १ (तळ मजला + २५ मजले, इमारत क्र. २ (स्टिल्ट + २५ मजले), इमारत क्र. ३ व ४ (तळमजला + २२ मजले) या एम.एम.आर.डी.ए. रेंटल गृहसंकुलामधील इमारतीस वापर परवान्यासाठी ना हरकत दाखला मिळणेबाबत.

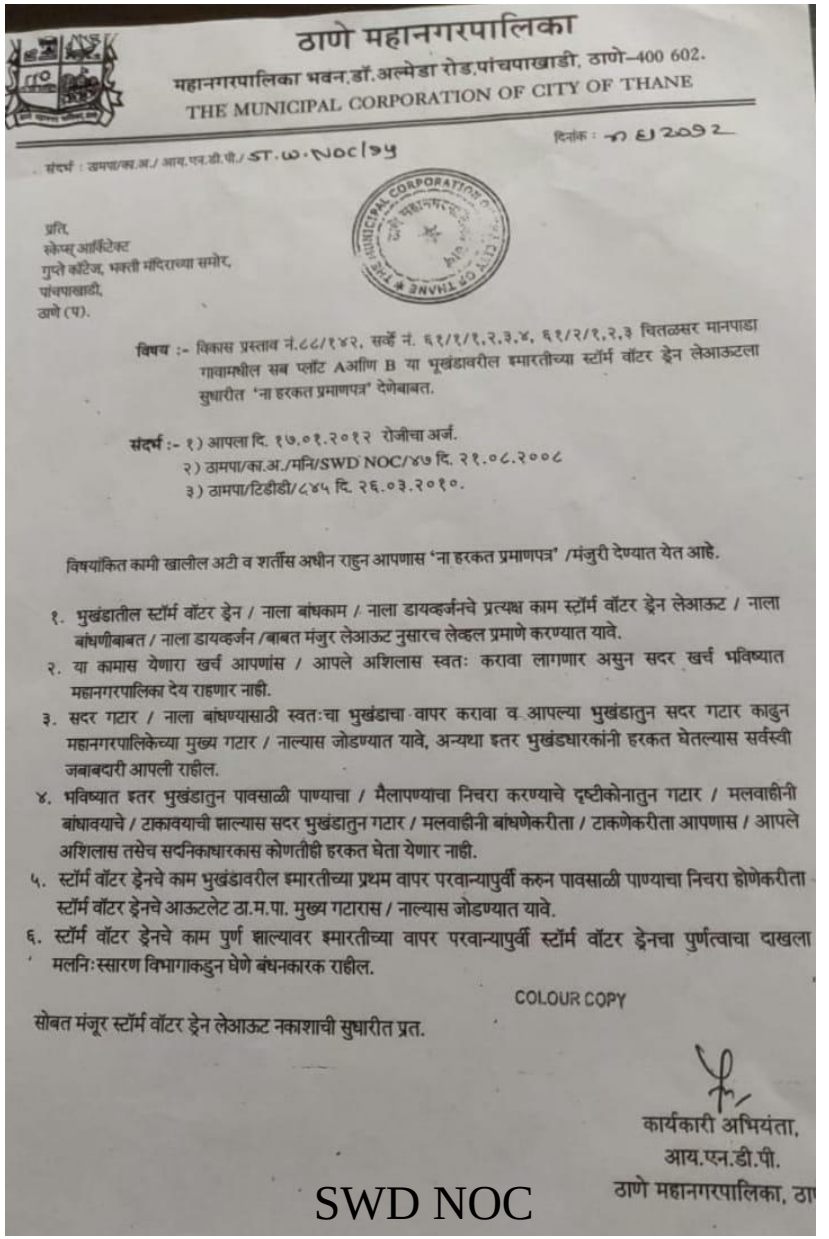
संदर्भ :- आपला मुख्यालय आवक क्र. २३८६६ दि. २९.०९.२०१६ रोजीचा अर्ज.

उपरोक्त विषयास अनुसरुन सदर इमारतीच्या वापर परवान्याकरीता आपण ना हरकत दाखल्याची मागणी केली आहे. त्यानुसार खालील अटी व शर्तीस अधिन राहून आपणांस ना हरकत दाखला देण्यात येत आहे.

१. महानगरपालिकेच्या पाणी पुरवठा वितरण व्यवस्थेमध्ये सुधारणा होईपर्यंत (पुढील सुमारे २ ते ३ वर्षे) सदर विकास प्रस्तावातील इमारतींना ठाणे महानगरपालिकेमार्फत पाणी पुरवठा करता येणार नाही.
२. सदर इमारतीस वापर परवाना मिळाल्यानंतर सदर डिस्ट्रीक्टमध्ये पाणी पुरवठयात सुधारणा झाल्यावर ठाणे महापालिकेमार्फम फक्त पिण्यासाठी पाण्याच्या उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.
३. इमारतीस संयोजने दिल्यास त्याचा परिणाम इतर भागातील पाणी पुरवठयावर होत असल्याचे निदेशनास आल्यास संयोजनांचा आकार कमी करणे / खंडीत करणेचा अधिकार महापालिकेस राहील व त्यास विकासकास / वापरकर्ता यांना कोणतीही हरकत घेता येणार नाही.
४. मुद्दा क्र. १ नुसार वितरण व्यवस्थेतील सुधारणा झाल्यानंतर महापालिकेमार्फत भविष्यात करण्यात येणारा पाणी पुरवठा फक्त पिण्यासाठी (नियमानुसार ९० लिटर्स प्रति दिन प्रति व्यक्ती) व पाण्याच्या उपलब्धतेनुसार करण्यात येईल.
५. पिण्याव्यतिरिक्त विविध प्रकारच्या इतर व्यावसायिक वापरासाठी स्वतंत्र संयोजने घेणे विकासक / वापरकर्ता यांना बंधनकारक राहील.
६. संकुलातील अंतर्गत समान वितरणाची संपूर्ण जबाबदारी विकासक / वापरकर्ता यांची राहील.
७. ठा.म.पा. ठराव क्र.१३८ दि. १८.०१.२००५अन्वये संकुलात बोअरवेल व वर्षा जलसंचयन व विनियोग यंत्रणा (रेनवॉटर हार्वेस्टींग) सुस्थितीत ठेवणे बंधनकारक राहील. अन्यथा भविष्यात नळ संयोजन देण्यात येणार नाही /देण्यात आलेले नळ संयोजन खंडीत करण्याचा अधिकार महापालिकेस राहील.
८. संबंधीत इमारत नियोजित सहकारी गृहनिर्माण संस्थेच्या ताब्यात देताना इमारतीसाठी राबविण्यात आलेल्या वर्षा जलसंचयन व विनियोग व्यवस्थेच्या परिचलनाचे प्रशिक्षण नियोजित सहकारी गृहनिर्माण संस्थेच्या पदाधिका-यांना देणे विकासकावर बंधनकारक राहिल.
९. मलनिःस्सारण व्यवस्थेसाठी कायम स्वरुपी विहीर / कुपनलिकेचे पाणी वापरण्यात यावे. कोणत्याही परिस्थितीत पिण्याच्या पाण्याचा वापर करु नये.
१०. ठाणे महानगरपालिकेमार्फत वापर परवाना न घेता सदर इमारत वापरत असल्यास त्यासाठीच्या पुरवठयाची व्यवस्था ही विकासक / वापरकर्त्यांस महापालिकेव्यतिरिक्त इतर माध्यमातून स्वत:च्या जबाबदारीवर व स्वखर्चाने करावी लागेल.
११. मलनिःस्सारण व्यवस्थेसाठी कायम स्वरुपी विहीर / कुपनलिकेचे पाणी वापरण्यात यावे. त्यासाठी उपाययोजना उदा. बोअरवेल, एस.टी.पी. योजनेचा वापर करणे कोणत्याही परिस्थितीत पिण्याच्या पाण्याचा वापर करु नये.

HE NOC for Plot A Bldg. 1 - 4

SPECIFIC TOR COMPLIANCE NO. 04



ठाणे महानगरपालिका
महानगरपालिका भवन,डॉ.अल्मेडा रोड,पांचपाखाडी, ठाणे–400 602.
THE MUNICIPAL CORPORATION OF CITY OF THANE

संदर्भ : ठामपा/का.अ./ आय.एन.डी.पी./ ST.W.NOC/७५ दिनांक : ०१ ६ 2012

प्रति,
स्केप्स् आर्किटेक्ट
गुप्ते कॉटेज, भक्ती मंदिराच्या समोर,
पांचपाखाडी,
ठाणे (प).

विषय :- विकास प्रस्ताव नं.८८/१४२, सर्व्हे नं. ६१/१/१,२,३,४, ६१/२/१,२,३ चितळसर मानपाडा गावामधील सब प्लॉट A आणि B या भुखंडावरील इमारतीच्या स्टॉर्म वॉटर ड्रेन लेआऊटला सुधारीत 'ना हरकत प्रमाणपत्र' देणेबाबत.

संदर्भ :- १) आपला दि. १७.०१.२०१२ रोजीचा अर्ज.
२) ठामपा/का.अ./मनि/SWD NOC/४७ दि. २१.०८.२००८
३) ठामपा/टिडीडी/८४५ दि. २६.०३.२०१०.

विषयांकित कामी खालील अटी व शर्तींस अधीन राहुन आपणास 'ना हरकत प्रमाणपत्र' /मंजुरी देण्यात येत आहे.

१. भुखंडातील स्टॉर्म वॉटर ड्रेन / नाला बांधकाम / नाला डायव्हर्जनचे प्रत्यक्ष काम स्टॉर्म वॉटर ड्रेन लेआऊट / नाला बांधणीबाबत / नाला डायव्हर्जन /बाबत मंजुर लेआऊट नुसारच लेव्हल प्रमाणे करण्यात यावे.
२. या कामास येणारा खर्च आपणांस / आपले अशिलास स्वतः करावा लागणार असुन सदर खर्च भविष्यात महानगरपालिका देय राहणार नाही.
३. सदर गटार / नाला बांधण्यासाठी स्वतःचा भुखंडाचा वापर करावा व आपल्या भुखंडातुन सदर गटार काढुन महानगरपालिकेच्या मुख्य गटार / नाल्यास जोडण्यात यावे, अन्यथा इतर भुखंडधारकांनी हरकत घेतल्यास सर्वस्वी जबाबदारी आपली राहील.
४. भविष्यात इतर भुखंडातुन पावसाळी पाण्याचा / मैलापण्याचा निचरा करण्याचे दृष्टीकोनातुन गटार / मलवाहीनी बांधावयाचे / टाकावयाची झाल्यास सदर भुखंडातुन गटार / मलवाहीनी बांधणेकरीता / टाकणेकरीता आपणास / आपले अशिलास तसेच सदनिकाधारकास कोणतीही हरकत घेता येणार नाही.
५. स्टॉर्म वॉटर ड्रेनचे काम भुखंडावरील इमारतीच्या प्रथम वापर परवान्यापुर्वी करुन पावसाळी पाण्याचा निचरा होणेकरीता स्टॉर्म वॉटर ड्रेनचे आऊटलेट ठा.म.पा. मुख्य गटारास / नाल्यास जोडण्यात यावे.
६. स्टॉर्म वॉटर ड्रेनचे काम पुर्ण झाल्यावर इमारतीच्या वापर परवान्यापुर्वी स्टॉर्म वॉटर ड्रेनचा पुर्णत्वाचा दाखला मलनिःस्सारण विभागाकडुन घेणे बंधनकारक राहील.

COLOUR COPY

सोबत मंजूर स्टॉर्म वॉटर ड्रेन लेआऊट नकाशाची सुधारीत प्रत.

कार्यकारी अभियंता,
आय.एन.डी.पी.
ठाणे महानगरपालिका, ठा

SWD NOC

SPECIFIC TOR COMPLIANCE NO. 05

- PP to submit the detail biodiversity chapter in EIA considering the eco sensitivity of the site.

Reply: Complied. We have submitted the detail biodiversity chapter including marine ecology in EIA considering the eco sensitivity of the Site. Kindly Refer Chapter 3 in EIA.

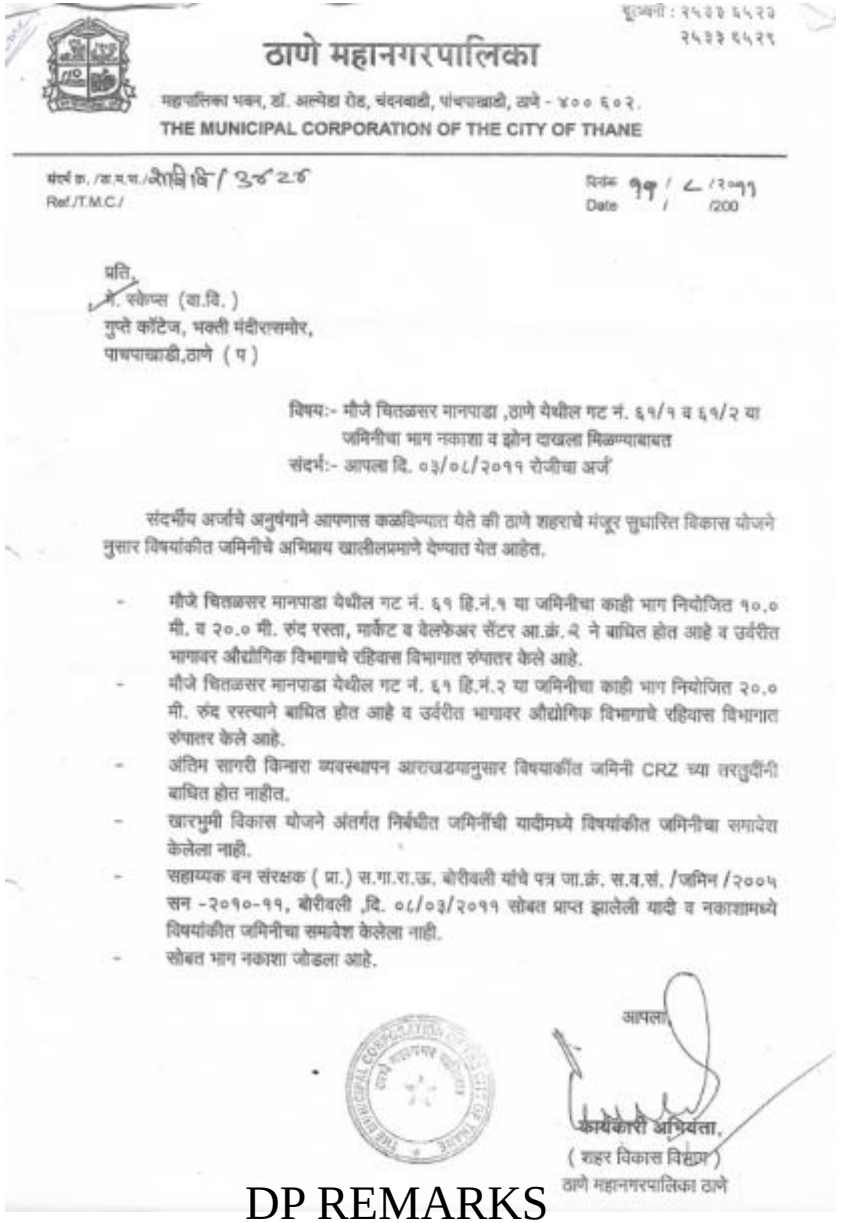
SPECIFIC TOR COMPLIANCE NO. 06

- PP to submit the DP remarks.

Reply:



DP PLAN



DP REMARKS

SPECIFIC TOR COMPLIANCE NO. 07

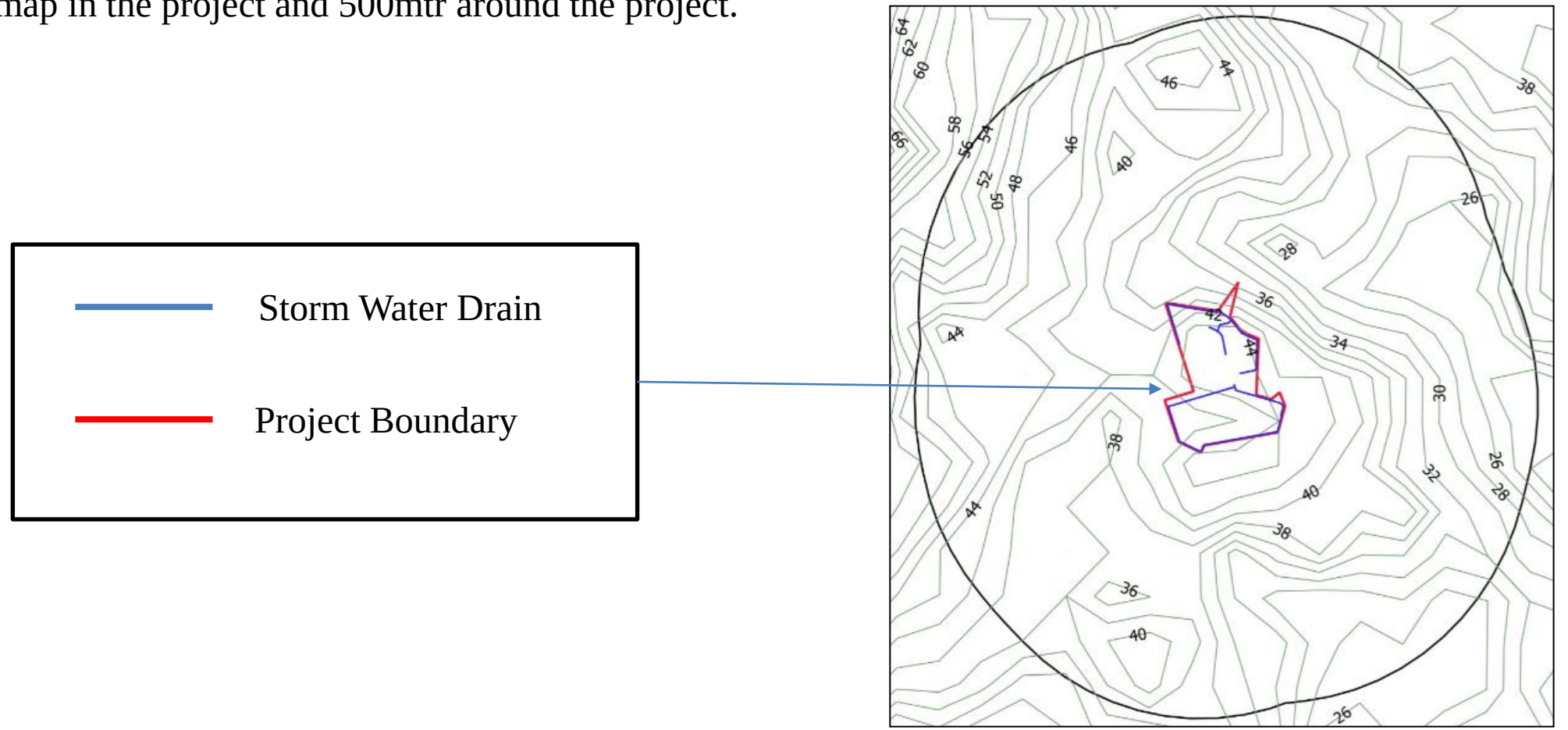
- PP to ensure ECBC norms are complied.

Reply: Attached as Annexure – 10.5

SPECIFIC TOR COMPLIANCE NO. 08

- PP to submit Contour and slope analysis super imposed with storm water drain, sewer line map in the project and 500 mtr around the project.

Reply: Please refer Chapter 3 of EIA. We have submitted contour & slope analysis super imposed with storm water drain, sewer line map in the project and 500mtr around the project.



SPECIFIC TOR COMPLIANCE NO. 09

- PP to submit & upload wind analysis, shadow analysis, traffic analysis, light and ventilation analysis and measures to reduce heat island effect.

Reply:

- **Wind Analysis is attached as Annexure – 10.6**
- **Shadow Analysis is attached as Annexure – 10.9**
- **Traffic Analysis is attached as Annexure – 10.1**
- **Light & Ventilation Analysis is attached as Annexure – 10.7**
- **Urban Heat Island Effect is attached as Annexure – 10.2**

SPECIFIC TOR COMPLIANCE NO. 10

- PP to ensure that maximum treated water should be recycled

Reply: This is a residential cum Commercial project and sewage which will be generated shall be treated in STP. The treated sewage will be used maximum in the site for flushing and landscaping. The excess treated sewage used in nearby garden, road medians for Gardening and Beautification of Road. MOU for the same is attached.



ACME HOUSING INDIA PVT. LTD.

Corporate Office: Building 10, 5th Floor, Solitaire Corporate Park, Guru Hargovindji Rd, Chakala, Andheri (E), Mumbai - 400 093. | Tel.: +91-22-6757 0000 / 2825 8345 | Fax: +91-22-2825 8346
CIN NO.: U45102MH2001PTC131675

ACME

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we, M/s Acme Housing India Pvt Ltd having their Residential cum Commercial Project Name "Acme Ozone" at Plot bearing Gut No 61/1/1, Gut No. 61/1/2,3,4, 61/2/1,2,3, Village Chitalsar Manpada, at Thane (W), Thane is holding excess treated water from STP (MBBR technology). We hereby certify that we will utilize 1189 KLD of our excess treated water from our STP for Gardening and Beautification of Gladys Alwares road divider plantation from khewra Circle marg to Hiranandani Circle for 1.5km stretch from the project site in west direction.

Yours Sincerely,

For Acme Housing India Pvt Ltd,

ACME HOUSING INDIA PVT. LTD. MUMBAI

Authorized Signatory

Chetan Kumar

Date: 24th June 2020

Place: Andheri (East)

Registered Office: Acme Ghar, 19, K.D. Road, Off V.M. Road, Vile Parle (West), Mumbai - 400056
Email: contact@acmehousing.com | www.acmehousing.com

SPECIFIC TOR COMPLIANCE NO. 11

- PP to submit project specific DMP.

Reply: Disaster Management Plan is attached as Annexure – 10.3

SPECIFIC TOR COMPLIANCE NO. 12

- PP to ensure that RG required is as per the norms and should be on Mother Earth.

Reply: We have provided the RG as per requirement and norms , the details of the same are in Chapter 02.
The proposed project is having open space. Local plant species in accordance with soil condition of project site are selected for plantation. Proposed landscape plan consists of fast growing species as well as the noise abating species. RG area distribution for the project is RG provided - 7236 sq.m.

Required RG	3530.66 sqm
RG on Ground	3190.0 sqm
RG on Podium	4046.0 sqm
Total provided RG	**7236.0 sqm**



SPECIFIC TOR COMPLIANCE NO. 13

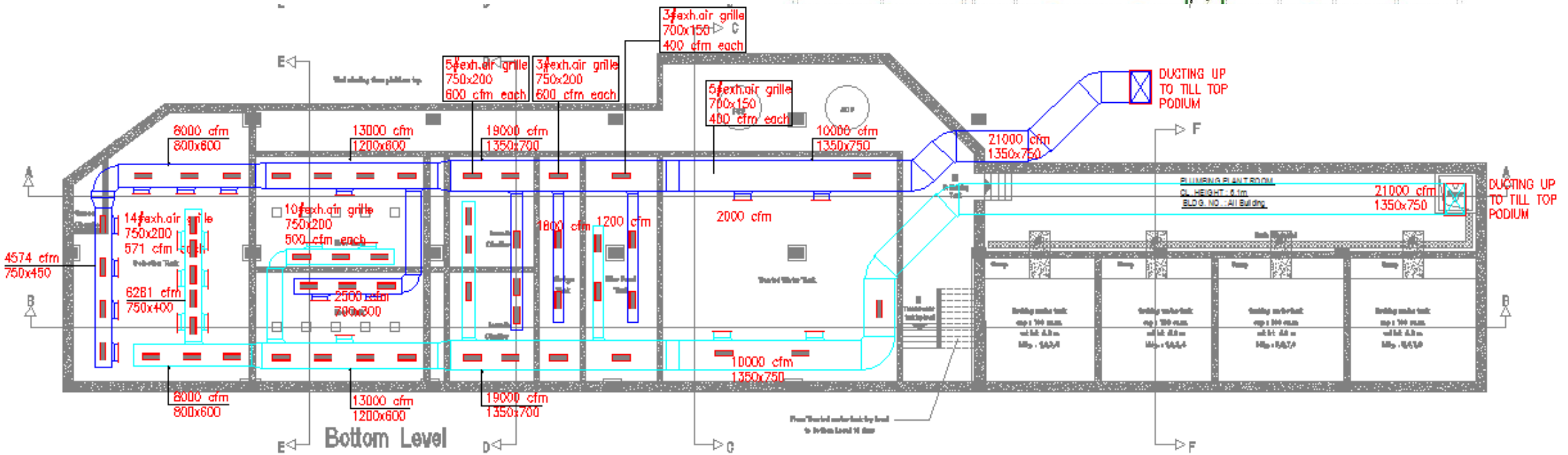
- PP to submit & upload the design & cross section of STPs indicating minimum 40% area open to sky for adequate ventilation.

Reply: STP Section for Plot A STP.
Design Basis Report is attached as Annexure –





Plot A STP – 1015 KLD STP

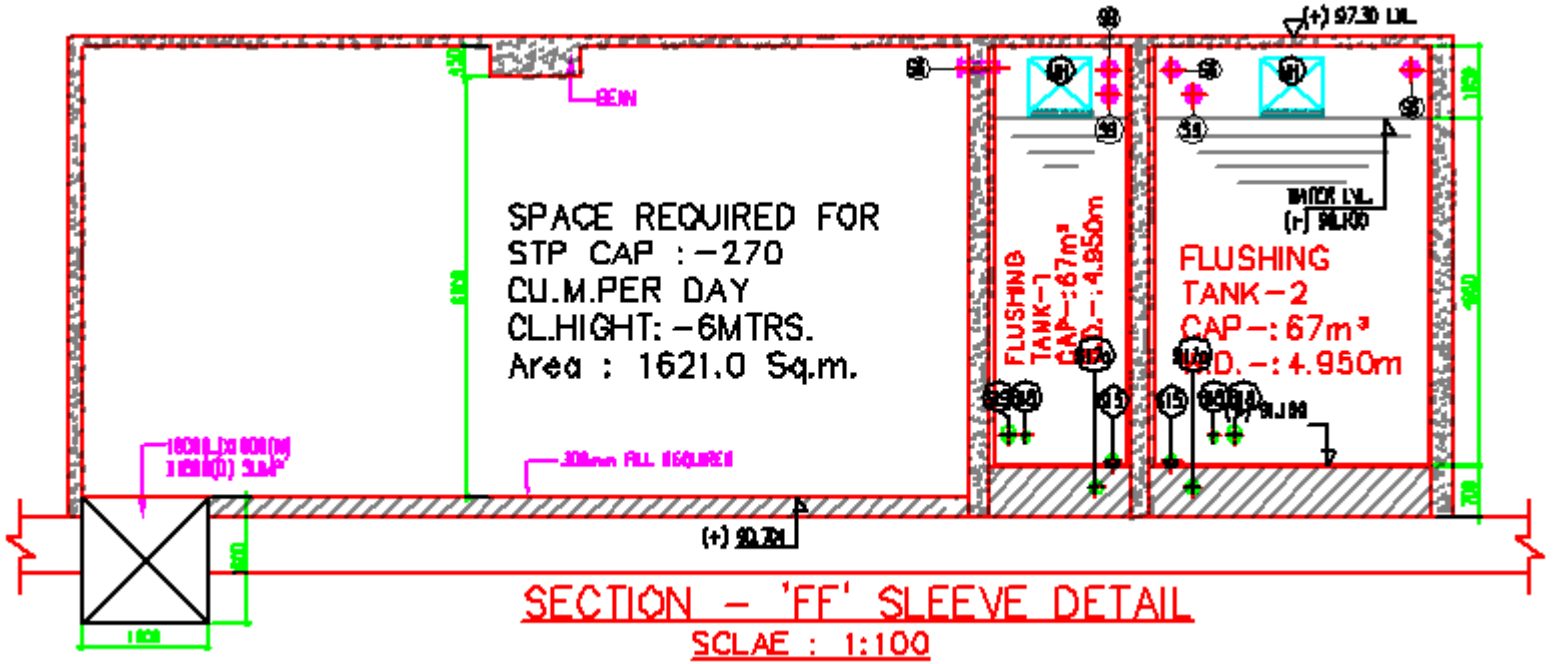


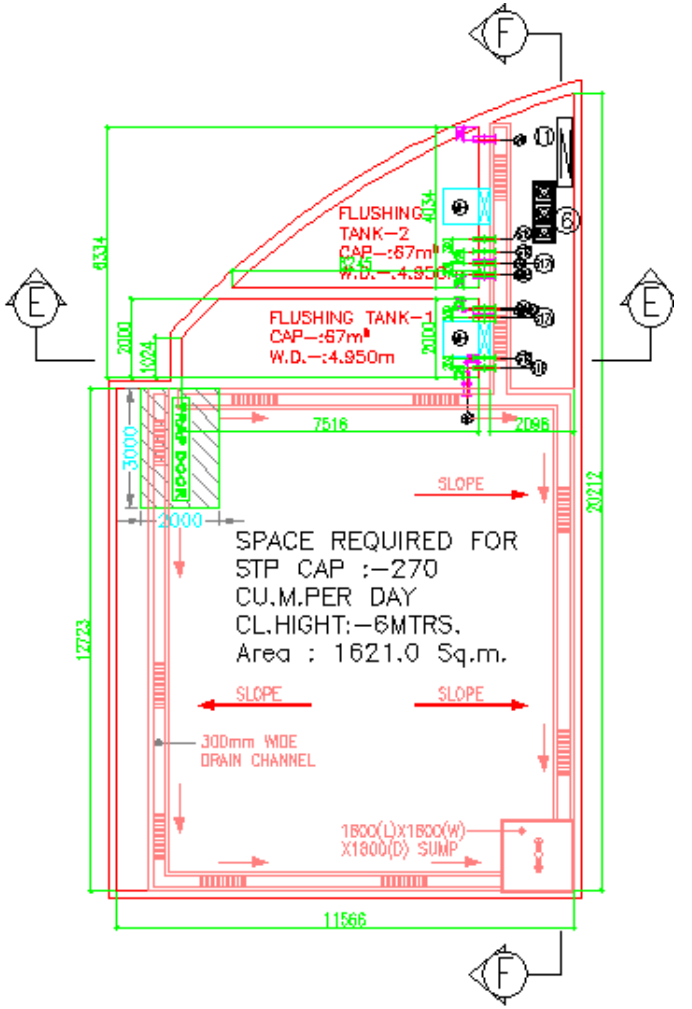
SPECIFIC TOR COMPLIANCE NO. 13

- PP to submit & upload the design & cross section of STPs indicating minimum 40% area open to sky for adequate ventilation.

Reply: STP Plan & Section for Plot B STP

Plot B STP – 270 KLD STP

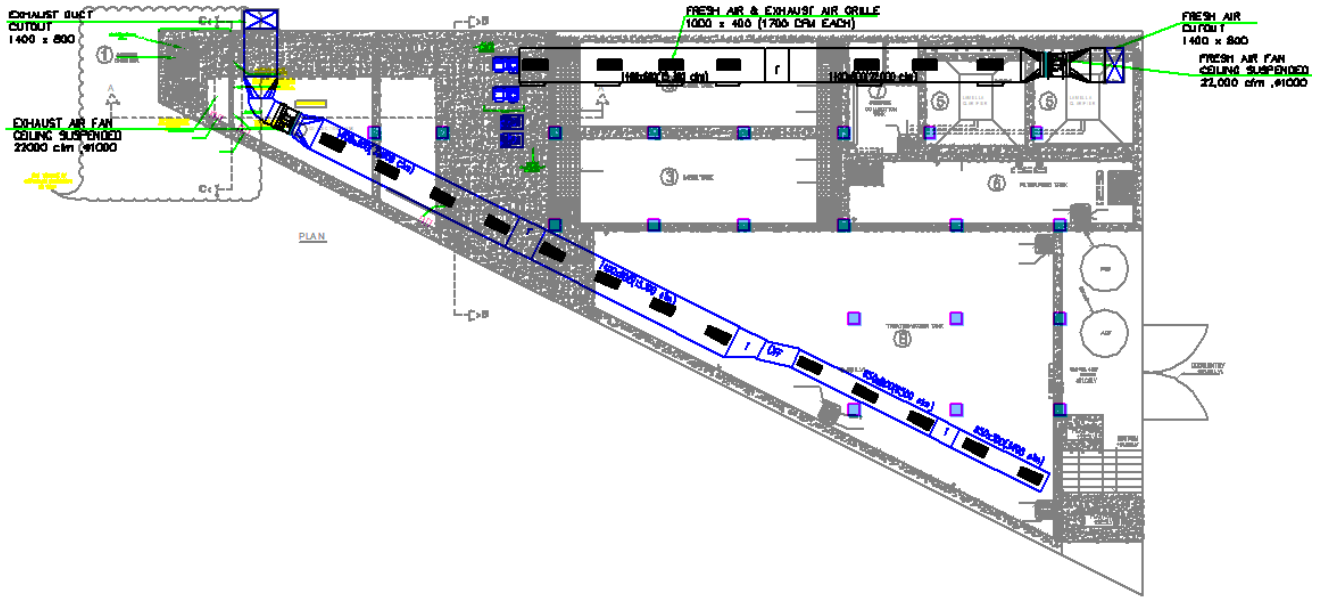




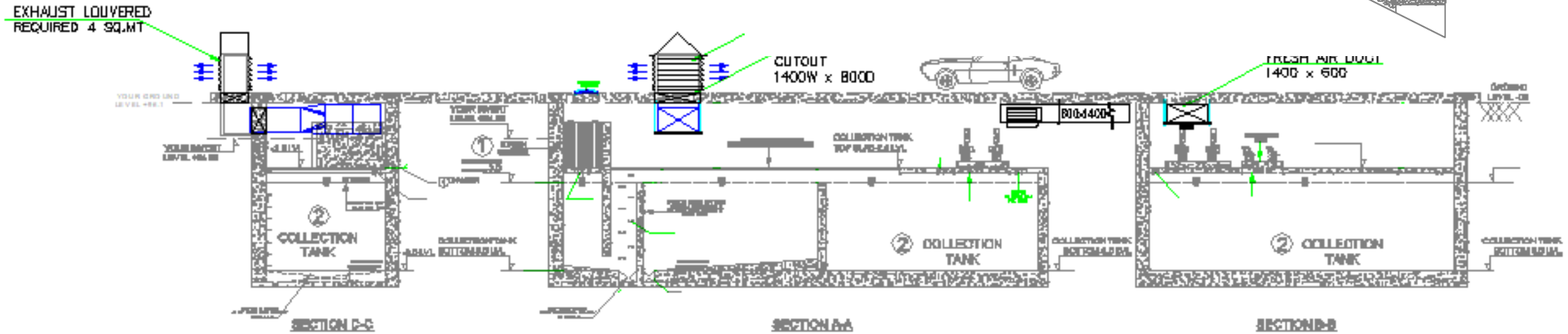
SPECIFIC TOR COMPLIANCE NO. 13

- PP to submit & upload the design & cross section of STPs indicating minimum 40% area open to sky for adequate ventilation.

Reply: STP Plan & Section for Plot MMRDA STP



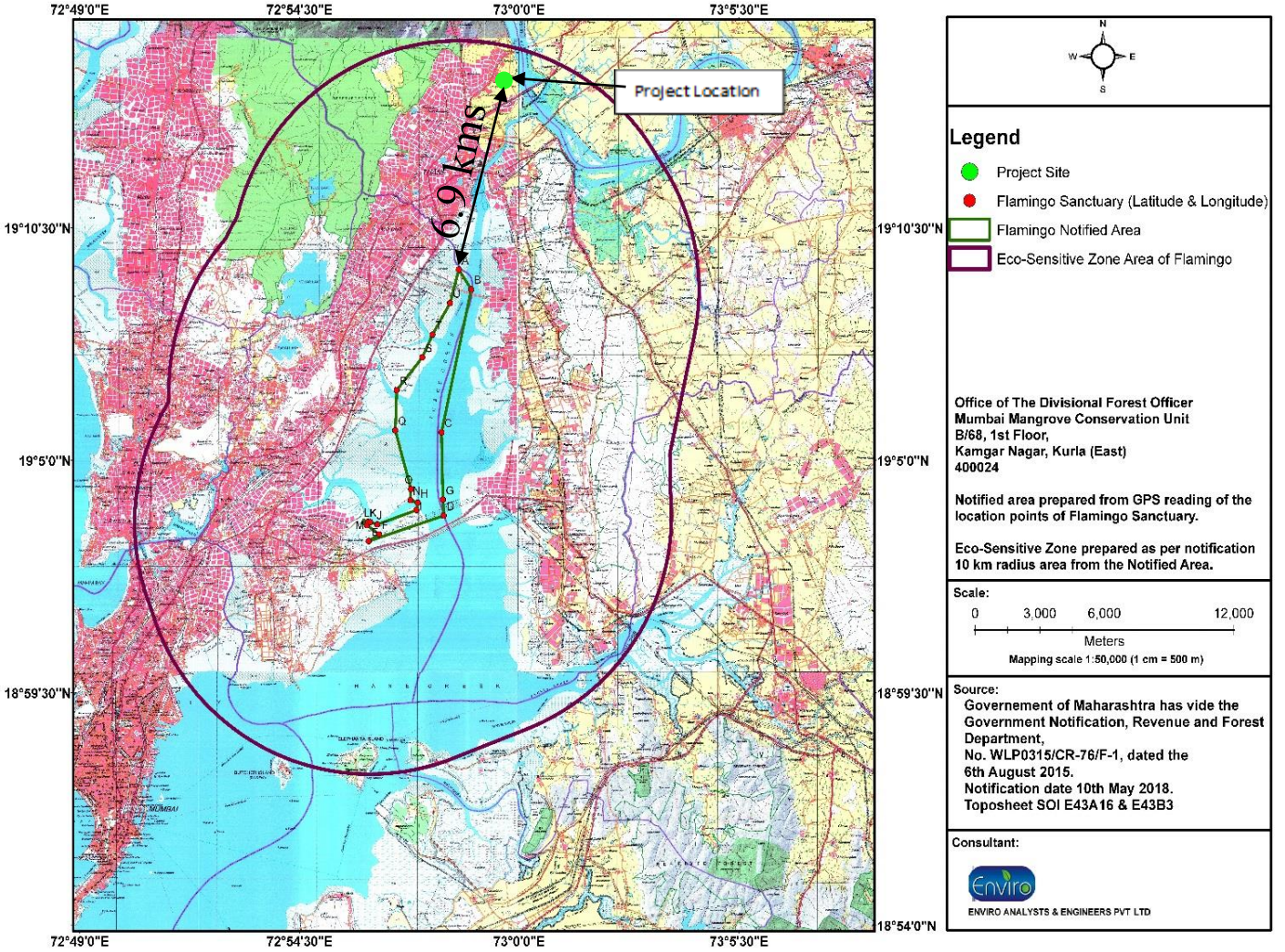
Plot MMRDA – 1160 KLD STP



SPECIFIC TOR COMPLIANCE NO. 14

- PP to verify the distance of project site from Flamingo Sanctuary. PP to submit & upload the same

Reply: Distance from Project Site to Thane Flamingo Boundary is 6.9 kms.



SPECIFIC TOR COMPLIANCE NO. 15

- PP to submit CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area.

Reply: CER will be as per OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III that supersedes earlier OM under even number dated 1st May, 2018.

SPECIFIC TOR COMPLIANCE NO. 16

- PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above

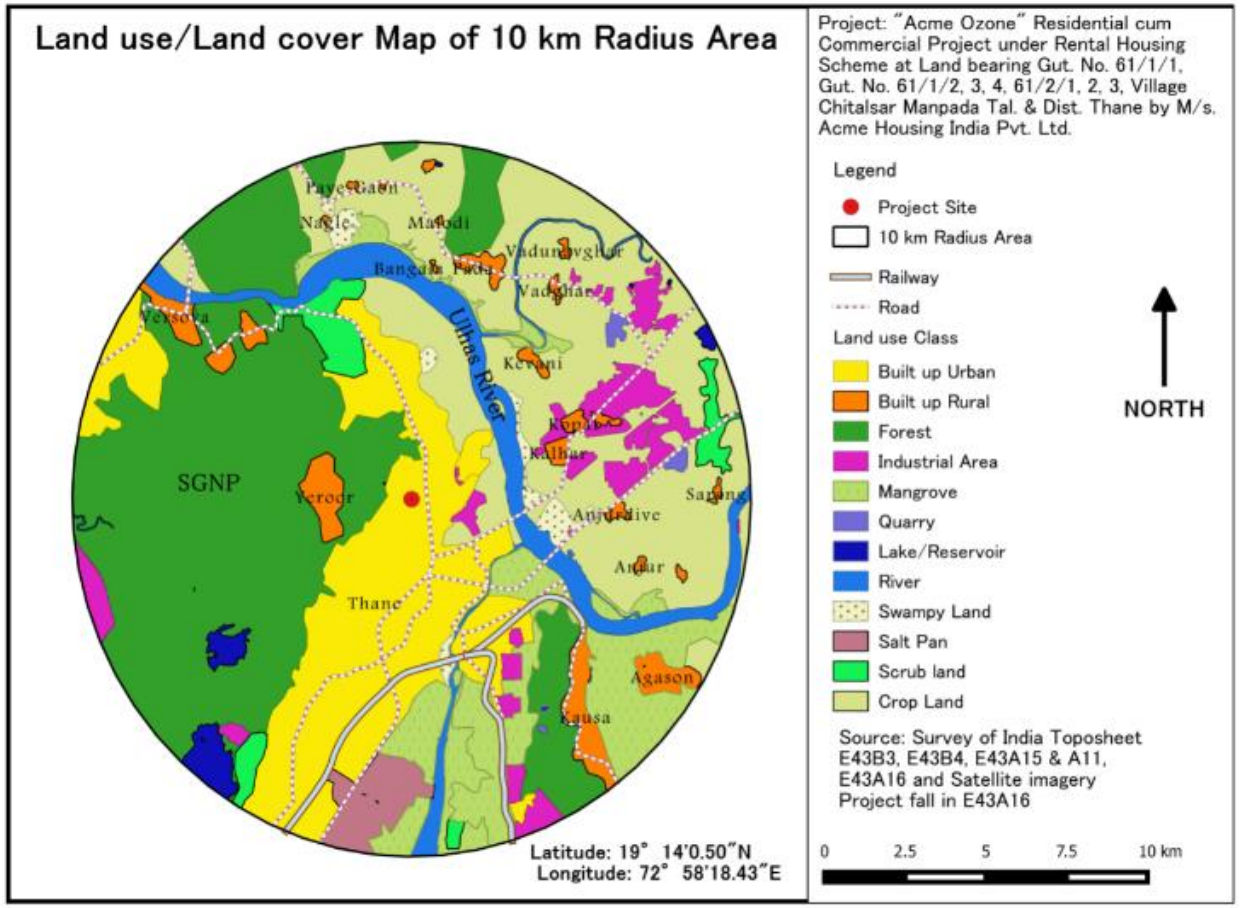
Reply: Standard TOR is incorporated in the EIA and also as follows.

STANDARD ToR

STANDARD TOR COMPLIANCE NO. 1

- Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images.

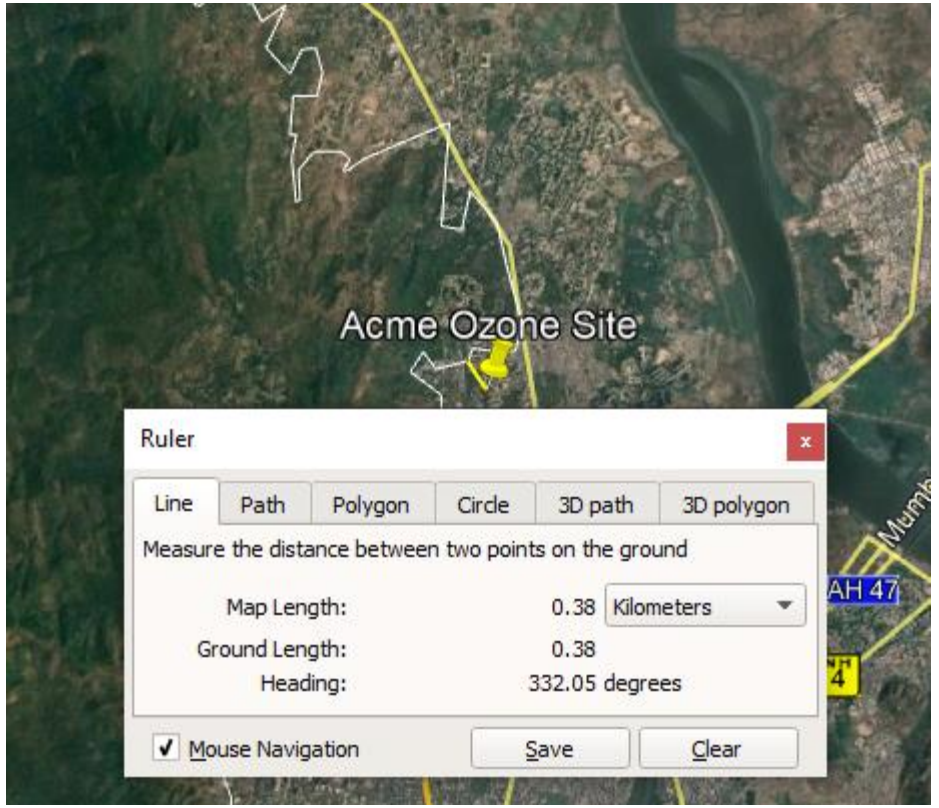
Reply: Land Use/ land Cover Map of 10km Radius Area is being studied and attached below.



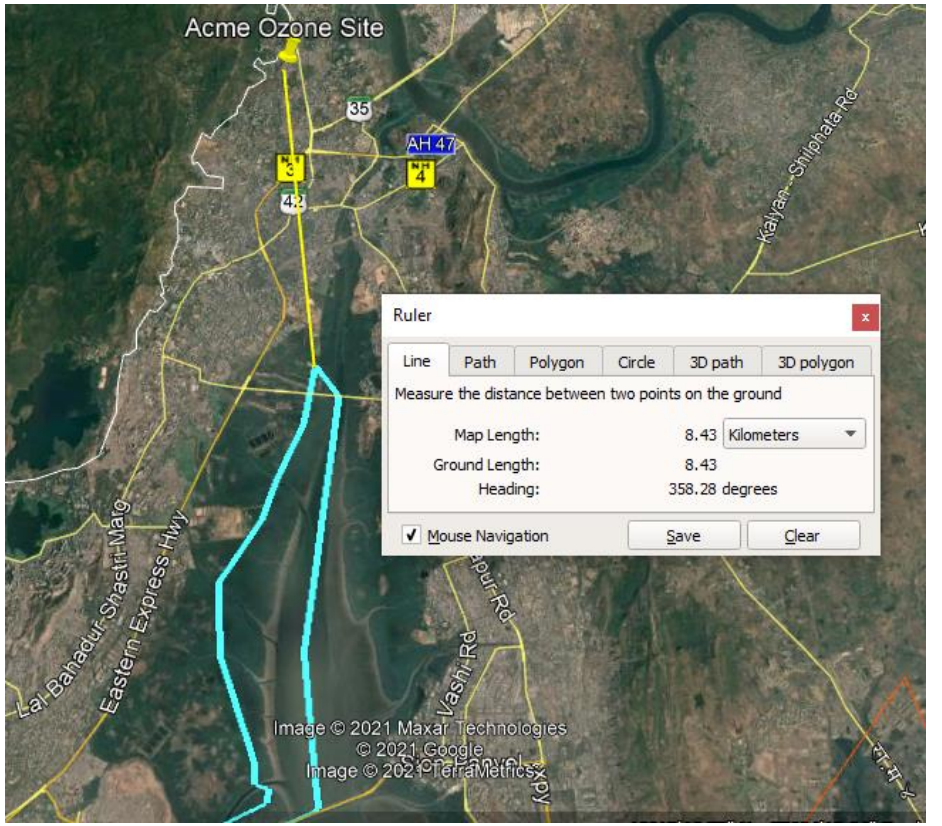
STANDARD TOR COMPLIANCE NO. 2

- Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.

Reply: Distance of the Project Site from SGNP boundary and Thane Creek Flamingo Sanctuary is shown below.



SGNP ECO sensitive zone is at a distance 380 m



Thane Creek Flamingo sanctuary is at a distance of 8.43 kms

STANDARD TOR COMPLIANCE NO. 3

- Examine baseline environmental quality along with projected incremental load due to the project..

Reply:

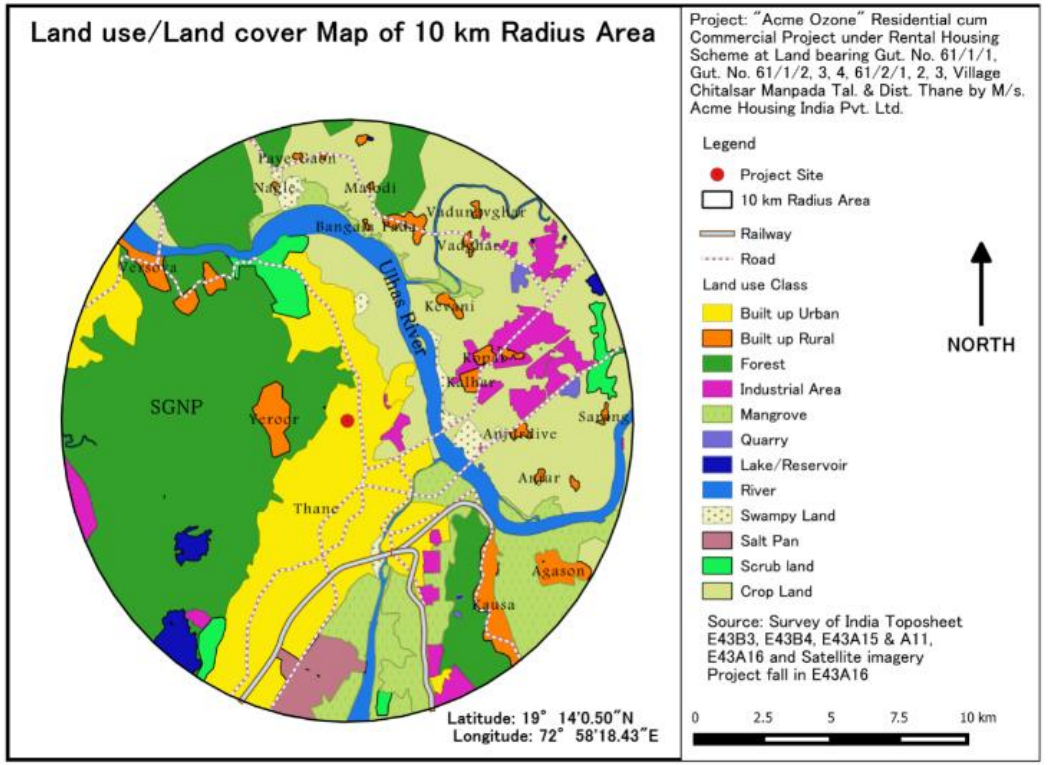
Location code	Parameter	Baseline concentration (Maximum Conc.)	Incremental pollutant concentration	Resultant	NAAQS
A1	PM_{10}	98.96	0.00001	98.960	100
	$PM_{2.5}$	69.35	0.00001	69.350	60
	NO_x	58.67	0.00003	58.670	80
	SO_2	42.22	0.00005	42.220	80
A2	PM_{10}	109.78	0.21478	109.995	100
	$PM_{2.5}$	74.53	0.1937	74.724	60
	NO_x	68.92	1.01369	69.934	80
	SO_2	57.39	1.9247	59.315	80
A3	PM_{10}	86.52	0.16026	86.690	100
	$PM_{2.5}$	61.6	0.14453	61.745	60
	NO_x	41.72	0.7564	42.476	80
	SO_2	37.44	1.43605	38.876	80
A4	PM_{10}	102.63	0.21277	102.843	100
	$PM_{2.5}$	68.76	0.19188	68.952	60
	NO_x	60.09	1.00418	61.094	80
	SO_2	53.41	1.90664	55.317	80
A5	PM_{10}	103.39	0.09731	103.487	100
	$PM_{2.5}$	66.43	0.08777	66.518	60
	NO_x	57.30	0.45937	57.759	80
	SO_2	42.25	0.87198	43.122	80
A6	PM_{10}	101.57	0.07789	101.648	100
	$PM_{2.5}$	59.91005	0.07025	59.980	60
	NO_x	52.55005	0.36764	52.918	80
	SO_2	41.69	0.69799	42.388	80

STANDARD TOR COMPLIANCE NO. 4

- Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

Reply:

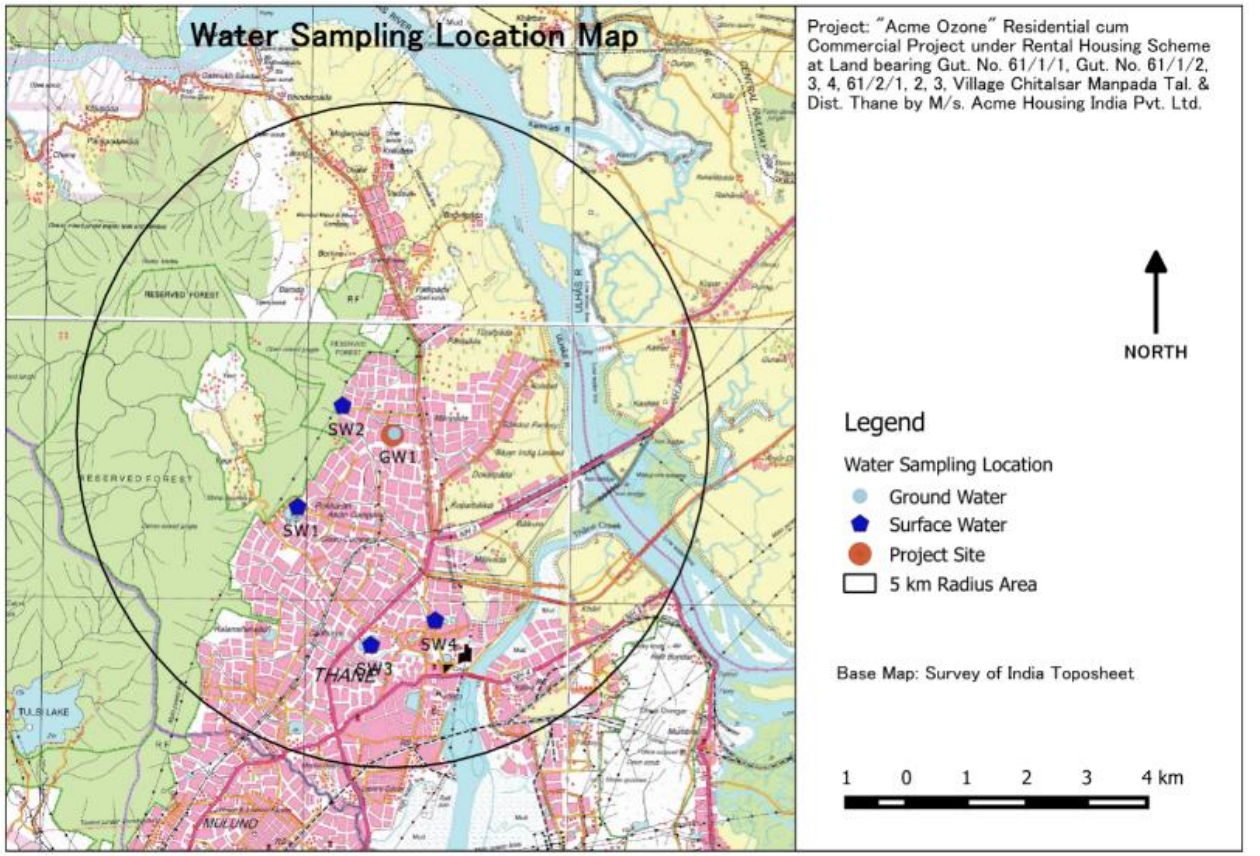
Sr. No.	Land use class		Area in Acres.	Area in Ha.	Area in %
	Level-I	Level-II			
1	Agriculture Land				
		Crop Land	22282525.51	9002140.31	5.441
2	Built up land				
		Urban	65400628.00	26421853.71	15.969
		Rural	14366662.00	5804131.448	3.508
		Industry	35993592.00	14541411.17	8.789
3	Forest				
		Evergreen Forest	153099955.00	61852381.82	37.383
		Mangrove	40104495.00	16202215.98	9.792
4	Wastelands				
		Salt Pan	6418255.00	2592975.02	1.567
		Swampy land	9496056.00	3836406.624	2.319
		Scrub Land	8004188.00	3233691.952	1.954
5	Waterbodies				
		River/Creek	40336445.00	16295923.78	9.849
		Ponds/Lake/Reservoir	12215540.00	4935078.16	2.983
6	Others				
		Quarry	1827004.00	738109.616	0.446
	Total		409545345.51	165456319.59	100.000



From the above data, it has been found that majority of the land in study area is evergreen forest area (37.383 %) followed by urban built up land including residential, commercial and transportation (15.969 %), Some crop land is associated with Rural built up (5.441%) whereas mangroves (9.792%) and river area (9.849%) are slightly high. In between of study area wastelands is spread almost 6 %

Physiochemical Properties of Ground Water

Sr. No.	Test Parameters	Unit	GW1	As per IS: 10500: 2012	
				Acceptable Limit	Permissible Limit
1	Colour	Hazen units	1	5	15
2	Odour	-	Unobjectionable	Unobjectionable	-
3	Taste	-	Acceptable	Acceptable	-
4	Turbidity NTU	NTU	0.05	1	5
5	Total Dissolved Solid	mg / l	318.00	500	2000
6	Electrical Conductivity	µS/cm	454.00	-	-
7	Total Alkalinity	mg / l	126.00	200	600
8	pH Value	-	7.63	6.5 to 8.5	No relaxation
9	Total Hardness ($CaCO_3$)	mg / l	173.00	200	600
10	Calcium (as Ca)	mg / l	32.06	75	200
11	Magnesium (as Mg)	mg / l	22.5	30	100
12	Copper as (Cu)	mg / l	0.038	0.05	1.5
13	Iron (as Fe)	mg / l	0.126	0.3	No relaxation
14	Manganese as (Mn)	mg / l	0.07	0.1	0.3
15	Chlorides (as Cl)	mg / l	45.00	250	1000
16	Sulphate (as SO_4)	mg / l	22.60	200	400
17	Nitrates (as NO_3)	mg / l	4.10	45	No relaxation
18	Fluoride (as F)	mg / l	0.3	1.0	1.5
19	Phenolic Compounds	mg / l	<0.001	0.001	0.002
20	Mercury as (Hg)	mg / l	<0.0005	0.001	No relaxation
21	Cadmium as (Cd)	mg / l	<0.001	0.003	No relaxation
22	Selenium as (Se)	mg / l	<0.001	0.01	No relaxation
23	Arsenic as (As)	mg / l	<0.01	0.05	No relaxation
24	Lead as (Pb)	mg / l	<0.001	0.01	No relaxation



Sr. No.	Test Parameters	Unit	GW1	As per IS: 10500: 2012	
				Acceptable Limit	Permissible Limit
25	Zinc as (Zn)	mg / l	0.064	5	15
26	Chromium as (Cr^{+6})	mg / l	<0.03	0.05	No relaxation
27	Residual Chlorine	mg / l	Nil	0.2	1
28	Boron	mg / l	<0.001	0.5	1
29	Total Coliform	MPN/100 ml	Nil	Nil	Shall not be detectable in any 100 ml sample
30	E.Coli	Nos./100 ml	Absent	Absent	Absent

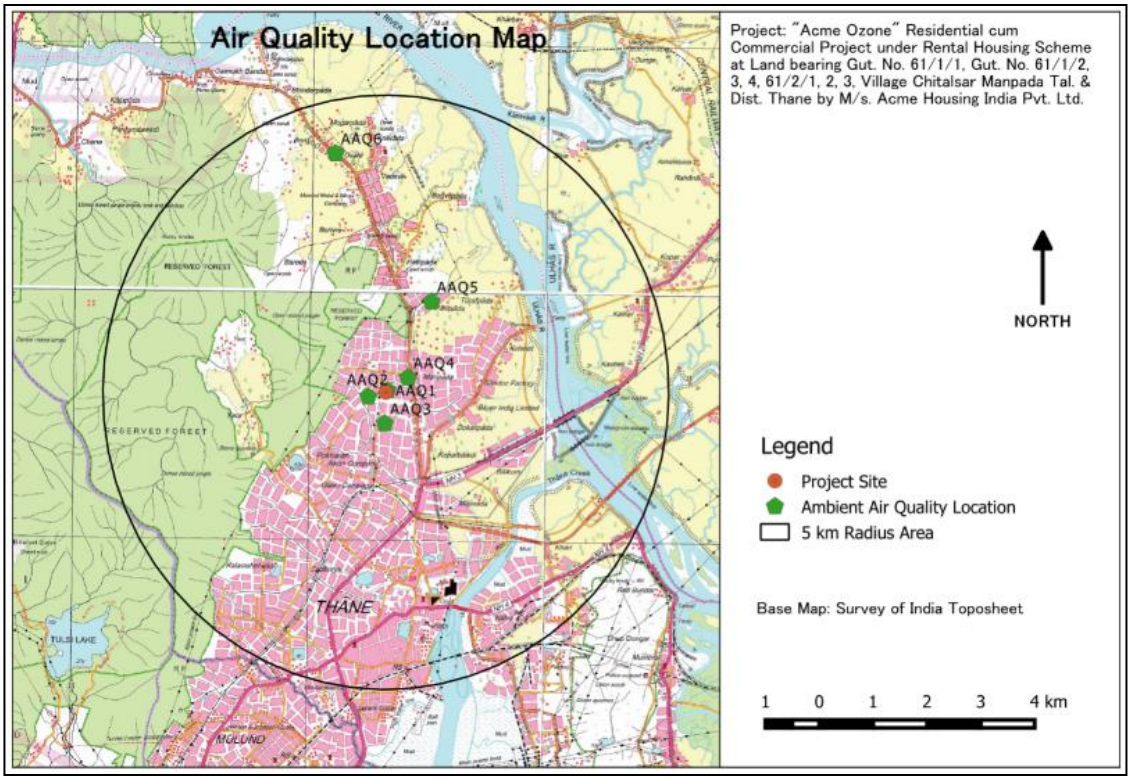
Physiochemical Properties of Surface Water

Sr. No.	Test Parameters	Unit	SW1	SW2	SW3	SW4
1.	Apparent Colour	Hazen units	12	6	10	13
2.	Taste	-	-	-	-	-
3.	pH Value	-	7.96	7.53	7.48	7.84
4.	Turbidity	mg/l	3.5	2.5	3.0	3.2
5.	Electrical conductivity	µS/cm	514.00	332.00	377.00	383
6.	Total Alkalinity	mg/l	131.30	121.20	116.15	136.35
7.	DO	mg/l	4.00	4.60	3.80	4.10
8.	BOD (27o C for 3 days)	mg/l	9.30	8.50	10.00	9.00
9.	COD	mg/l	28.17	23.00	31.00	26.00
10.	Total Dissolved Solid	mg/l	360.00	232.00	264.00	268
11.	Total Suspended Solids	mg/l	10.00	8.00	12.0	8.0
12.	Total Hardness (CaCO3)	mg/l	136.00	108.00	124.00	132.00
13.	Calcium (as Ca)	mg/l	39.28	31.26	39.28	40.88
14.	Magnesium (as Mg)	mg/l	9.25	7.31	6.33	7.31
15.	Fluorides (F)	mg/l	0.24	0.20	0.22	0.18
16.	Chlorides (as Cl)	mg/l	52.62	44.35	42.38	40.88

Sr. No.	Test Parameters	Unit	SW1	SW2	SW3	SW4
17.	Chromium (Cr+)	mg/l	<0.03	<0.03	<0.03	<0.03
18.	Cadmium (Cd)	mg/l	<0.001	<0.001	<0.001	<0.001
19.	Iron (as Fe)	mg/l	0.37	0.30	0.33	0.35
20	Zinc (Zn)	mg/l	0.14	0.15	0.32	0.32
21	Copper as(Cu)	mg/l	0.21	0.02	0.37	0.31
22	Arsenic (As)	mg/l	<0.01	<0.01	<0.01	<0.01
23	Lead (Pb)	mg/l	<0.001	<0.001	<0.001	<0.001
24	Selenium (Se)	mg/l	<0.001	<0.001	<0.001	<0.001
25	Nitrates (as NO3)	mg/l	0.78	0.91	0.71	0.64
26	Sulphate (as SO4)	mg/l	28.40	19.40	35.20	27.50
27	Phenolic Compounds	mg/l	<0.001	<0.001	<0.001	<0.001
28	Total Coliform	MPN/100 ml	2200	1500	2500	2000

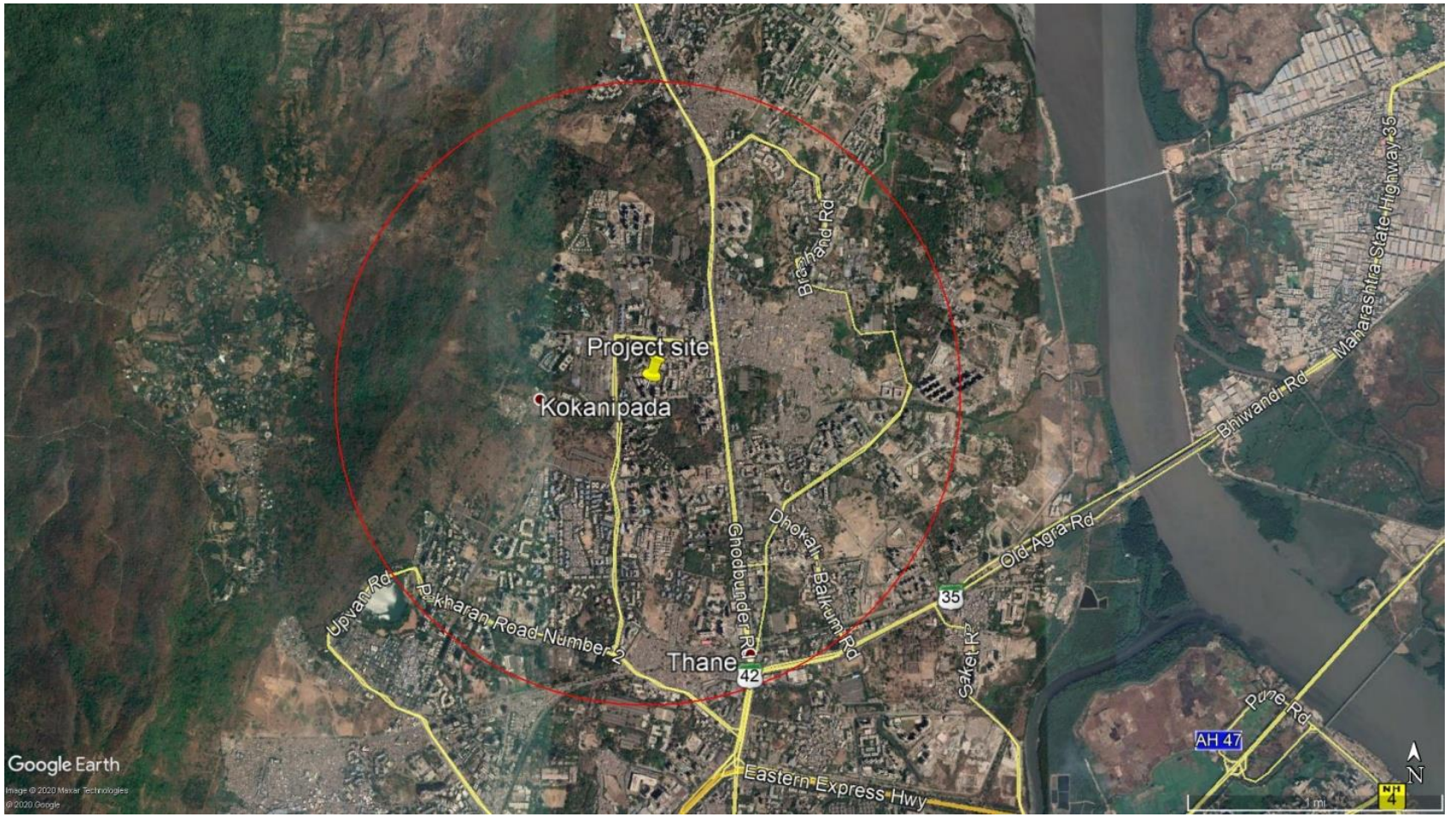
Interpretation: - The quality of Surface water shows that most of the parameters are well within the prescribed limit as per IS 2296. Comparing the values of pH, DO, BOD and Total Coliforms with 'Use based classification of surface waters' published by Central Pollution Control Board; it can be seen that the analyzed surface waters is moderately polluted, due to the waste water, MSW and Nirmalya is enters at the large quantity and classified as " Class 'D'" and can be used for Propagation of Wild life and Fisheries.

AIR MONITORING RESULTS



Sr. no	Location	Location code		Parameter				
				PM_{10} (µg/m³)	$PM_{2.5}$ (µg/m³)	SO_2 (µg/m³)	NO_x (µg/m³)	CO(mg/m³)
1	Project Site	A1	Min.	24.0	16.0	12.07	16.73	0.80
			Max.	99.0	69.0	42.22	58.67	1.79
			98%tile	95.0	67.0	39.24	58.08	1.70
2	Mother Of Victory Church, Tikujiniwadi	A2	Min.	24.0	19.0	11.72	16.80	0.56
			Max.	110.0	74.0	57.39	68.92	2.13
			98%tile	105.0	72.0	49.58	65.04	2.09
3	TMC Garden	A3	Min.	17.0	14.0	9.57	13.47	0.58
			Max.	86.0	62.0	37.44	41.72	1.64
			98%tile	86.0	58.0	34.88	41.64	1.60
4	Titan Hospital	A4	Min.	29.0	20.0	14.36	17.87	0.53
			Max.	103.0	69.0	53.41	60.09	1.99
			98%tile	102.0	62.0	47.02	55.62	1.99
5	Shubham Raje Junior College t	A5	Min.	23.0	13.0	11.10	14.63	0.68
			Max.	103.0	66.0	42.25	57.30	1.86
			98%tile	102.0	62.0	47.02	55.62	1.99
6	Dhanwantari Multispecialty Hospital	A6	Min.	21.0	16.0	13.58	14.27	0.74
			Max.	101.0	60.0	41.69	52.55	2.07
			98%tile	97.0	56.0	40.01	51.20	1.93
National Ambient Air Quality Standards (NAAQS)				100	60	80	80	4
				(24 hr avg.)	(24 hr avg.)	(24 hrs avg.)	(24 hrs avg.)	(1 hr avg.)

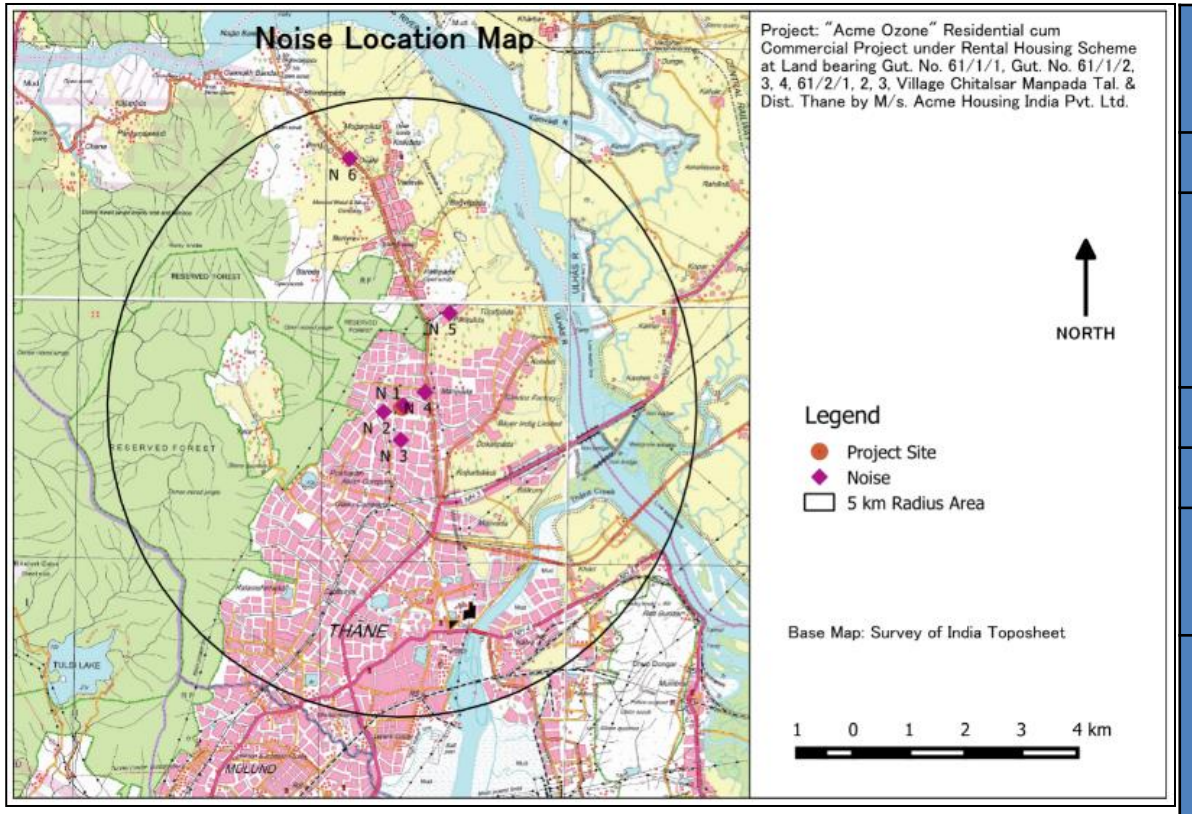
BIO DIVERSITY



As per guidelines of MoEF for Environmental Impact Assessment, pertaining to Construction projects, total study area is restricted up to 10 Km radius from the project site, of which primary data need to be collected from the area up to 2km periphery, while remaining 8 km will be represented by secondary data. The data up to 2kmm periphery were generated with reference to topography, land use, habitats, flora and fauna etc. All observations were undertaken in February 2020. Terrestrial vegetation primarily consists of trees and shrub

The habitat of the area is urban type, surrounded by residential area. Existing of SGNP on west, Arabian sea on west, Thane flamingo on – east side of the project site.

NOISE MONITORING RESULTS



Location Code	Location Name	Day time dB(A) (L_{eq})	Night Time dB(A) (L_{eq})	Statutory Limit (dB(A))	
				Day	Night
N1	Project site	57.3	51.5	55	45
N2	Mother Of Victory Church, Tikujiniwadi	57.5	50.08	50	44
N3	TMC Garden	59.3	47.67	65	55
N4	Titan Hospital	55.45	50.1	50	40
N5	Shubham Raje Junior College	59.6	53.8	50	40
N6	Dhanwantari Multispeciality Hospital	51.90	41.5	50	40

Interpretation:

The noise levels on the project site are at the higher side as construction activities are going on the its abutting road –Khewri Circle marg. Almost we can see that the noise levels are at the higher end sue to traffic and also due to construction activity nearby. TMC garden decibel levels are within the limit, The reason is the dense canopy all along the garden.

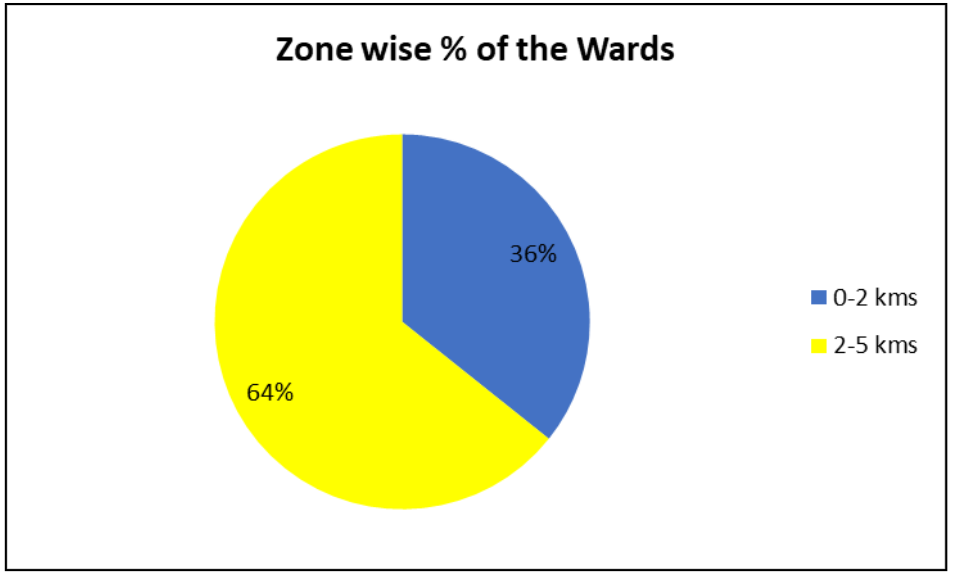
The silent zones are basically affected due to road side activities and also due to movement of vehicles.

SOCIO ECONOMIC STUDIES

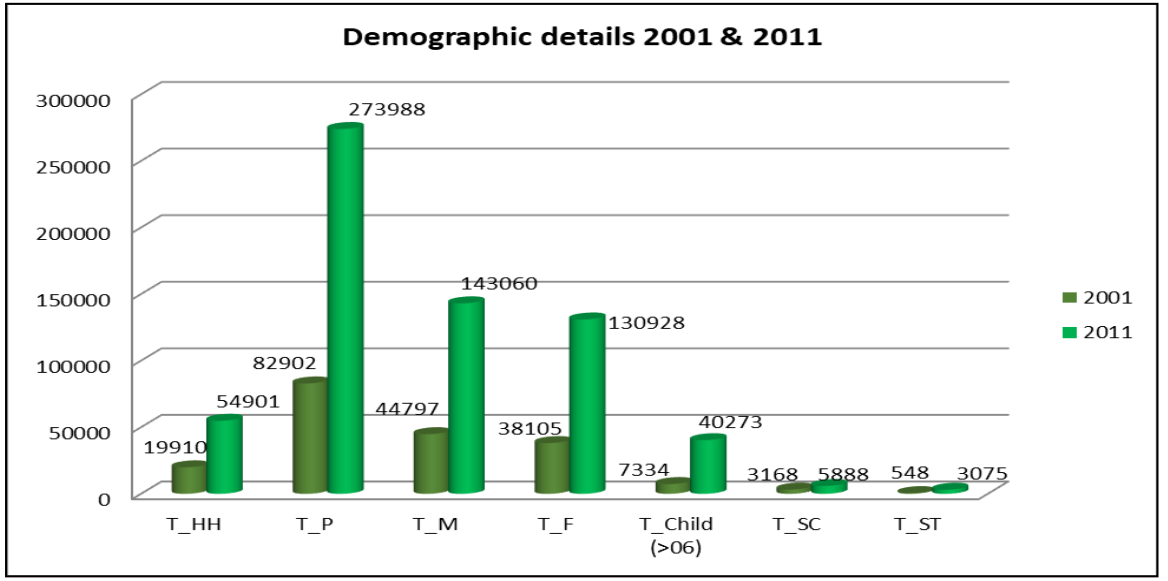
Baseline information was collected in order to delineate the socio-economic profile of the study area. The process related database thus generated includes:

- Demographic structure;
- Employment pattern;
- Infrastructure base in the area;
- Survey observation and recent available facilities in the surveyed area;
- Quality of life of the people within study area;
- Public awareness and their concern about the project.

Sr. No.	District	Name of Taluka	Zone	No. of Wards	Ward Name
1	Thane	Thane	0-2 Km	5	WARD NO.-0103
2					WARD NO.-0104
3					WARD NO.-0105
4					WARD NO.-0106
5					WARD NO.-0107
6			2-5 Km	9	WARD NO.-0108
7					WARD NO.-0109
8					WARD NO.-0110
9					WARD NO.-0111
10					WARD NO.-0112
11					WARD NO.-0113
12					WARD NO.-0114
13					WARD NO.-0115
14					WARD NO.-0116
			Total	14	



SOCIO ECONOMIC STUDIES



Demographic Status as per 2001 and 2011 census

Sr. No	Zone	Demography 2001						
		T_HH	T_P	T_M	T_F	T_Child (>06)	T_SC	T_ST
1	0-2 kms	6908	28141	15008	13133	2488	1168	250
2	2 - 5 kms	13002	54761	29789	24972	4846	2000	298
	Total	19910	82902	44797	38105	7334	3168	548
Sr. No	Zone	Demography 2011						
		T_HH	T_P	T_M	T_F	T_Child (>06)	T_SC	T_ST
1	0-2 kms	18531	88107	45758	42349	12038	3774	1389
2	2 - 5 kms	36370	185881	97302	88579	28235	2114	1686
	Total	54901	273988	143060	130928	40273	5888	3075

Note: -

T = Total,

HH = Household,

P = Population,

M = Male,

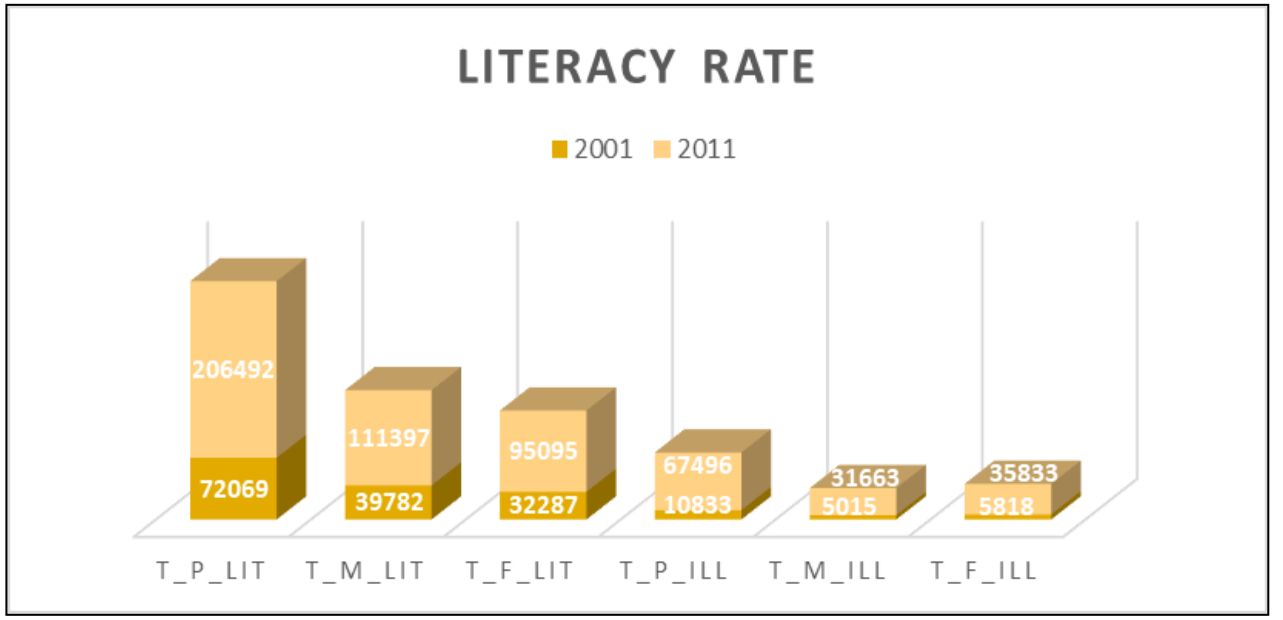
F = Female,

SC = Schedule Cast,

ST = Schedule Tribe,

Child (>06) = Child below age six

SOCIO ECONOMIC STUDIES

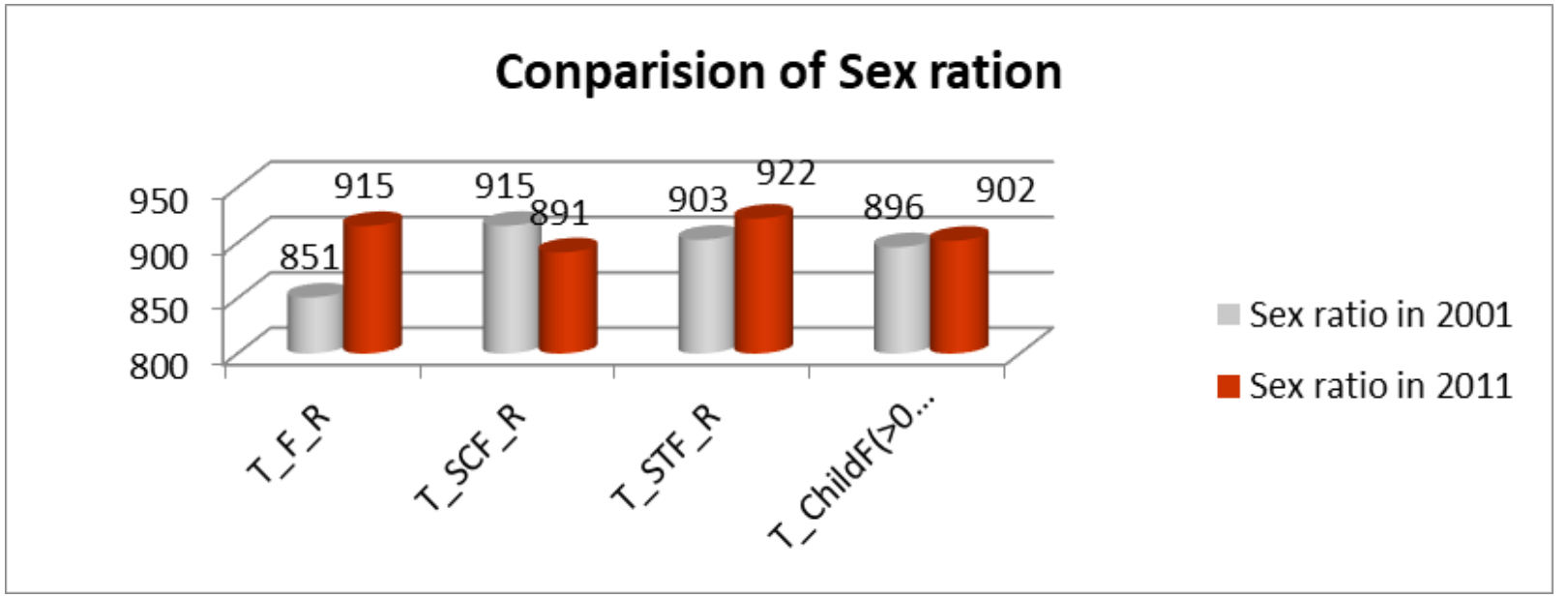


Literate & Illiterate population distribution in the study area

Sr. No	Zone	Literacy 2001					
		T_P_Lit	T_M_Lit	T_F_Lit	T_P_Ill	T_M_Ill	T_F_Ill
1	0-2 kms	24532	13391	11141	3609	1617	1992
2	2 - 5 kms	47537	26391	21146	7224	3398	3826
	Total	72069	39782	32287	10833	5015	5818
Sr. No	Zone	Literacy 2011					
		T_P_Lit	T_M_Lit	T_F_Lit	T_P_Ill	T_M_Ill	T_F_Ill
1	0-2 kms	67028	36304	30724	21079	9454	11625
2	2 - 5 kms	139464	75093	64371	46417	22209	24208
	Total	206492	111397	95095	67496	31663	35833

Note:
T = Total,
P = Population,
M = Male,
F = Female,
Lit = Literate,
Ill= Illiterate

Details of Sex Ratio



Note:

T_F_R= Total Female Ratio,

T_SCF_R= Total Schedule Cast Female Ratio,

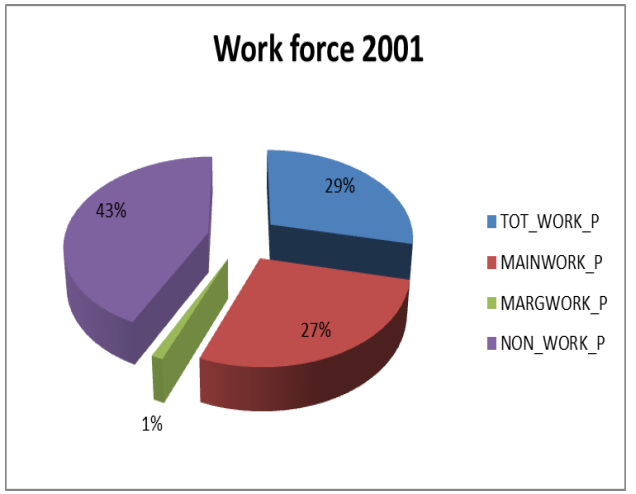
T_STF_R= Total Schedule Tribe female Ration,

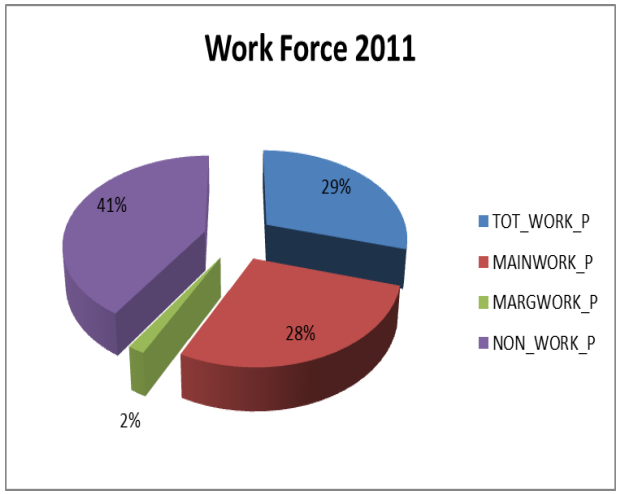
T_F Child (>06) _R= Total Child below 6 years age

SOCIO ECONOMIC STUDIES

Sex-wise Distribution of Workers and Non-Workers

Sr. No		TOT_WORK_P	TOT_WORK_M	TOT_WORK_F
1	Work force 2001	31003	25455	5548
2	Work Force 2011	83458	71961	11497
		MAINWORK_P	MAINWORK_M	MAINWORK_F
1	Work force 2001	29675	24680	4995
2	Work Force 2011	77518	68173	9345
		MARGWORK_P	MARGWORK_M	MARGWORK_F
1	Work force 2001	1328	775	553
2	Work Force 2011	5940	3788	2152
		NON_WORK_P	NON_WORK_M	NON_WORK_F
1	Work force 2001	51899	19342	32557
2	Work Force 2011	190530	71099	119431





Note:

T_W= Total Worker,

T_Ma_W= Total Main Worker,

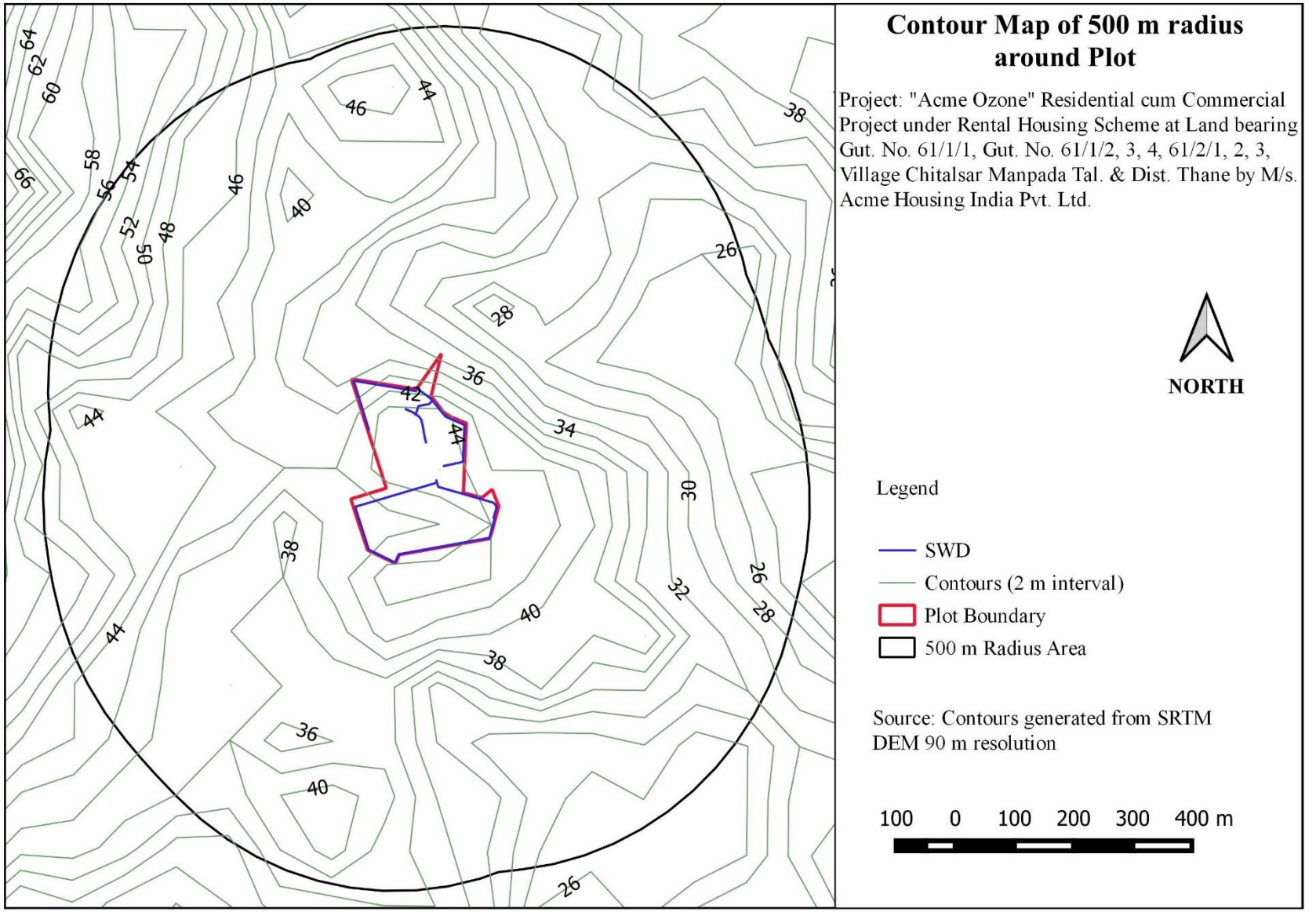
T_Mar_W= Total Marginal Worker,

T_ Non_W= Total Non-Worker

STANDARD TOR COMPLIANCE NO. 5

- Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area.

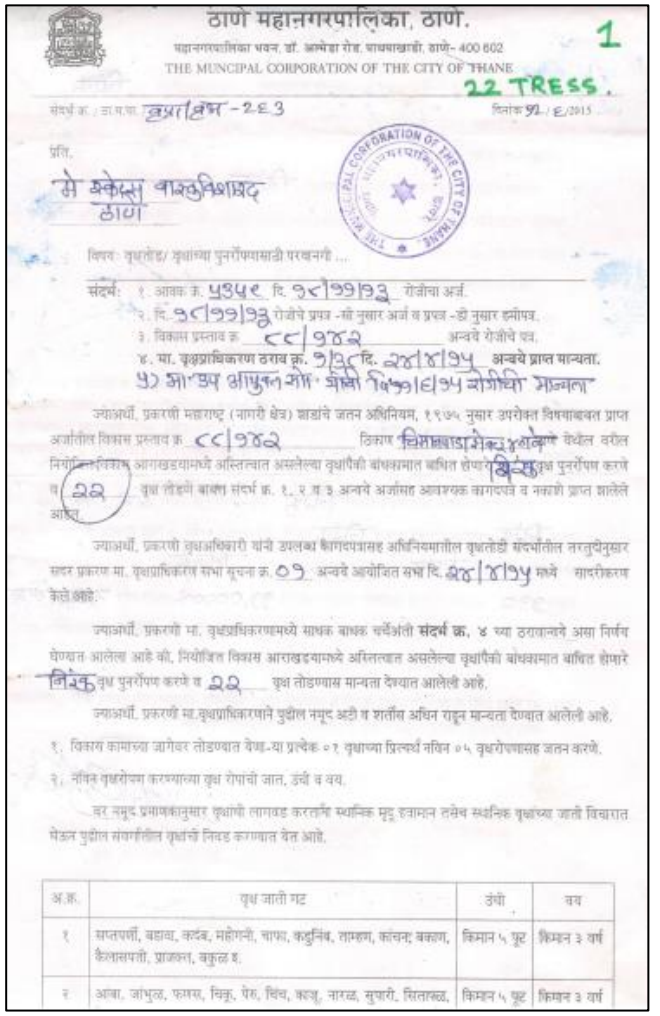
Reply:



STANDARD TOR COMPLIANCE NO. 6

- Submit the details of the trees to be felled for the project.

Reply: As per Cumulative Tree NOC, there are 142 Trees to be cut, 46 to be transplanted and 810 No of trees to be Planted.



ठाणे महानगरपालिका, ठाणे.

महानगरपालिका भवन, डॉ. आंबेडकर रोड, पाचपाखाडी, ठाणे- 400 602

THE MUNCIPAL CORPORATION OF THE CITY OF THANE

1

22 TREES.

संदर्भ क्र. : ठामपा/वृक्ष/खउअ/वृक्ष-2283 दिनांक 31/12/2015

प्रति,

मे. एकेएस वास्तुविशारद

ठाणे

विषय : वृक्षतोड/ वृक्षांच्या पुनर्रोपणासाठी परवानगी ...

संदर्भ: १. आपला अर्ज क्र. 4545 दि. 30/09/23 रोजीचा अर्ज.

२. दि. 30/09/23 रोजीचे प्रपत्र -सी नुसार अर्ज व प्रपत्र -डी नुसार हमीपत्र.

३. विकास प्रस्ताव क्र. CC/982 अन्वये रोजीचे पत्र.

४. मा. वृक्षप्राधिकरण ठराव क्र. 3/3C दि. 28/8/24 अन्वये प्राप्त मान्यता.

५) मा.उप आयुक्त सो. यांचे दि.19/6/24 रोजीचा मान्यता

ज्याअर्थी, प्रकरणी महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ नुसार उपरोक्त विषयाबाबत प्राप्त अर्जातील विकास प्रस्ताव क्र. CC/982 ठिकाण चितळसर मानपाडा ठाणे येथील वरील नियोजित विकास आराखड्यामध्ये अस्तित्वात असलेल्या वृक्षांपैकी बांधकामात बाधित होणारे निरंक वृक्ष पुनर्रोपण करणे व 22 वृक्ष तोडणे बाबत संदर्भ क्र. १, २ व ३ अन्वये अर्जासह आवश्यक कागदपत्रे व नकाशे प्राप्त झालेले आहेत.

ज्याअर्थी, प्रकरणी वृक्षअधिकारी यांनी डावला कागदपत्रासह अधिनियमातील वृक्षतोडी संदर्भातील तरतुदीनुसार सदर प्रकरण मा. वृक्षप्राधिकरण सभा सूचना क्र. 07 अन्वये आयोजित सभा दि. 28/8/24 रोजी सादरीकरण केले आहे.

ज्याअर्थी, प्रकरणी मा. वृक्षप्राधिकरणामध्ये साधक बाधक चर्चेअंती **संदर्भ क्र. ४** च्या ठरावान्वये असा निर्णय घेण्यात आलेला आहे की, नियोजित विकास आराखड्यामध्ये अस्तित्वात असलेल्या वृक्षांपैकी बांधकामात बाधित होणारे निरंक वृक्ष पुनर्रोपण करणे व 22 वृक्ष तोडणेस मान्यता देण्यात आलेली आहे.

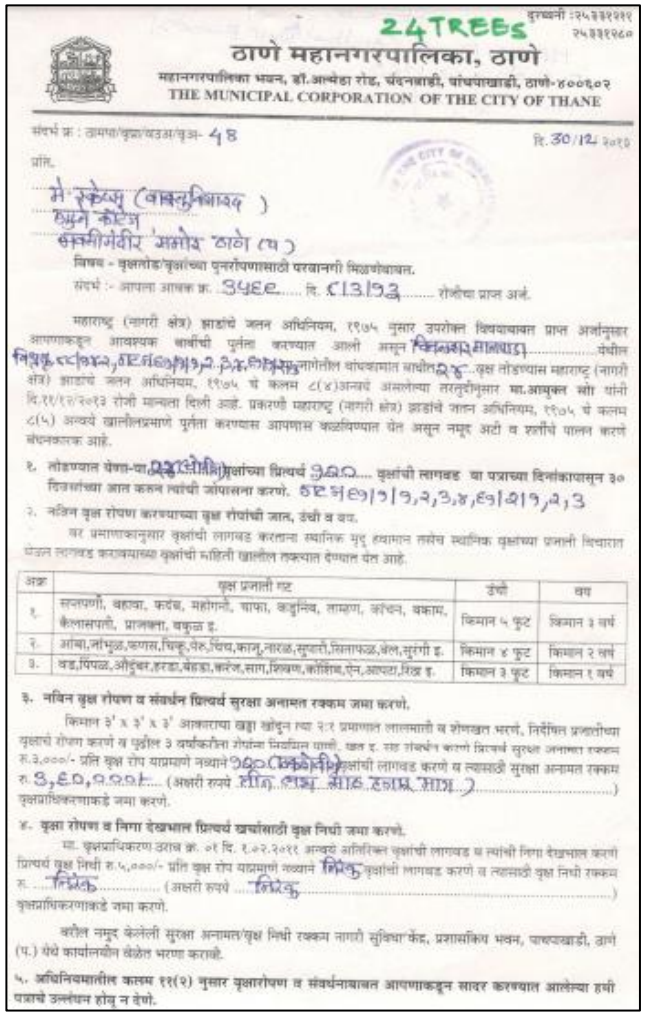
ज्याअर्थी, प्रकरणी मा.वृक्षप्राधिकरणाने पुढील नमूद अटी व शर्तींस अधिन राहून मान्यता देण्यात आलेली आहे.

१. विकास कामाच्या जागेवर तोडण्यात येत्या-या प्रत्येक ०१ वृक्षाच्या प्रित्यर्थ नविन ०५ वृक्षरोपणासह जतन करणे.

२. नविन वृक्षरोपण करण्याच्या वृक्ष रोपांची जात, उंची व वय.

वर नमूद प्रमाणकानुसार वृक्षांची लागवड करतांना स्थानिक मृदू हवामान तसेच स्थानिक वृक्षांच्या जातीं विचारात घेऊन पुढील संदर्भातील वृक्षांची निवड करण्यात येत आहे.

अ.क्र.	वृक्ष जाती गट	उंची	वय
१	सप्तपर्णी, बहावा, कदंब, महोगनी, चाफा, कडुनिंब, ताम्हण, कांचन, वकाम, कैलासपती, प्राजक्ता, बकुळ इ.	किमान ५ फूट	किमान ३ वर्ष
२	आंबा, जांभूळ, फणस, चिकू, पेरू, चिंच, काजू, नारळ, सुपारी, सिताफळ,	किमान ५ फूट	किमान ३ वर्ष



24TREES

ठाणे महानगरपालिका, ठाणे

महानगरपालिका भवन, डॉ.आंबेडकर रोड, चंदनवाडी, पांचपाखाडी, ठाणे-४००६०२

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र : ठामपा/वृक्ष/खउअ/वृक्ष- 48 दि. 30/12/2015

प्रति,

मे. एकेएस (वास्तुविशारद)

ठाणे कॉर्नर

सम्मीलमंदिर समोर ठाणे (प)

विषय - वृक्षतोड/वृक्षांच्या पुनर्रोपणासाठी परवानगी मिळणेबाबत.

संदर्भ :- आपला आवेदन क्र. 3455 दि. 13/12/23 रोजीचा प्राप्त अर्ज.

महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ नुसार उपरोक्त विषयाबाबत प्राप्त अर्जानुसार आपणाकडून आवश्यक बाबींची पूर्तता करण्यात आली असून किनारा मानपाडा येथील नियोजित विकास आराखड्यामध्ये अस्तित्वात असलेल्या वृक्षांपैकी बांधकामात बाधीत २२ वृक्ष तोडण्यास महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ चे कलम ८(४)अन्वये असलेल्या तरतुदीनुसार मा.आयुक्त सो यांनी दि.१९/१२/२०१३ रोजी मान्यता दिली आहे. प्रकरणी महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ चे कलम ८(५) अन्वये खालीलप्रमाणे पूर्तता करण्यास आपणास कळविण्यात येत असून नमूद अटी व शर्तींचे पालन करणे बंधनकारक आहे.

१. तोडण्यात येत्या-या २२ वृक्षांच्या प्रित्यर्थ ३८० वृक्षांची लागवड या पत्राच्या दिनांकापासून ३० दिवसांच्या आत करून त्यांची जोपासना करणे. 5E1/1,2,3,4,5/2,3

२. नविन वृक्ष रोपण करण्याच्या वृक्ष रोपांची जात, उंची व वय.

वर प्रमाणकानुसार वृक्षांची लागवड करताना स्थानिक मृदू हवामान तसेच स्थानिक वृक्षांच्या प्रजाती विचारात घेऊन लागवड करावयाच्या वृक्षांची महिती खालील तक्त्यात देण्यात येत आहे.

अक्र	वृक्ष प्रजाती गट	उंची	वय
१.	सप्तपर्णी, बहावा, कदंब, महोगनी, चाफा, कडुनिंब, ताम्हण, कांचन, वकाम, कैलासपती, प्राजक्ता, बकुळ इ.	किमान ५ फूट	किमान ३ वर्ष
२.	आंबा,जांभूळ,फणस,चिकू,पेरू,चिंच,काजू,नारळ,सुपारी,सिताफळ,बेल,सुरंगी इ.	किमान ४ फूट	किमान २ वर्ष
३.	वड,पिंपळ,ओटुंबर,हरडा,बेहडा,करंज,साग,शिसम,कॉशिड,ऐन,आपटा,रिठा इ.	किमान ३ फूट	किमान १ वर्ष

३. नविन वृक्ष रोपण व संवर्धन प्रित्यर्थ सुरक्षा अनामत रक्कम जमा करणे.

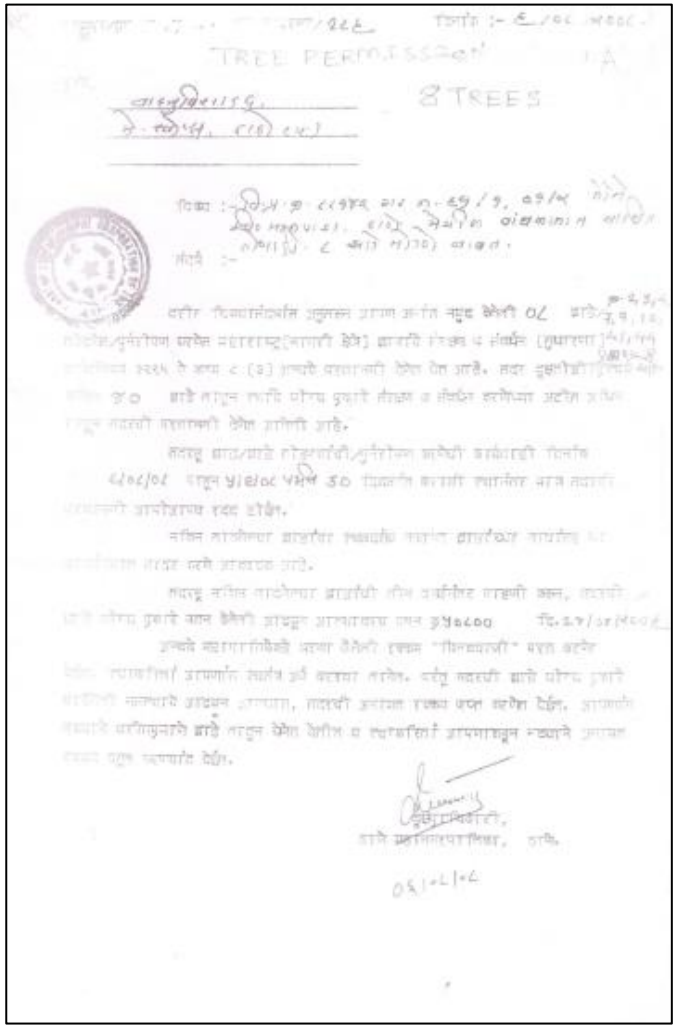
किमान ३' x ३' x ३' आकाराचा खड्डा खोदून त्या २:१ प्रमाणात लालमाती व शेणखत भरणे, निर्देशित प्रजातीच्या वृक्षाचे रोपण करणे व पुढील ३ वर्षकालीन रोपांना नियमित पाणी, खत इ. सह संवर्धन करणे प्रित्यर्थ सुरक्षा अनामत रक्कम रु.३,०००/- प्रति वृक्ष रोप याप्रमाणे नव्याने 380 वृक्षांची लागवड करणे व त्यासाठी सुरक्षा अनामत रक्कम रु. 3,E0,000/- (अक्षरी रुपये तीन लाख आठ हजार मात्र) वृक्षप्राधिकरणाकडे जमा करणे.

४. वृक्ष रोपण व निगा देखभाल प्रित्यर्थ खर्चासाठी वृक्ष निधी जमा करणे.

मा. वृक्षप्राधिकरण ठराव क्र. ०१ दि. १.०२.२०११ अन्वये अतिरिक्त वृक्षांची लागवड व त्यांची निगा देखभाल करणे प्रित्यर्थ वृक्ष निधी रु.५,०००/- प्रति वृक्ष रोप याप्रमाणे नव्याने निरंक वृक्षांची लागवड करणे व त्यासाठी वृक्ष निधी रक्कम रु. निरंक (अक्षरी रुपये निरंक) वृक्षप्राधिकरणाकडे जमा करणे.

वरील नमूद केलेली सुरक्षा अनामत/वृक्ष निधी रक्कम नागरी सुविधा केंद्र, प्रशासकिय भवन, पाचपाखाडी, ठाणे (प.) येथे कार्यालयीन वेळेत भरणा करावी.

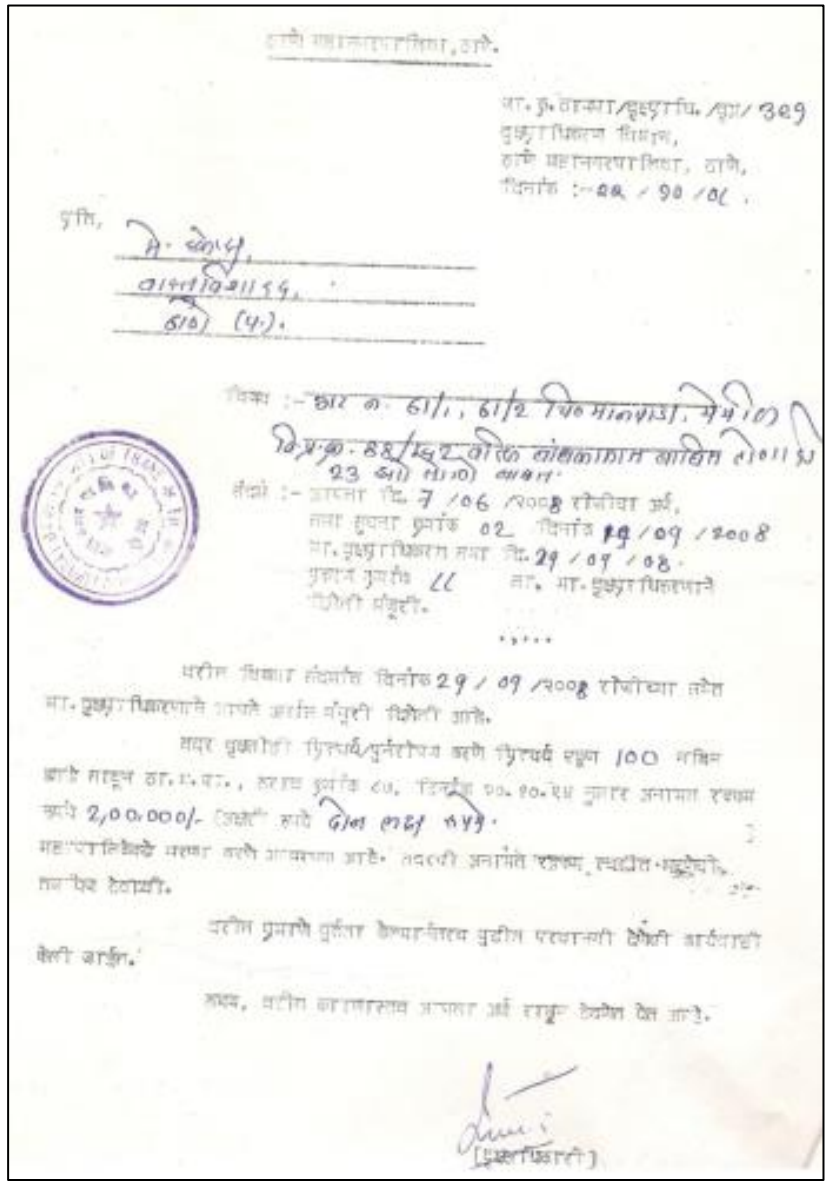
५. अधिनियमातील कलम ११(२) नुसार वृक्षारोपण व संवर्धनाबाबत आपणाकडून सादर करण्यात आलेल्या हमी पत्राचे उल्लंघन होवू न देणे.



TREE PERMISSION

8 TREES

STANDARD TOR COMPLIANCE NO. 6 ….contd



ठाणे महानगरपालिका, ठाणे.

वृक्ष प्राधिकरण विभाग
प्रशासकीय भवन, ३ रा मजला,
पाचपाखाडी, ठाणे - ४०० ६०२.
तामप/वृप्रा/वृक्ष/ ११७५ ५
दिनांक : ३/१/२००९

प्रति,
मे. स्केप्स आर्किटेक्स
बालमी मॅन्शिप, पाचपाखाडी
ठाणे (प)

विषय :- विलासराव मालपाडा योगेश गट नं ६३/१ आणि ६२/२
विकास प्रस्ताव क्र.८८/१४२ डोंगरील वोकाळाल बाकील १० झाडे पुनरोपण

संदर्भ :- १) आपला दि. ४/१२/२००८ रोजीचा अर्ज
२) मा. वृक्ष प्राधिकरण सभा दि. ४ व ३१/१२/२००८ मंजूरी क्र. १७६

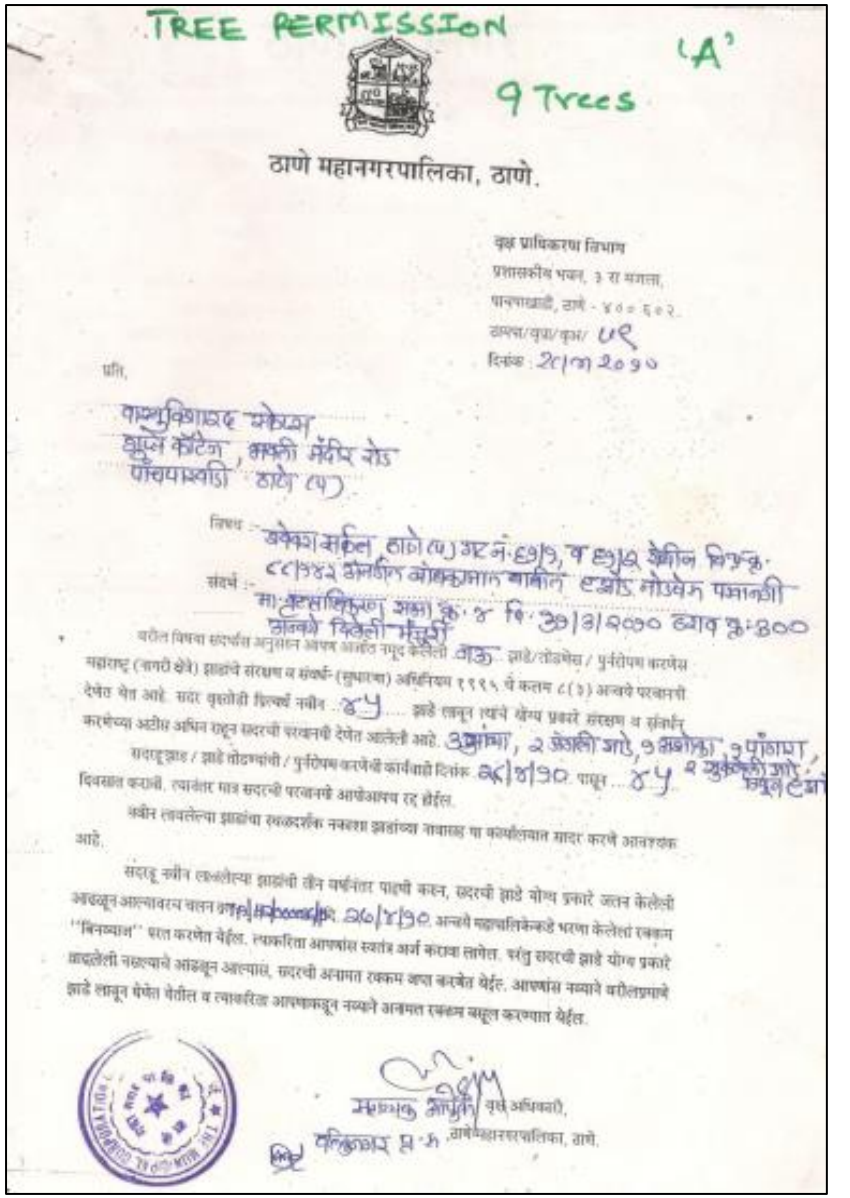
परील विषया संदर्भीय अनुक्रमे आपले अर्जास मंजूरी देणेत आली आहे. झाडे तोडण्यास / पुनर्रोपण करणेस महाराष्ट्र (नागरी क्षेत्रे) झाडांचे संरक्षण व संवर्धन (सुधारणा) अधिनियम १९९५ चे कलम ८(३) अन्वये परवानगी देणेत येत आहे. सदर वृक्षतोडी ठिकाणी नवीन ..... झाडे लावून त्यांचे योग्य प्रकारे संरक्षण व संवर्धन करणेच्या अटीस अधिन राहून सदरची परवानगी देणेत आलेली आहे.

सदरहू झाड / झाडे तोडण्यांचे / पुर्नरोपण करणेची कार्यवाही दिनांक ३१/३/२००९पर्यंत पूर्ण करुन दिवसात कराची. त्यानंतर मात्र सदरची परवानगी आपोआपच रद्द होईल.

नवीन लावलेल्या झाडांचा स्थळदर्शक नकाशा झाडांच्या नावासह व कार्यालयात सादर करणे आवश्यक आहे.

सदरहू नवीन लावलेल्या झाडांची तीन वर्षानंतर पाहणी करुन, सदरची झाडे योग्य प्रकारे जतन केलेली आढळून आल्यावरच बातन क्र. १७०५८७१ R-३१/३/२००९ अन्वये महापालिकेकडे भरणा केलेली रक्कम "बिनव्याज" परत करणेत येईल. त्याकरिता आपणास स्वतंत्र अर्ज करावा लागेल. परंतु सदरची झाडे योग्य प्रकारे जोपासली नसल्याचे आढळून आल्यास, सदरची अनामत रक्कम जप्त करणेत येईल. आपणांस नव्याने वरीलप्रमाणे झाडे लावून पोषित वेतील व त्याकरिता आपणाकडून नव्याने अनामत रक्कम वसूल करण्यात येईल.

सहा. आयुक्त (वृक्ष) / वृक्ष अधिकारी
ठाणे महानगरपालिका, ठाणे.
माणिक मालपाडा प्रकाश आमेली



TREE PERMISSION 'A'
9 Trees

ठाणे महानगरपालिका, ठाणे.

वृक्ष प्राधिकरण विभाग
प्रशासकीय भवन, ३ रा मजला,
पाचपाखाडी, ठाणे - ४०० ६०२.
तामप/वृप्रा/वृक्ष/ ५९
दिनांक : २८/१/२०१०

प्रति,
पार्थ्रुकिशोर मोदगा
खुले कॉटेज, बालमी मॅन्शिप रोड
पाचपाखाडी ठाणे (प)

विषय :- जकेश सर्किल, ठाणे (प) गट नं.६३/१, व ६३/२ जैसिल विषय क्र. ८८/१४२ डोंगरील वोकाळाल बाकील ९ झाडे पोषवेत पमानगी जांबले किसली मंजूरी

संदर्भ :- मा. वृक्षप्राधिकरण सभा क्र. ४ दि. ३१/३/२००० ठराव नु.४००

परील विषया संदर्भीय अनुक्रमे आपले अर्जास मंजूर केलेली आहे. झाडे/तोडण्यास / पुर्नरोपण करणेस महाराष्ट्र (नागरी क्षेत्रे) झाडांचे संरक्षण व संवर्धन (सुधारणा) अधिनियम १९९५ चे कलम ८(३) अन्वये परवानगी देणेत येत आहे. सदर वृक्षतोडी ठिकाणी नवीन ४५ झाडे लावून त्यांचे योग्य प्रकारे संरक्षण व संवर्धन करणेच्या अटीस अधिन राहून सदरची परवानगी देणेत आलेली आहे. ३ आंबा, २ जेंगली जाई, १ अशोक, १ पाँगारा, १ खुरकली जाई, १ लिंबू

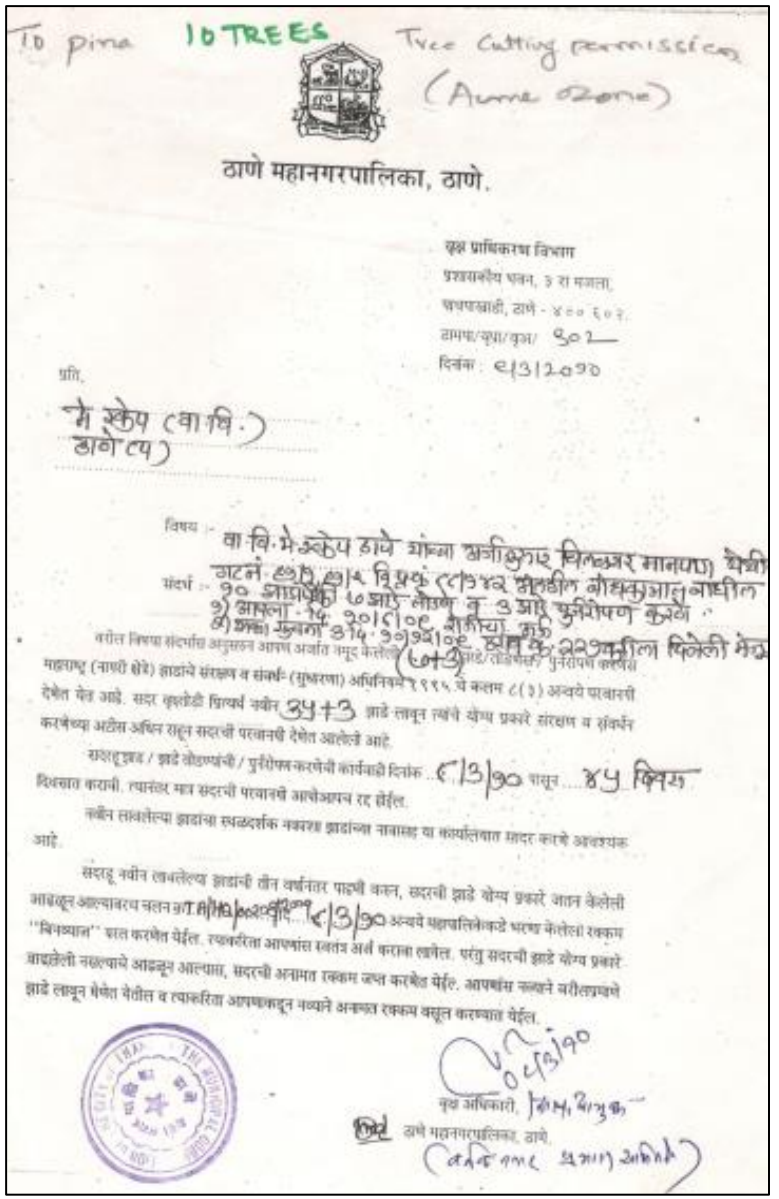
सदरहू झाड / झाडे तोडण्यांची / पुर्नरोपण करणेची कार्यवाही दिनांक २८/१/१० पासून ४५ दिवसात कराची. त्यानंतर मात्र सदरची परवानगी आपोआपच रद्द होईल.

नवीन लावलेल्या झाडांचा स्थळदर्शक नकाशा झाडांच्या नावासह या कार्यालयात सादर करणे आवश्यक आहे.

सदरहू नवीन लावलेल्या झाडांची तीन वर्षानंतर पाहणी करुन, सदरची झाडे योग्य प्रकारे जतन केलेली आढळून आल्यावरच बातन क्र. [illegible] दि. २८/१/१० अन्वये महापालिकेकडे भरणा केलेली रक्कम "बिनव्याज" परत करणेत येईल. त्याकरिता आपणास स्वतंत्र अर्ज करावा लागेल. परंतु सदरची झाडे योग्य प्रकारे जोपासली नसल्याचे आढळून आल्यास, सदरची अनामत रक्कम जप्त करणेत येईल. आपणांस नव्याने वरीलप्रमाणे झाडे लावून पोषित वेतील व त्याकरिता आपणाकडून नव्याने अनामत रक्कम वसूल करण्यात येईल.

सहा. आयुक्त (वृक्ष) वृक्ष अधिकारी,
ठाणेमहानगरपालिका, ठाणे.

STANDARD TOR COMPLIANCE NO. 6 ….contd



To Pina 10 TREES Tree Cutting permission (Aune Zone)

ठाणे महानगरपालिका, ठाणे.

वृक्ष प्राधिकरण विभाग
प्रशासकीय भवन, ३ रा मजला,
चंदनवाडी, ठाणे - ४०० ६०२.
दामफ/वृप्रा/वृअ/ ५०२
दिनांक : ९/३/२०१०

प्रति,
मे. स्केप (वा.वि.)
ठाणे (प)

विषय :- वा.वि.मे.स्केप ठाणे यांना अनधिकृत चिल्लर मानपाडा येथी गटनं ८९, ९०, ९१ वि.प्र.कं (८/३४२ सेक्टर नौपाडा/१ नाहील १० आडाचे ७ आडे तोडणे व ३ आडे पुनरोपण करणे.

संदर्भ :- १) आपला दि. २०/८/०९ रोजीचा अर्ज
२) अक्षा कुलना ३१५ ३०/२/१०९ दोघांचा कुई दि. २२/२/१०९ सोबतील जोडलेली मेळ

(८+३)

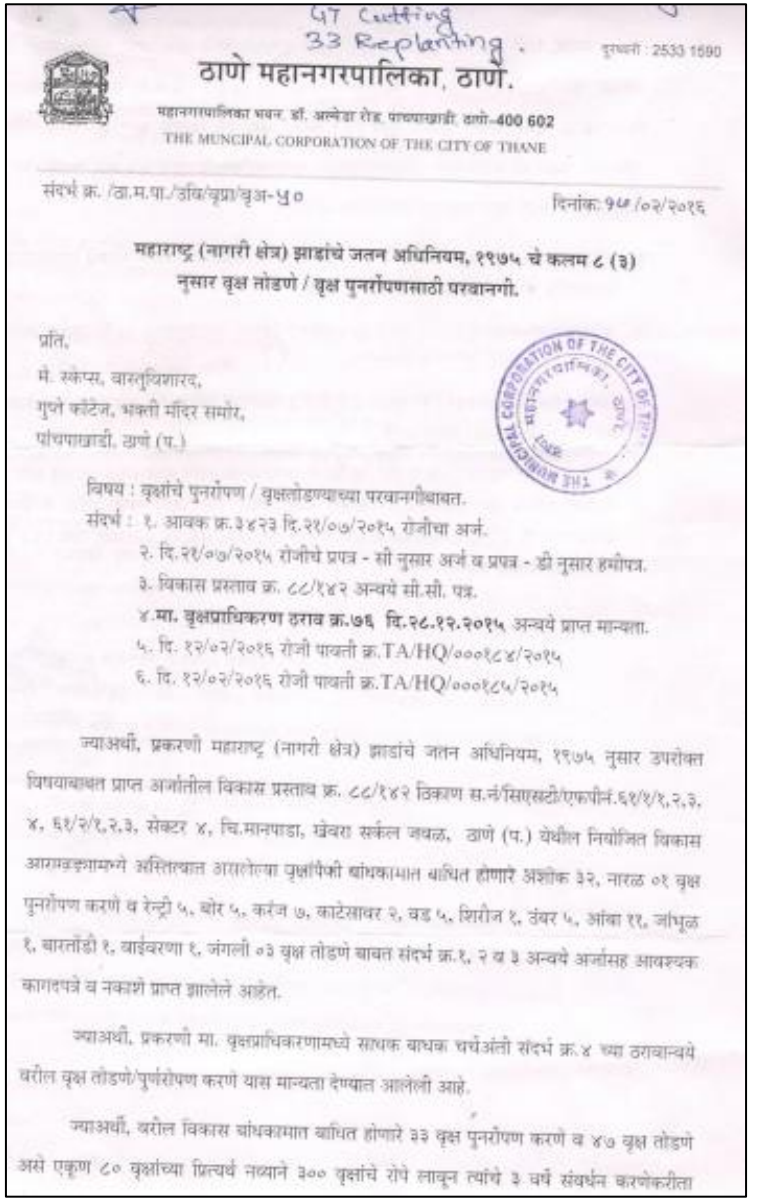
वरील विषय संदर्भाधीन अनुक्रमांक आपण अर्जात नमूद केलेले झाडे/तोडण्यासाठी/पुनरोपण करणेस महाराष्ट्र (नागरी क्षेत्र) झाडांचे संरक्षण व संवर्धन (सुधारणा) अधिनियम १९९५ चे कलम ८(३) अन्वये परवानगी देणेत येत आहे. सदर वृक्षतोडी पित्यर्थ नवीन ३५+३ झाडे लावून त्यांचे योग्य प्रकारे संरक्षण व संवर्धन करणेच्या अटीस अधिन राहून सदरची परवानगी देणेत आलेली आहे.

सदर झाड / झाडे तोडण्याची / पुनरोपण करणेची कार्यवाही दिनांक ९/३/१० पासून ४५ दिवस दिवसात करावी. त्यानंतर मात्र सदरची परवानगी आपोआपच रद्द होईल.

नवीन लावलेल्या झाडांचा स्थळदर्शक नकाशा झाडांच्या नावासह या कार्यालयात सादर करणे आवश्यक आहे.

सदरू नवीन लावलेल्या झाडांची तीन वर्षानंतर पाहणी करून, सदरची झाडे योग्य प्रकारे जतन केलेली आढळून आल्यावरच चलन क्र. TR/H0/0000/दि. ९/३/१० अन्वये महापालिकेकडे भरणा केलेली रक्कम "विनव्याज" परत करणेत येईल. त्याकरीता आपणास स्वतंत्र अर्ज करावा लागेल. परंतु सदरची झाडे योग्य प्रकारे वाढलेली नसल्याचे आढळून आल्यास, सदरची अनामत रक्कम जप्त करणेत येईल. आपणांस कळवले मुदतीमध्ये झाडे लावून येणेत येतील व त्याकरिता आपणाकडून नव्याने अनामत रक्कम वसूल करण्यात येईल.

९/३/१०
वृक्ष अधिकारी,
ठाणे महानगरपालिका, ठाणे.



47 Cutting
33 Replanting

ठाणे महानगरपालिका, ठाणे.

दूरध्वनी : 2533 1590

महानगरपालिका भवन, डॉ. आल्मेडा रोड, पाचपाखाडी, ठाणे-400 602
THE MUNCIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र. /ठा.म.पा./उवि/वृप्रा/वृअ-५०

दिनांक: १७/०२/२०१६

महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ चे कलम ८ (३) नुसार वृक्ष तोडणे / वृक्ष पुनर्रोपणासाठी परवानगी.

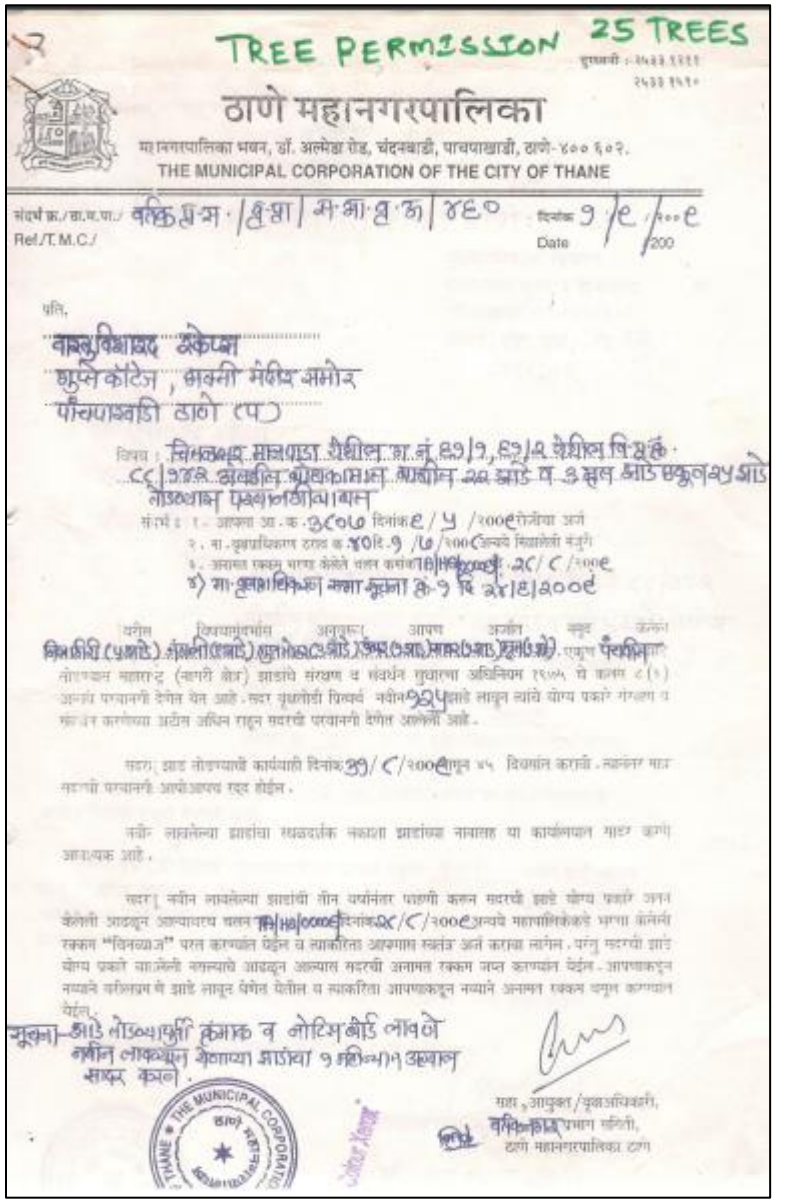
प्रति,
मे. स्केप्स, वास्तुविशारद,
गुप्ते कॉटेज, भक्ती मंदिर समोर,
पाचपाखाडी, ठाणे (प.)

विषय : वृक्षांचे पुनर्रोपण / वृक्षतोडण्याच्या परवानगीबाबत.
संदर्भ : १. आवक क्र.३४२३ दि.२१/०७/२०१५ रोजीचा अर्ज.
२. दि.२१/०७/२०१५ रोजीचे प्रपत्र - सी नुसार अर्ज व प्रपत्र - डी नुसार हमीपत्र.
३. विकास प्रस्ताव क्र. ८८/१४२ अन्वये सी.सी. पत्र.
४. मा. वृक्षप्राधिकरण ठराव क्र.७६ दि.२८.१२.२०१५ अन्वये प्राप्त मान्यता.
५. दि. १२/०२/२०१६ रोजी पावती क्र.TA/HQ/०००१८४/२०१५
६. दि. १२/०२/२०१६ रोजी पावती क्र.TA/HQ/०००१८५/२०१५

ज्याअर्थी, प्रकरणी महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ नुसार उपरोक्त विषयाबाबत प्राप्त अर्जातील विकास प्रस्ताव क्र. ८८/१४२ ठिकाण स.नं/सिएसटी/एफपीनं.६१/१/१,२,३, ४, ६१/२/१,२,३, सेक्टर ४, चि.मानपाडा, खेवरा सर्कल जवळ, ठाणे (प.) येथील नियोजित विकास आराखड्यामध्ये अस्तित्वात असलेल्या वृक्षांपैकी बांधकामात बाधित होणारे अशोक ३२, नारळ ०१ वृक्ष पुनर्रोपण करणे व रेन्ट्री ५, बोर ५, करंज ७, काटेसावर २, वड ५, शिरीज १, उंबर ५, आंबा ११, जांभूळ १, बारतोंडी १, बाईवरणा १, जंगली ०३ वृक्ष तोडणे बाबत संदर्भ क्र.१, २ व ३ अन्वये अर्जासह आवश्यक कागदपत्रे व नकाशे प्राप्त झालेले आहेत.

ज्याअर्थी, प्रकरणी मा. वृक्षप्राधिकरणामध्ये साधक बाधक चर्चेअंती संदर्भ क्र.४ च्या ठरावान्वये वरील वृक्ष तोडणे/पुनर्रोपण करणे यास मान्यता देण्यात आलेली आहे.

ज्याअर्थी, वरील विकास बांधकामात बाधित होणारे ३३ वृक्ष पुनर्रोपण करणे व ४७ वृक्ष तोडणे असे एकूण ८० वृक्षांच्या प्रित्यर्थ नव्याने ३०० वृक्षांचे रोपे लावून त्यांचे ३ वर्षे संवर्धन करणेकरीता



TREE PERMISSION 25 TREES

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

संदर्भ क्र./ठा.म.पा./ वक्षिप्रअ/वृप्रा/मा.भा.वृ.क/४६० दिनांक ९/६/२००९
Ref./T.M.C./ Date

प्रति,
वास्तुविशारद स्केप्स
ग्रुप्से कॉटेज, भक्ती मंदिर समोर
पाचपाखाडी ठाणे (प)

विषय : चिल्लर मानपाडा येथील स.नं ८१/१, ८१/२ येथील वि.प्र.कं. ८८/३४२ अंतर्गत बांधकामात बाधीत २० आडे व ३ मुख आडे एकूण २५ आडे तोडण्यास परवानगीबाबत.

संदर्भ : १. आपला अ.क्र.३८०७ दिनांक ६/५/२००९ रोजीचा अर्ज
२. मा. वृक्षप्राधिकरण ठराव क्र.४७(दि.१)/७/२००९ दिनांकी मिळालेली मंजूरी
३. अनामत रकमेचा भरणा केलेले चलन क्रमांक TR/H0/0000/दि. २८/८/२००९
४) मा. वृक्षप्राधिकरण सभा कुलना क्र.१ दि. २४/६/२००९

वरील विषयानुषंगाने अनुक्रमांक आपण अर्जात नमूद केलेले चिल्लर मानपाडा येथील (५ आडे) संभाजी (३ आडे) खाजगी ७ आडे व ७ आडे मालकी ३ आडे) एकूण पंचवीस (२५ आडे) झाडांचे संरक्षण व संवर्धन सुधारणा अधिनियम १९७५ चे कलम ८(३) अन्वये परवानगी देणेत येत आहे. सदर वृक्षतोडी पित्यर्थ नवीन ७५ झाडे लावून त्यांचे योग्य प्रकारे संरक्षण व संवर्धन करणेच्या अटींस अधिन राहून सदरची परवानगी देणेत आलेली आहे.

सदर झाड तोडण्याची कार्यवाही दिनांक ३१/८/२००९ पासून ४५ दिवसांत करावी. त्यानंतर मात्र सदरची परवानगी आपोआपच रद्द होईल.

नवीन लावलेल्या झाडांचा स्थळदर्शक नकाशा झाडांच्या नावासह या कार्यालयात सादर करणे आवश्यक आहे.

सदरू नवीन लावलेल्या झाडांची तीन वर्षानंतर पाहणी करून सदरची झाडे योग्य प्रकारे जतन केलेली आढळून आल्यावरच चलन क्र. TR/H0/0000/दिनांक ९/८/२००९ अन्वये महापालिकेकडे भरणा केलेली रक्कम "विनव्याज" परत करणेत येईल व त्याकरीता आपणास स्वतंत्र अर्ज करावा लागेल. परंतु सदरची झाडे योग्य प्रकारे वाढलेली नसल्याचे आढळून आल्यास सदरची अनामत रक्कम जप्त करणेत येईल. आपणाकडून नव्याने वरिलप्रमाणे ती झाडे लावून येणेत येतील व त्याकरिता आपणाकडून नव्याने अनामत रक्कम वसूल करण्यात येईल.

सूचना- झाडे तोडण्यापूर्वी क्रमांक व नोटिस बोर्ड लावणे
नवीन लावण्यात येणाऱ्या झाडांचा ७ महिन्यांचा अहवाल सादर करणे.

सहा.आयुक्त/वृक्षअधिकारी,
वक्षिप्रअ प्रभाग समिती,
ठाणे महानगरपालिका ठाणे

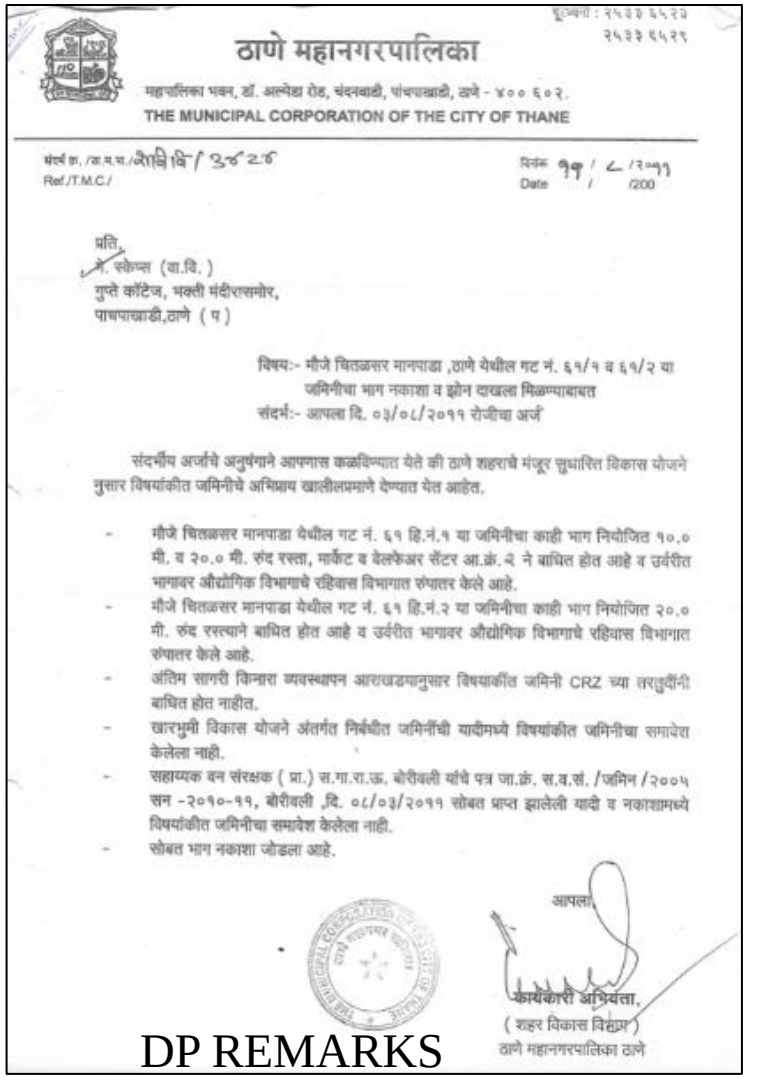
STANDARD TOR COMPLIANCE NO. 7

- Submit the present land use and permission required for any conversion such as forest, agriculture etc.

Reply: As per DP Remarks the present Land Use is designated for Residential use only. DP Plan and Remarks are attached herewith.



DP PLAN



DP REMARKS

STANDARD TOR COMPLIANCE NO. 8

- Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

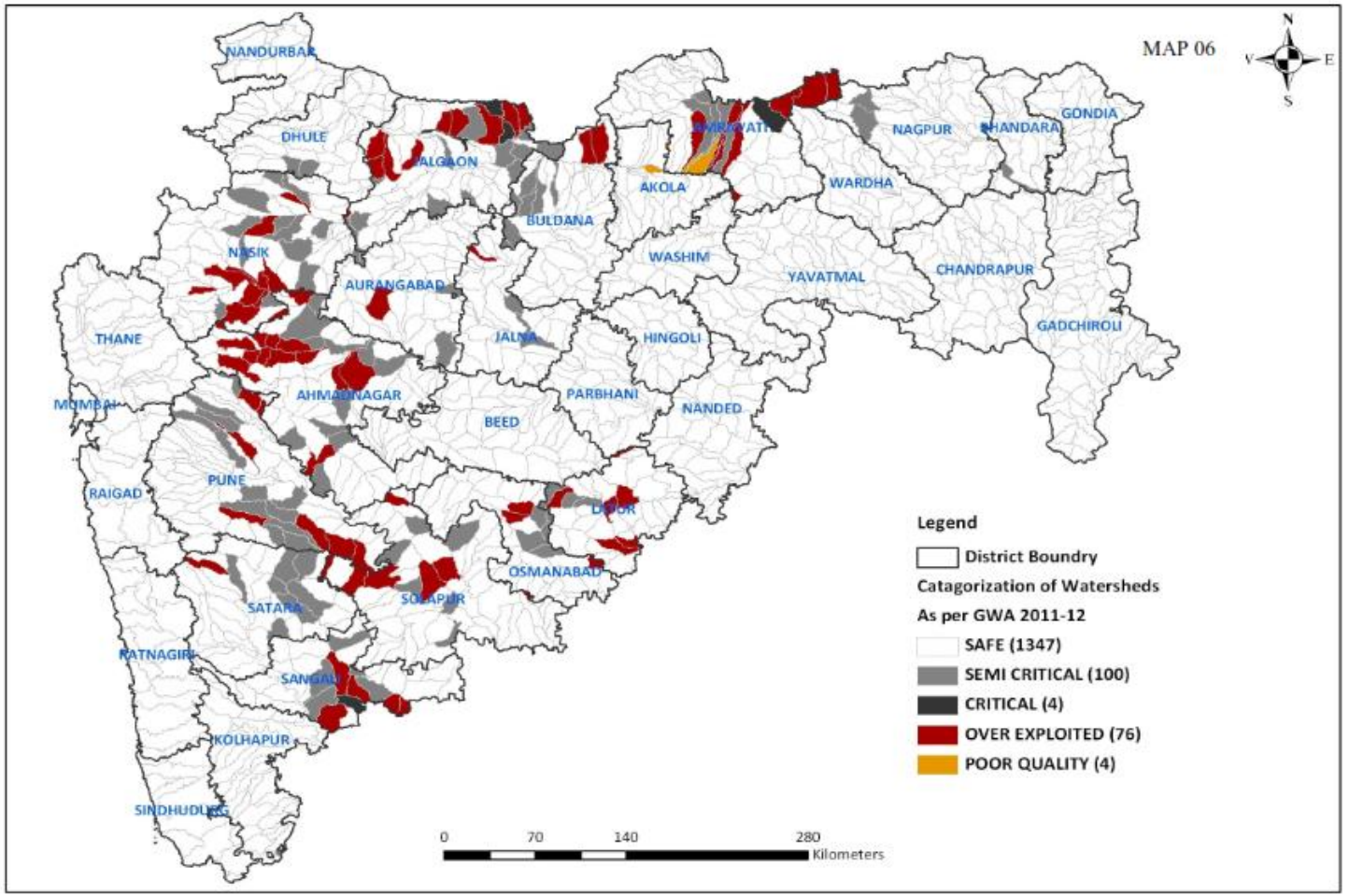
Reply: As per Environment (Protection) Act, 1986 (No.29 Of 1986), Roles and Responsibilities are shown in the below table.

No.	Section	Responsibility of the Occupier
1	5	Where situation so arises, submit a detailed, comprehensive, timely reply to show Cause Notice of intended Directions of closures etc. to convey your diligence and bond of good behavior. This is a time, when you can submit for some quick stop-gap arrangements, to save the situation if you can.
2	5	Again submit a latest, detailed, comprehensive, and timely and invite attention to the resultant environmentally safe situation due to your honest stop-gap arrangements if any, on receipt of a Notice of conformed directions of closures etc.; or follow the directions. Else Punishable under section 15.
3	7	Do not discharge or emit any environmental pollutants in excess of standards prescribed. Else Punishable under section 15.
4	8	Handle hazardous substances as per procedure and comply with all safeguards. Else Punishable.
5	9 (1)	Forthwith intimate an occurrence, or such apprehension, of excess level of environmental pollutants due to accident, or other unforeseen act or event to the Authorities like SPCB, Collectorate, Factory Inspectorate and render assistant to them when called. Else Punishable.
6	9 (3)	Note that Government may recover expense with interest from the Occupier, which is incurred in remedial measures.
7	10 (1)	Note that the empowered Officer shall have right of entry and inspection and also seizure. Do not obstruct.
8	10 (2)	Occupier is bound to render all assistant to the officer so empowered.
9	11 (1)	Note that an Officer of SPCB shall have power to take samples of air, water, soil other substances.
	Penalty	
10	15	Note that contraventions of provisions of this Act, Rules or Orders there under, shall be punishable with imprisonment for a term which may extend to one lakh rupees or with both
11	26	Under rule 14 every occupier needing Consent or authorization shall submit Environmental Statement on prescribed Form on or before 30th of September of succeeding year

STANDARD TOR COMPLIANCE NO. 9

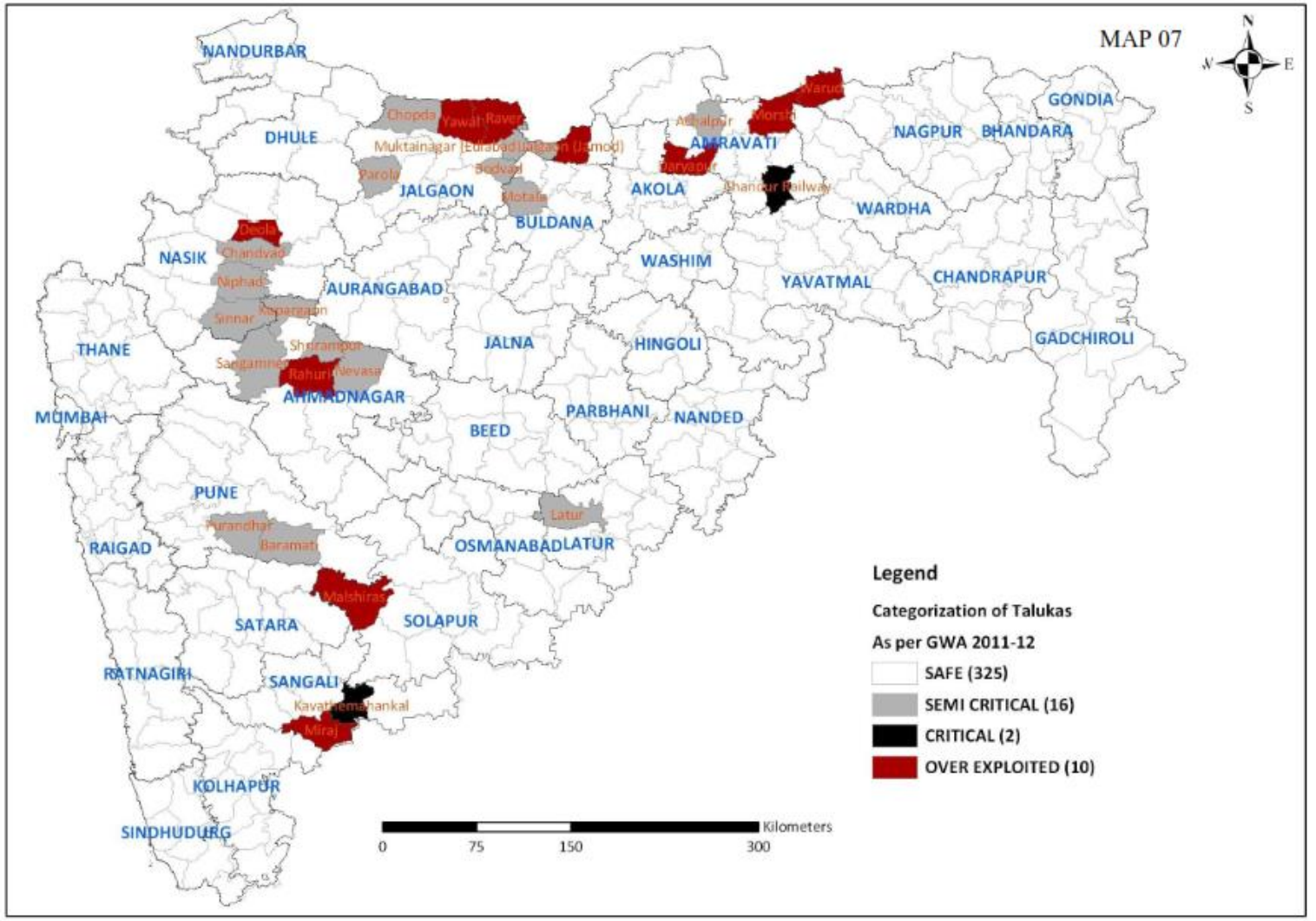
- Ground water classification as per the Central Ground Water Authority.

Reply: Same has been identified and classified and mentioned in the aforesaid figure.



Ground Water Status Categorization of Talukas (2011-2012)Source: CGWB Central Region Nagpur, GOI

STANDARD TOR COMPLIANCE NO. 9….contd



Ground Water Status Categorization of Talukas (2011-2012)Source: CGWB Central Region Nagpur, GOI

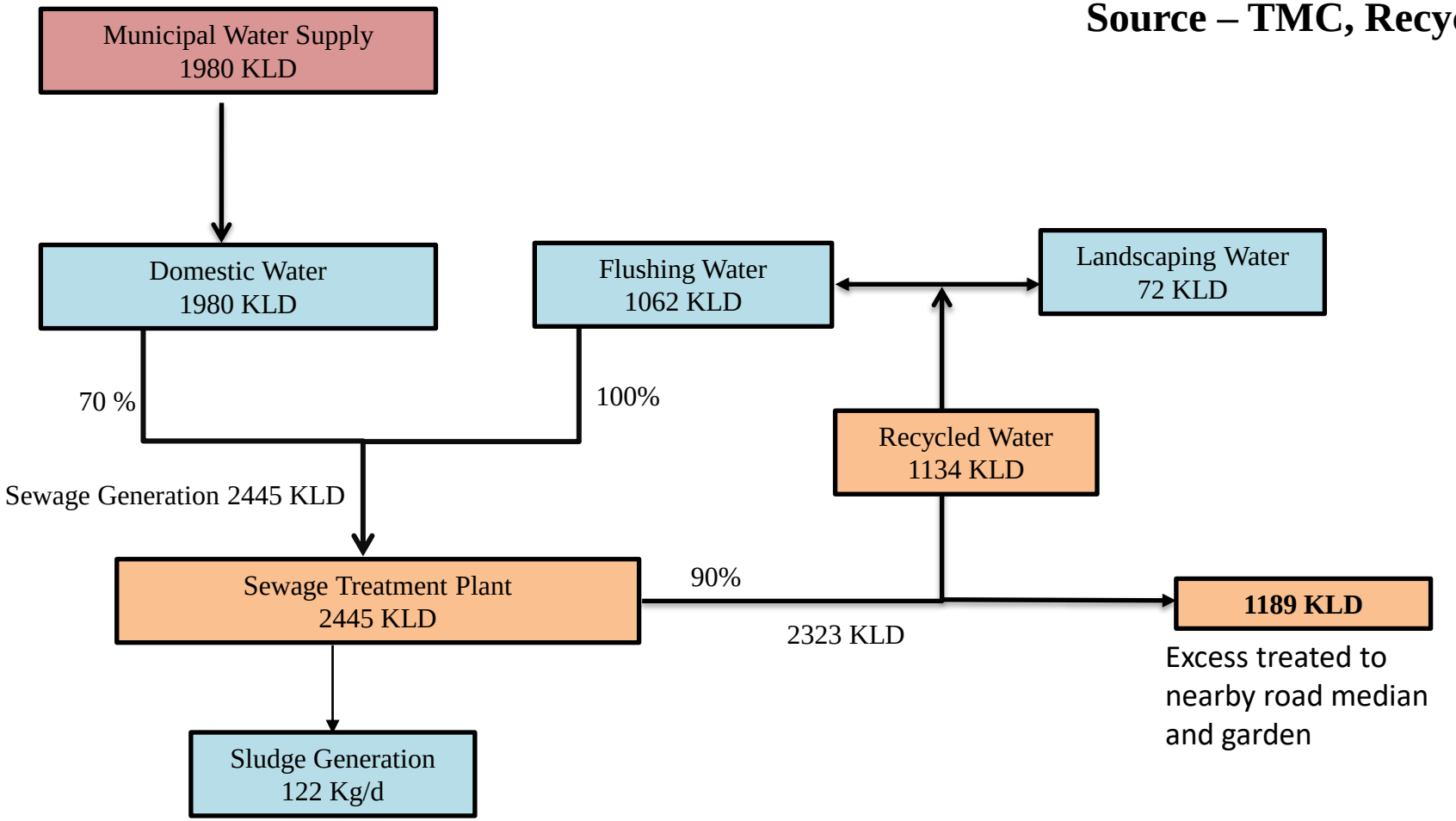
STANDARD TOR COMPLIANCE NO. 10

- Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

Reply: During Non Monsoon Season

Total Water Requirement = 3114 KLD

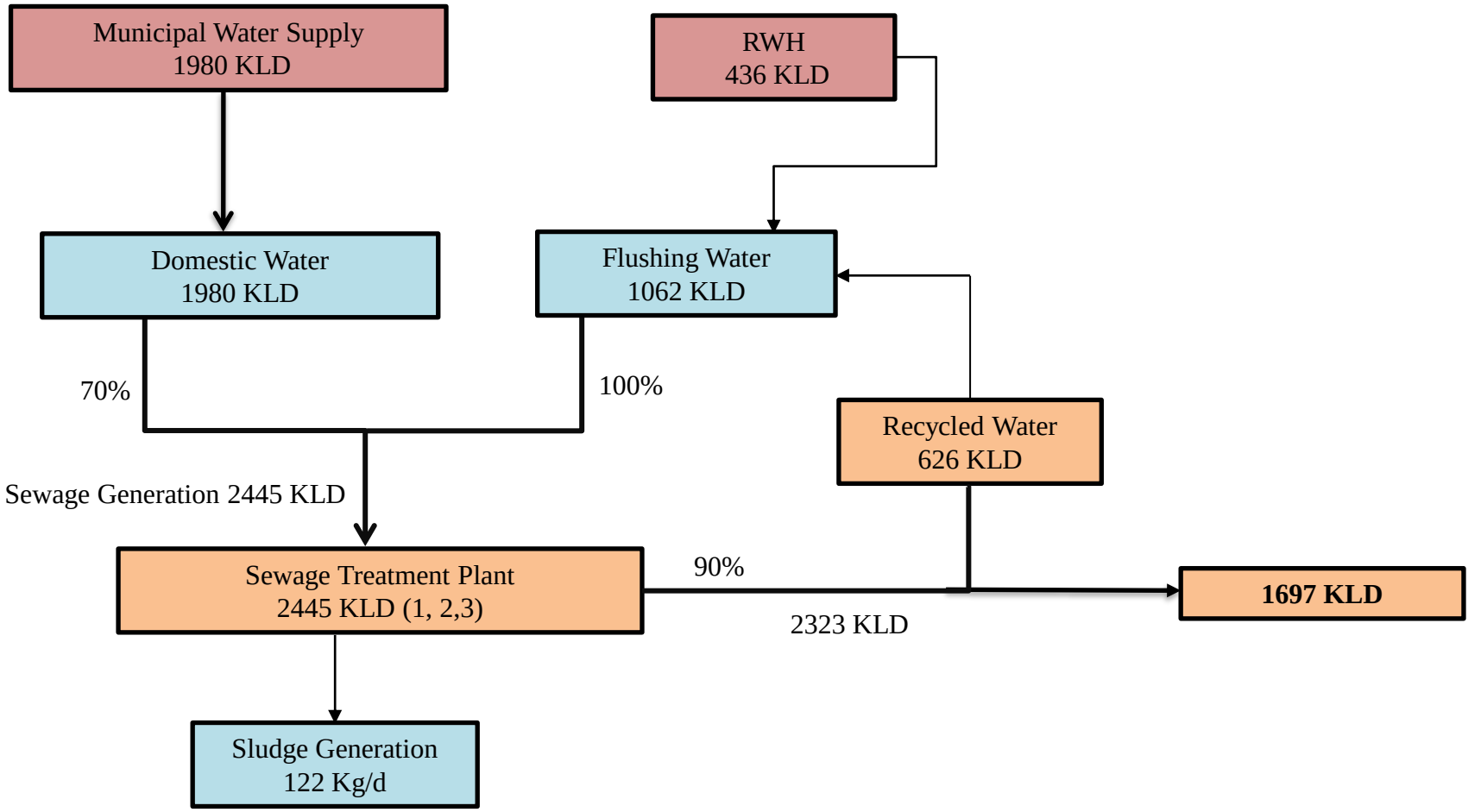
Source – TMC, Recycled Water from STP



STANDARD TOR COMPLIANCE NO. 10….contd

Total Water Requirement = 3042 KLD
Source – TMC, RWH, Recycled Water from STP

During Monsoon Season



STANDARD TOR COMPLIANCE NO. 11

- Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

Reply:

Sr. No.	Area	Surface Type	Runoff Coefficient	Roof Area (sq m)	Intensity of rainfall (mm/day)	Discharge m^3/day
1	Terrace Area of Plot A	Hardscape (Paved)	0.90	5607	42	212
					Rain Water Tank 212 cum- (2 Days storage -424 cum)	
2	Terrace Area of Plot B	Hardscape (Paved)	0.90	1610	42	61
					Rain Water Tank 61 cum (2 Days storage - 122cum)	
3	Terrace Area of MMRDA plot	Hardscape (Paved)	0.90	4290	42	162
					Rain Water Tank 81 cum (2 Days storage-324 cum)	

Total RWH Tanks Capacity = 870 cum

STANDARD TOR COMPLIANCE NO. 12

- Examine soil characteristics and depth of ground water table for rainwater harvesting.

Reply: The EC of the soil is observed to be less than which shows the normal soil (not a salt affected soil) and with slightly alkaline pH representing the soil is dominated with soluble salts with good biodegradation. The organic matter 2.58% which can be used for landscaping .The moisture content of the soil is also good which can be good for trees and plants proposed. As per Soil Investigation Report the Depth of Ground Water is 1m – 8m below Ground Level.

Parameters	Unit	Project Site (October to November 2019)
Ph	-	7.49
EC	µS/cm	1386.00
Organic Matter	%	2.58
Available Phosphorus	mg/kg	1.76
Total Kjeldhal Nitrogen	%	978.67
Soil Moisture	%	14.59
Water Holding Capacity	%	36.08
Chlorides	mg/kg	81.88
Calcium	mg/kg	285.10
Magnesium	mg/kg	33.68
Sulphate	mg/kg	44.35
Sodium (Na)	mg/kg	3458.11
Potassium (K)	mg/kg	3132.38
Iron	mg/kg	93154.63
Copper	mg/kg	106.96
Lead	mg/kg	97.66
Zinc	mg/kg	152.90

STANDARD TOR COMPLIANCE NO. 13

- Examine details of solid waste generation treatment and its disposal.

Reply: Waste Generation during Construction Phase as well as Operation Phase has been carried out and given below.

During Construction Phase

Waste	Quantity	Management
Excavation Material	79,250 Cum	This quantity will be transported in covered vehicle to the designated site permitted in Debris NOC following the debris management plan and C and D rules 2016.
Cement Bags	5853 Nos.	RMC plant will be used for major construction activity. Rest of the Empty bags to be handed over to recycler.
Paint container (@20L)	300 Nos.	To be handed over to recycler.
Scrap metal generated	2.0Tonnes	100 % to be sold for recycling.
Broken Tiles	500 sq.m	Waste tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces.
Aggregates	4.0 Tonnes	To be used as a layer for internal roads and building boundary wall.

STANDARD TOR COMPLIANCE NO. 13….contd

During Operation Phase

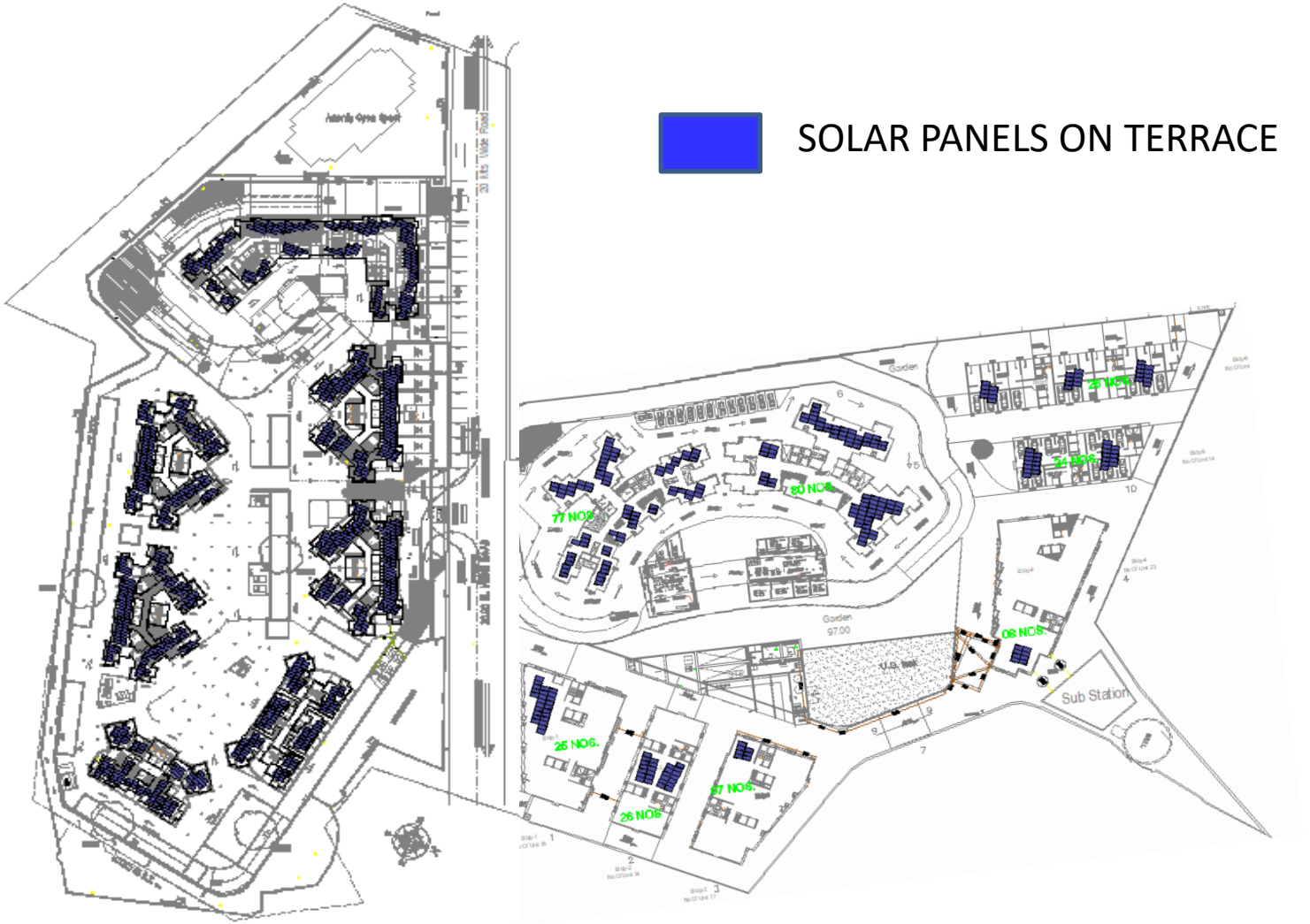
Particular	Population	Solid Waste Generation		Total (kg/Day)
		Biodegradable (kg/day)	Non-Biodegradable (kg/day)	
Plot A, B & MMRDA	22946 Nos.	6533	4336	10869
Management		To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users.	Will be handed over to MPCB authorised recycler	

E Waste Generated will be 11.5 Tons per Year. It will be stored separately and disposed as per E waste Management Rules 2016

STANDARD TOR COMPLIANCE NO. 14

- Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption

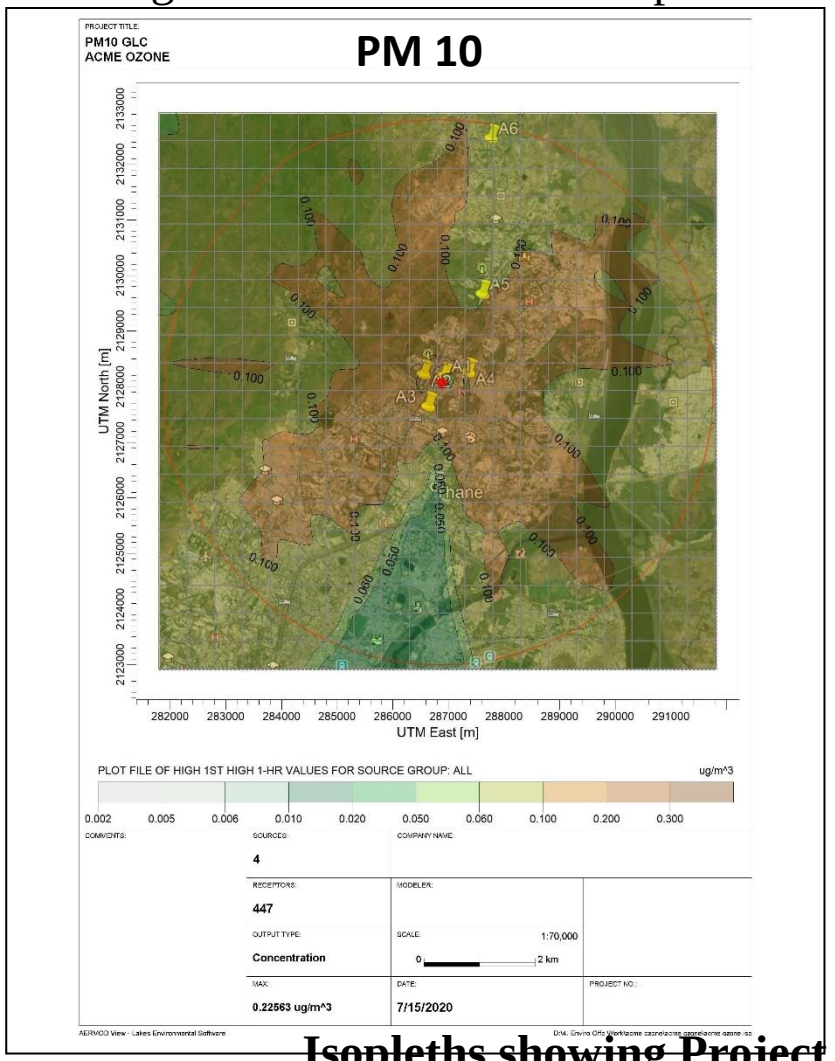
Reply: Usage of Solar Panels and Solar PV is proposed. Layout for the same is attached.

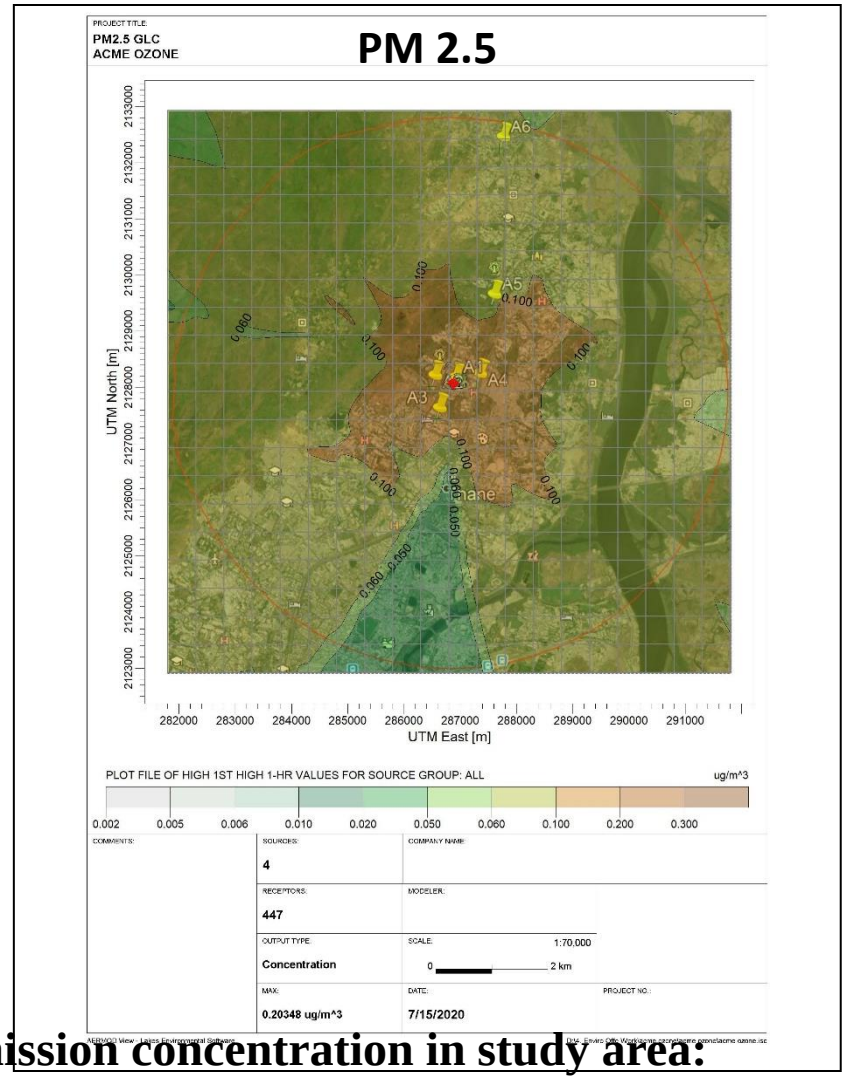


STANDARD TOR COMPLIANCE NO. 15

- DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

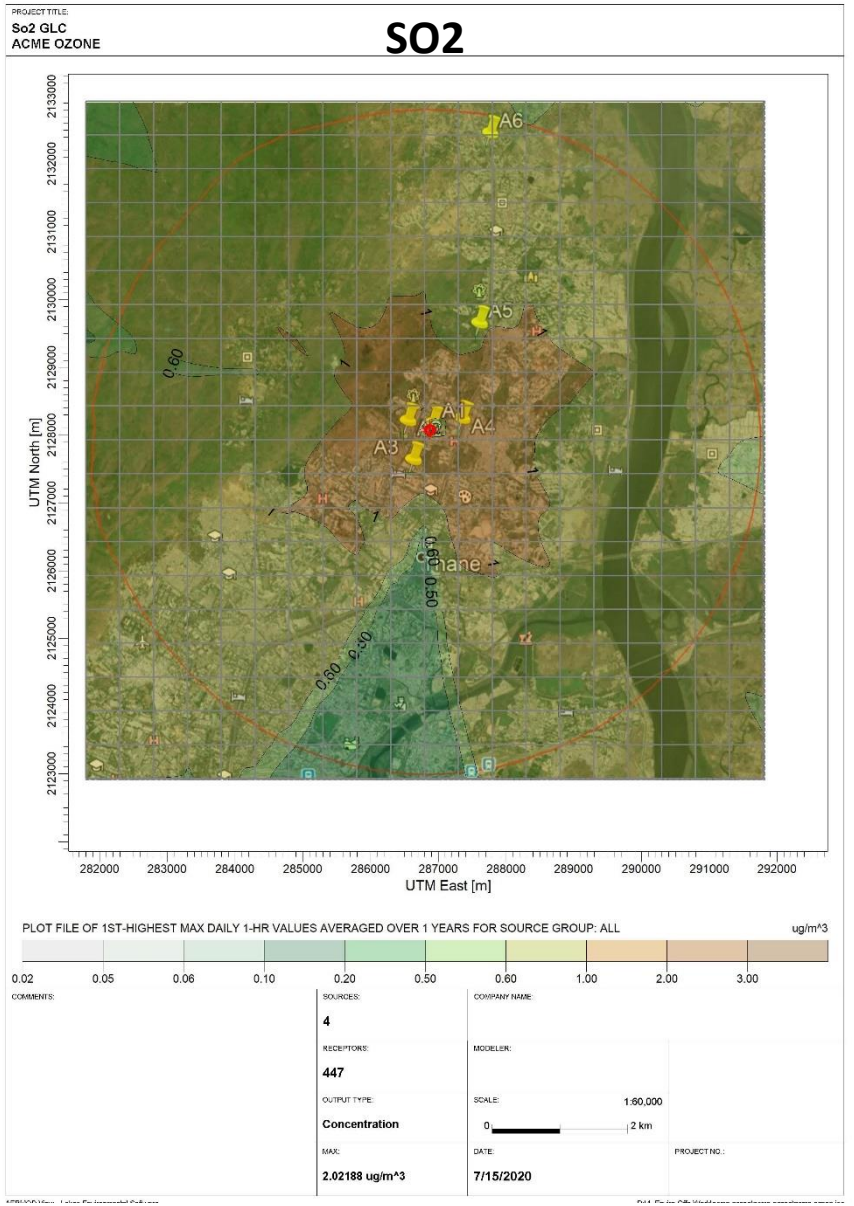
Reply: Isopleths showing the concentration of the pollutants due the DG Set emission is attached herewith.

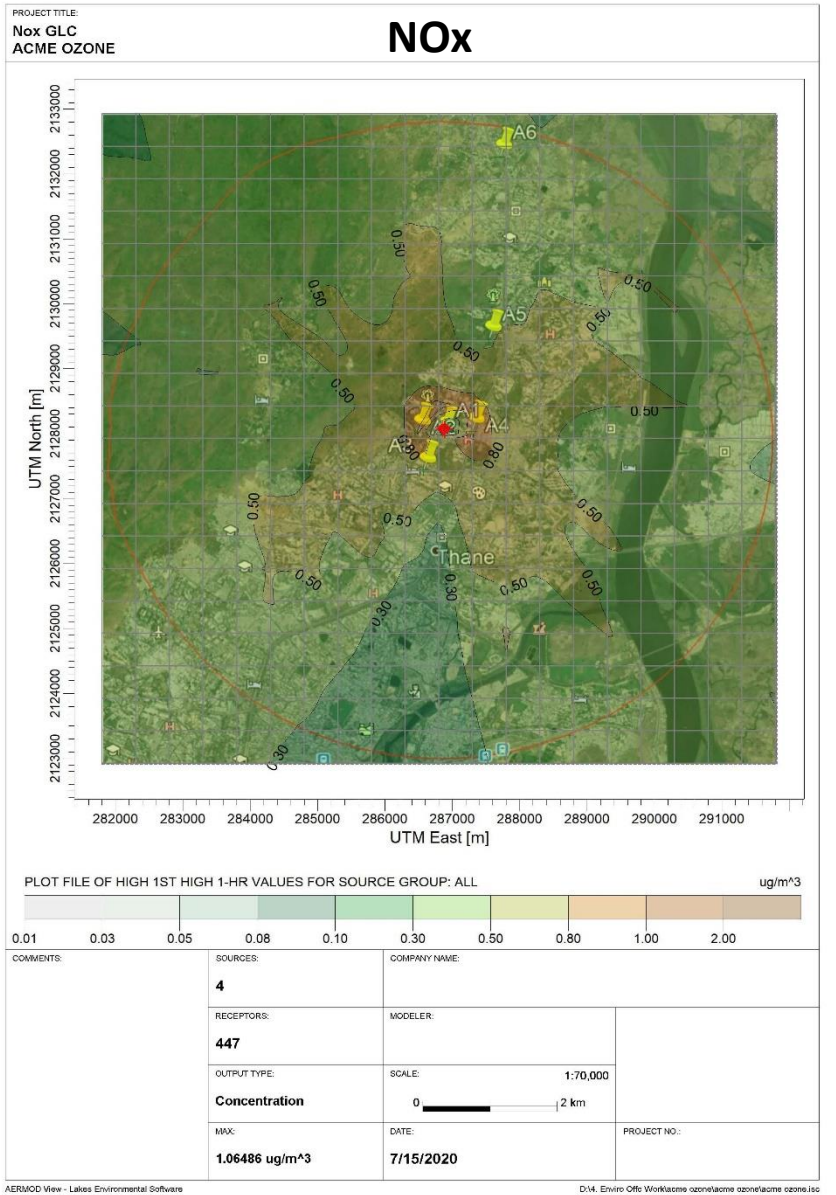




Isopleths showing Project emission concentration in study area:

STANDARD TOR COMPLIANCE NO. 15…contd





Isopleths showing Project emission concentration in study area:

STANDARD TOR COMPLIANCE NO. 16

- Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

Reply: Site Proximity of the project with nearby amenities are shown.

Site	Name	Arial Distance from the proposed project	Direction
Nearest Road	20 mt wide D.P road	Passing through Plot	
Nearest Highway	Thane – Ghodbunder Road	0.45 Km	East
Nearest Railway Station	Thane Railway station	5.8 Km	South
Nearest Bus Station	Manpada Bus Station	0.41 Km	East
Nearest Hospital	Metro Hospital Chatrapati Shiwaji Maharaj Hospital	0.42 Km 4.88 Km	North South
Nearest Airport	Chatrapati Shiwaji Maharaj International Airport	18.58 Km	South
Nearest School	Vasant Vihar High School & Jr. College	1.28 Km	South
Nearest College, if there	N G Bedekar College of Commerce	0.81 Km	South
Nearest Market	D' Mart	800 m	North East
Nearest fire station	Balkum Fire Station	1.00Km	South

STANDARD TOR COMPLIANCE NO. 17

- A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

Reply: Traffic Impact Assessment is been attached as a separate Annexure. Annexure 10.2

STANDARD TOR COMPLIANCE NO. 18

- Examine the details of transport of materials for construction which should include source and availability.

Reply: EMP During Construction and Operation Phase is given in the following slides.

STANDARD TOR COMPLIANCE NO. 19

- Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

Reply: EMP During Construction and Operation Phase is given in the following slides.

STANDARD TOR COMPLIANCE NO. 20

- Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

Reply: Disaster Management Plan is been attached as a separate Annexure. Annexure 10.3

STANDARD TOR COMPLIANCE NO. 21

- Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

Reply: There is no Litigation Pending against the Project.

STANDARD TOR COMPLIANCE NO. 22

- The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

Reply: Total Project Cost is 895 Crores. Capital Cost of EMP is 6.1 Crores and O & M Cost is 63 Lacs/year Respectively.

STANDARD TOR COMPLIANCE NO. 23

- Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website http://moef.nic.in/Manual/Townships'.

Reply : Noted

ENVIRONMENTAL INFRASTRUCTURE

LANDSCAPE PLAN



Bifurcation of RG in sqm

RG 1	2300	Ground	MMRDA
RG 2	890	Ground	
RG 3	548.66	Podium	Plot B
RG 4	434.32	Podium	Plot A
RG 5	2031.56	Podium	
RG 6	464.83	Podium	
RG 7	566.63	Podium	

Required RG	3530.66 sqm
RG on Ground	3190.0 sqm
RG on Podium	4046.0 sqm
Total provided RG	7236.0 sqm

Total No of Trees Proposed – 856 No's
Total No of Trees Planted on Site - 423 No's

TREE PLANTATION DETAILS

Sr.No.	Botanical Name	Common Name	Quantity	Characteristics & Ecological Importance
1	Areca Catechu	Supari Palm	90	Fruiting
2	Michelia Champaca	Champaca	25	Flowering
3	Alstonia Scholaris	Saptparni	50	Flowering
4	Nyctanthes arbortritis	Prajakta	30	Flowering
5	Psidium Guajava	Peru	25	Fruiting
6	Bauhinia Variegata	Kanchan	85	Shading
7	Largerstroemia speciosa	Taman	35	Medicinal
8	Cassia Fistula	Bahave	45	Shading
9	Albizia lebbeck	Shirish	35	Shading
10	Syzygium Cumini	Jambhul	20	Fruiting
11	Azadirachta indica	Kadunimb/Neem	45	Medicinal
12	Plumeria alba	Chafa	40	Flowering
13	Mimusops Elengi	Bakul	30	Flowering
14	Annona Squamosa	Sitaphal	50	Fruiting
15	Manilkara Zapota	Chikoo	20	Fruiting
16	Mangifera indica	Mango	15	Fruiting
17	Artocarpus heterophyllus	Jackfruit/Phanas	10	Fruiting
18	Sarca indica	Ashoka	30	Shading
19	Bauhinia Blackeana	Hong Kong Orchid	10	Flowering
20	Terminalia mantaly	Madagascar Almond	30	Fruiting
21	Muntingia Calabura	Singapore Cherry	10	Fruiting
22	Licula Grandis	Raffled Fan Palm	30	Flowering
23	Poplar tree	Cotton wood	10	Shading
24	Swietenia Macrophylla	Mohogany	30	Flowering
25	Wodyetia Bifurcata	Foxtail Plam	35	Shading
26	Polyalthia longifolia	False Ashoka	40	Shading
27	Cordia Sebestena	Scarlet Cordia	15	Shading
Total Proposed Trees			**856**	

SHRUBS SPECIES PLANTATION DETAILS

Sr.No.	Botanical Name	Quantity
1	Alocasia Esculenta	192
2	Alpinia Purpurata	1160
3	Bambusa species drawf	50
4	Canna Malawiensis	120
5	Canna Generalis Gold	138
6	Calathea Lutea	110
7	Chamaedorea Elegans	33
8	Costus speciosus	92
9	Crinum Asiaticum	158
10	Dianella Tasmanica	4334
11	Hymenocallis Species	65
12	Heliconia Psittacorum	36
13	Nephrolepis Exaltata	860
14	Pandanus Sandarae	60
15	Pennisetum setaceum	847
16	Philodendron Xanadu	214
17	Philodendron sellum	318
18	Pogonantherum Paniceum	250
19	Pisonia Alba	60
20	Quisqualis India	75
21	Raphis Excelsa	45
22	Rhoeo Spathacea	80
23	Spathiphyllum Wallisii	149
24	Strelitzia Reginae	763
25	Tabernamontana Mini	50
	Total Proposed Shrubs	10067

PARKING STATEMENT

Parking Statement of A+B+C+D+G+H																				
TYPE OF PARKING BAYS	Basement level = 95.40 level				Ground level = 100.00 level				1st level = 105.20 level				2nd level = 108.40 level				STILT level = 111.6 level			
Puzzle		x	1	0	434	x	1	434		x	1	0								
Tandom Parking		x	2	0	9	x	2	18	40	x	2	80	36	x	2	72	22	x	2	44
Tandom Puzzle					31	x	1	31												
Pit stack prking		x	2	0									67	x	2	134				
3lvl stack parking		x	3	0	38	x	3	114												
1+1 stack parking		x	2	0	141	x	2	282	21	x	2	42	0	x	2	0	50	x	2	100
single parking Big		x	1	0	0	x	1	0	149	x	1	149	147	x	1	147		x	1	0
single parking Small		x	1	0	1	x	1	1	49	x	1	49	56	x	1	56	28	x	1	28
For Approval		x	1	0		x	1	0		x	1	0		x	1	0		x	1	0
Total	0			0	654			880	259			320	306			409	100			172

Total Parking For Plot A – 2286 No's

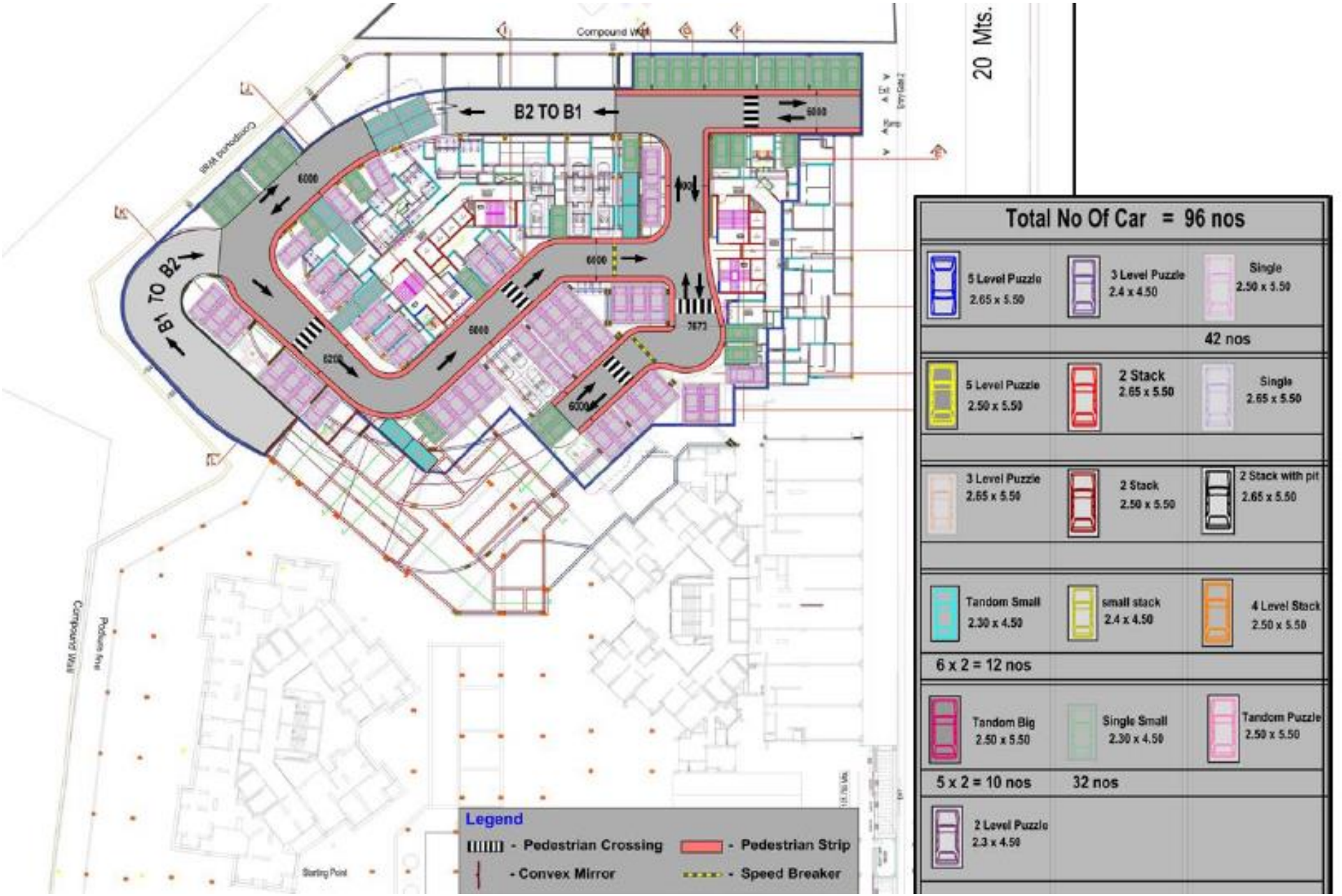
Parking Statement of E+F																								
TYPE OF PARKING BAYS	Basement level 2				Basement level 1				Ground level				1st level				2nd level				STILT level			
Puzzle		x	1			x	1		79	x	1	79	0	x	1	0								
EXTRA IN PIT PUZZLE		x	1	0		x	1	0	0	x	1	0		x	1	0								
3 / 4 LEVEL PUZZLE									25	x	1	25												
Tandom Parking	11	x	2	22	9	x	2	18	2	x	2	4	18	x	2	36	18	x	2	36		x	2	0
Pit stack prking		x	2	0		x	2	0										x	2	0				
3lvl stack parking		x	3	0	0	x	3	0	13	x	3	39												
1+1 stack parking		x	2	0		x	2	0	1	x	2	2	0	x	2	0	0	x	2	0		x	2	0
single parking Big	42	x	1	42	41	x	1	41	4	x	1	4	14	x	1	14	25	x	1	25				
single parking Small	32	x	1	32	41	x	1	41	2	x	1	2	12	x	1	12	31	x	1	31		x	1	0
For Approval		x	1	0		x	1	0		x	1	0		x	1	0		x	1	0		x	1	0
Total	85			96	91			100	126			155	44			62	74			92	0			0

GRAND TOTAL	BASEMENT 1 & 2= 196	GROUND LEVEL =1035	1ST LEVEL = 382	2ND LEVEL = 501	STILT LEVEL = 172	TOTAL=2286

Parking Statement	
Floor	Car Parking
Ground Floor	151
Podium P1	111
Podium P2	103
Stilt Floor	32
Total	397

Total Parking For Plot B – 397 No's

PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT A. LEVEL BASEMENT B2



PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT A. LEVEL BASEMENT B1

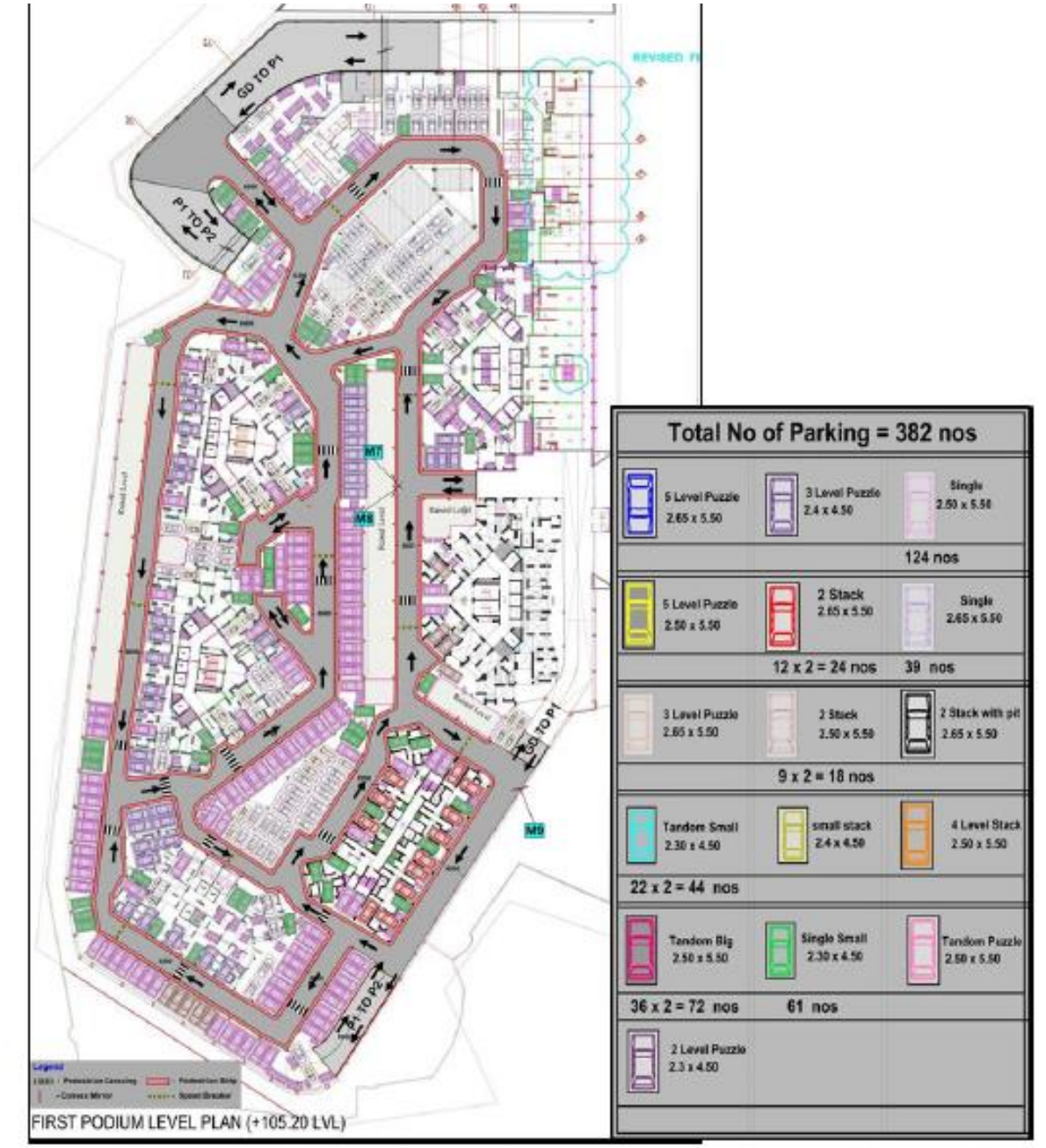


PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT A. LEVEL GROUND

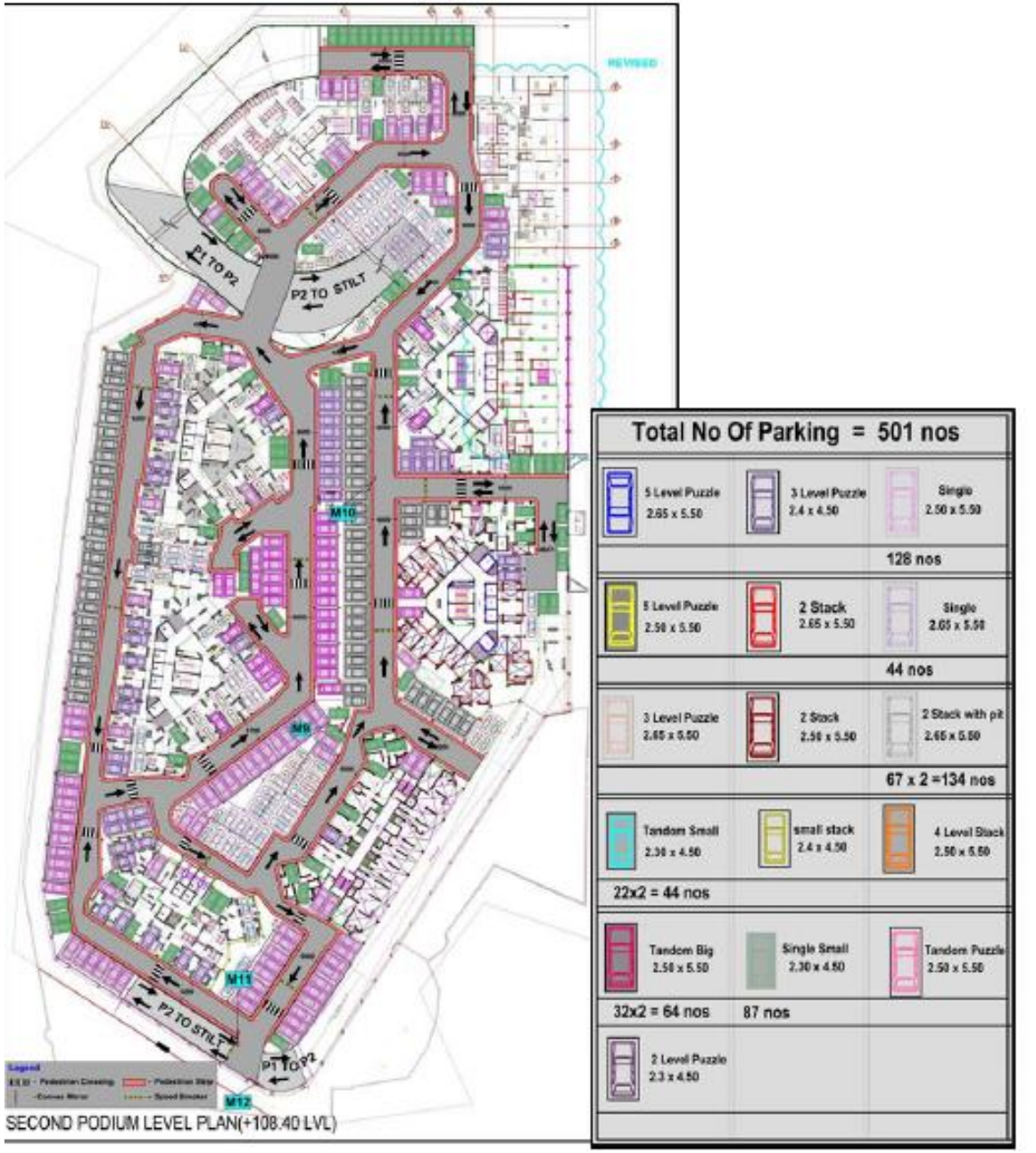


Total No Of Car = 1035 nos		
5 Level Puzzle 2.65 x 5.50	3 Level Puzzle 2.4 x 4.50	Single 2.50 x 5.50
271 nos	5 nos	4 nos
5 Level Puzzle 2.50 x 5.50	2 Stack 2.65 x 5.50	Single 2.65 x 5.50
107 nos	45 x 2 = 90 nos	
3 Level Puzzle 2.50 x 5.50	2 Stack 2.50 x 5.50	2 Stack with pit 2.65 x 5.50
10 nos	61 x 2 = 122 nos	
Tandem Small 2.30 x 4.50	small stack 2.4 x 4.50	4 Level Puzzle 2.50 x 5.50
5x 2 = 10 nos	36 x 2 = 72 nos	66 nos
Tandem Big 2.50 x 5.50	Single Small 2.30 x 4.50	Tandem Puzzle 2.50 x 5.50
6x 2 = 12 nos	3 nos	31 nos
3 STACK 2.3 x 4.50	5 Level Puzzle 2.50 x 5.50	3 Stack 2.50 x 5.50
10 x 3 = 30 nos	79 nos	41 x 3 = 123 nos

PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT A. LEVEL PODIUM P1



PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT A. LEVEL PODIUM P2



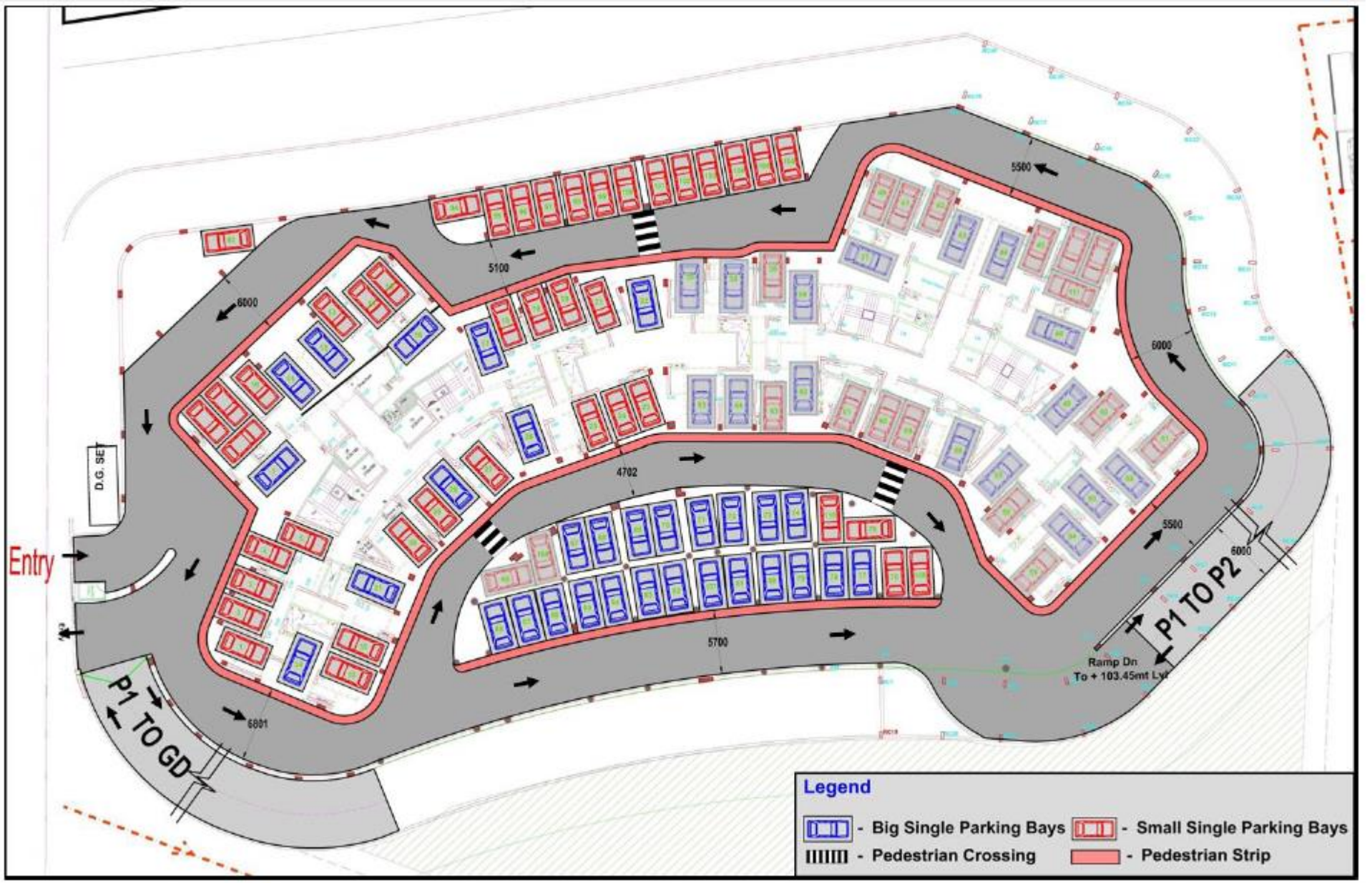
PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT A. LEVEL STILT



PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT B. LEVEL GROUND



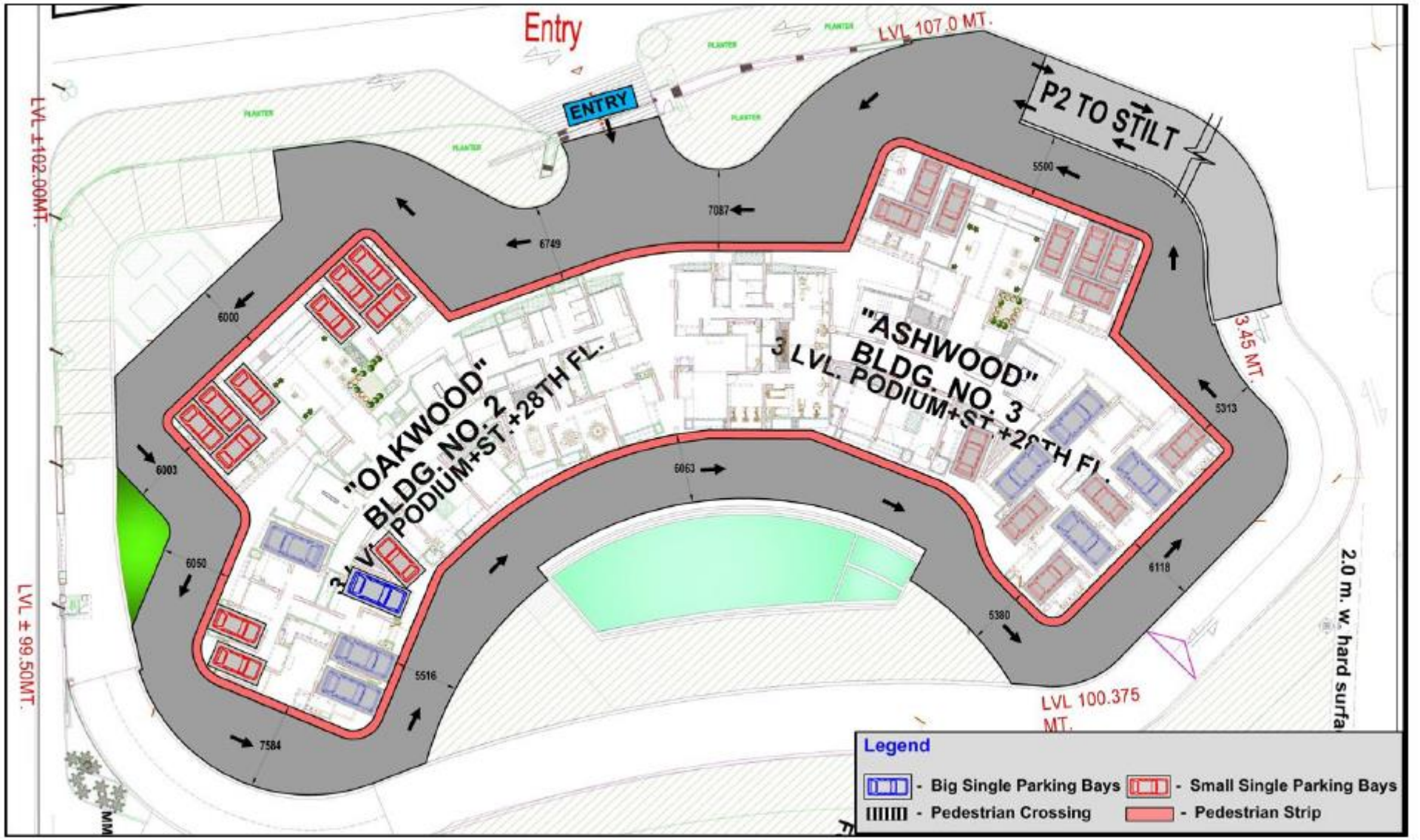
PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT B. LEVEL PODIUM P1



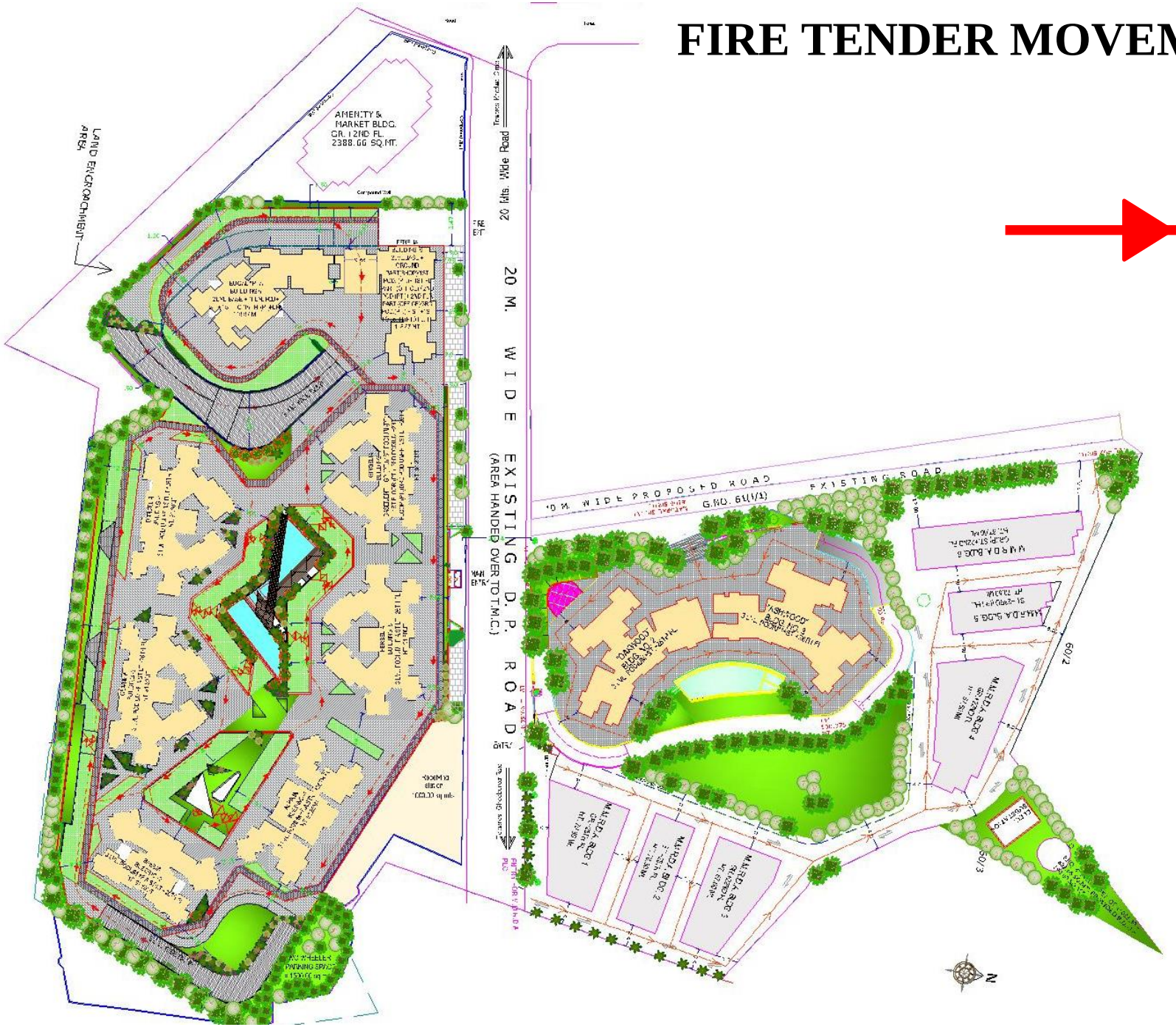
PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT B. LEVEL PODIUM P2



PARKING PLANS & TRAFFIC CIRCULATION FOR PLOT B. LEVEL STILT



FIRE TENDER MOVEMENT



Fire Tender Movement

CO-ORDINATED MEP LAYOUT PLAN



SOLID WASTE MANAGEMENT – CONSTRUCTION PHASE

Waste	Quantity	Management
Excavation Material	79,250 Cum	This quantity will be transported in covered vehicle to the designated site permitted in Debris NOC following the debris management plan and C and D rules 2016.
Cement Bags	5853 Nos.	RMC plant will be used for major construction activity. Rest of the Empty bags to be handed over to recycler.
Paint container (@20L)	300 Nos.	To be handed over to recycler.
Scrap metal generated	2.0Tonnes	100 % to be sold for recycling.
Broken Tiles	500 sq.m	Waste tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces.
Aggregates	4.0 Tonnes	To be used as a layer for internal roads and building boundary wall.

SOLID WASTE MANAGEMENT – OPERATION PHASE

Sr. No.	Particulars	Population	Solid Waste Generation		Total Kg/day
			Biodegradable Kg/day	Non-Biodegradable Kg/day	
1	Plot A, Plot B & Plot MMRDA	22946 No's	6533	4336	10869
Management			To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users.	Will be handed over to MPCB authorised recycler	

- ***Criteria for solid waste calculation CPHEEO:***

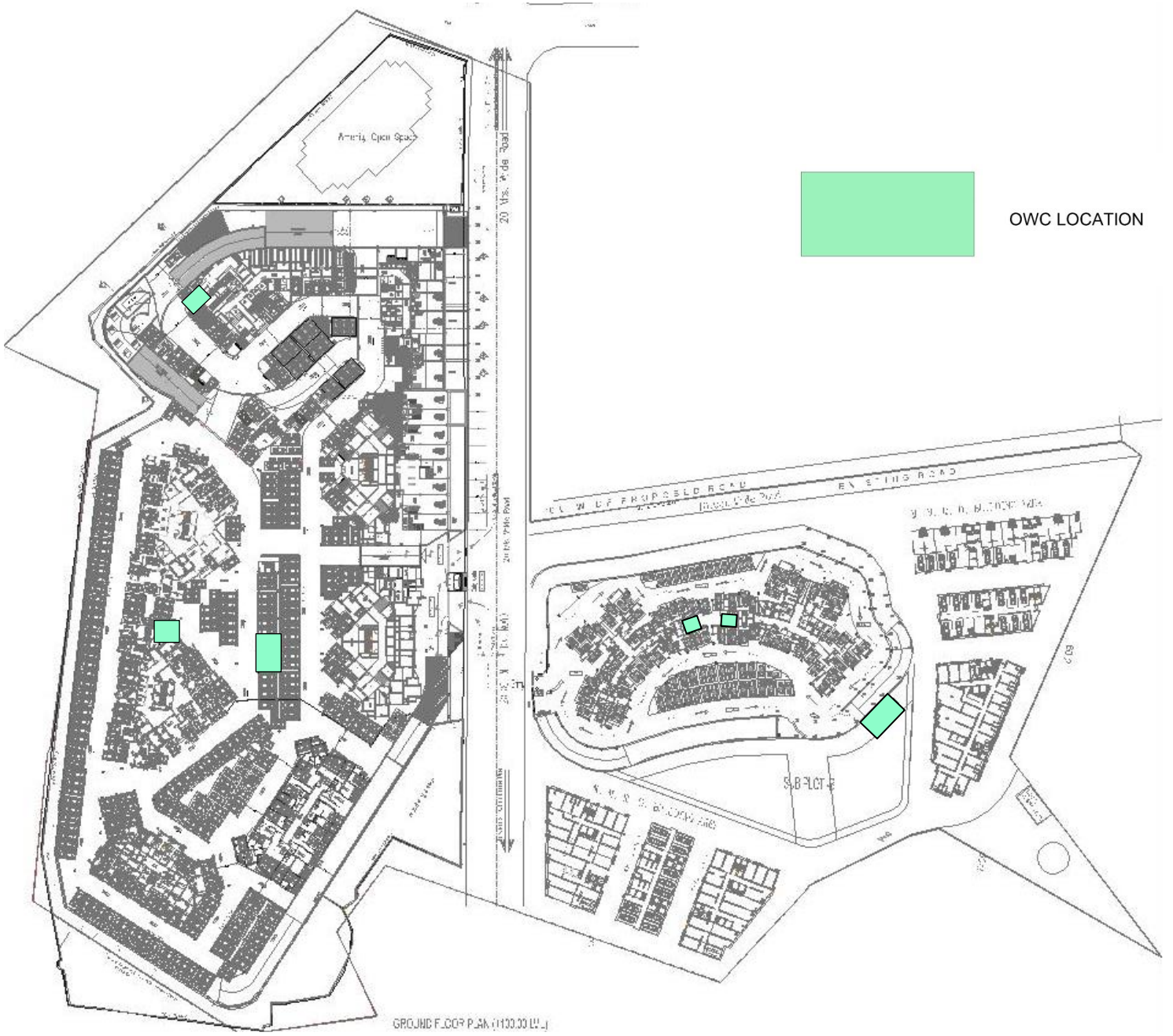
Total (Residential) =0.5 kg / person/day Biodegradable= 60% of total waste Non-Biodegradable= 40% of total waste

Total (Commercial) = 0.25 kg / person/day Biodegradable= 0.075 of total waste Non-Biodegradable= of total waste

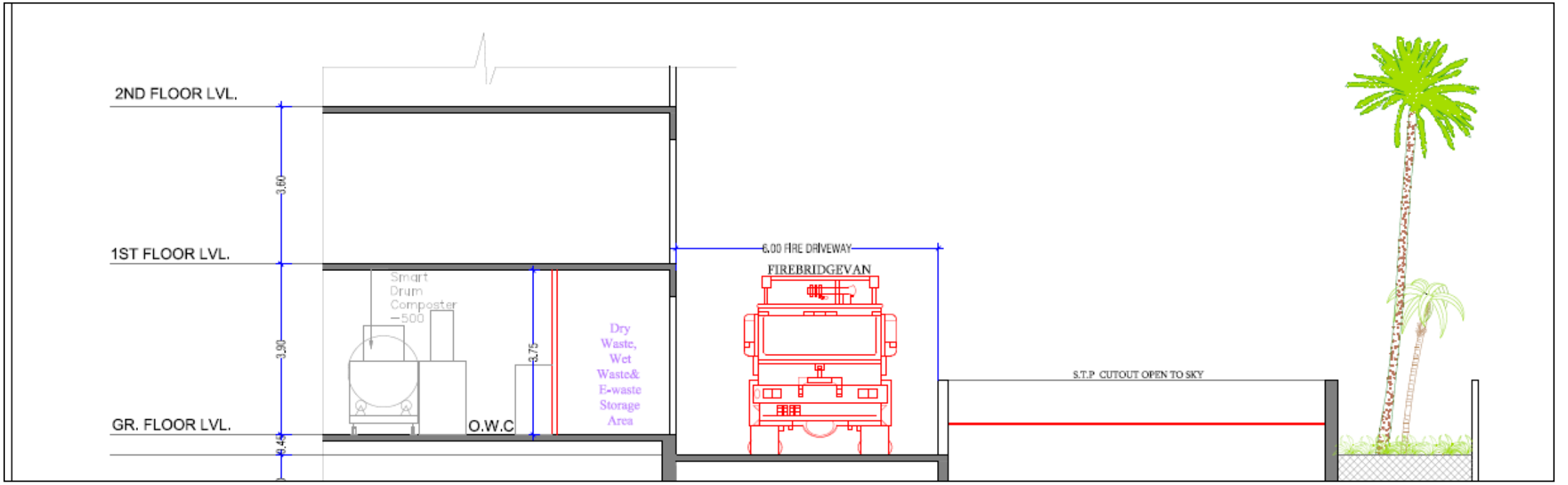
SOLID WASTE MANAGEMENT

Sr. No.	Description	Plot A	Plot B	MMRDA
1	Non Bio-degradable in Kgs	1494	382	2460
2	Total Solid Waste in Kgs	3751.5	955.0	6162.3
3	Quantity of Bio degradable waste in KG	2257	573	3702
4	Capacity of Each Bin proposed to be used(lit)	240	240	240
5	Nos. of bin required	39	10	64
6	Area Required for bin storage in Sq. Mtrs	25	6	42
7	Area required for segregation in Sq. Mtrs	38	10	63
8	Machine recommended	OWC500	OWC300	OWC500
9	No.of machines proposed	1.0	2.0	1.0
10	Capacity per batch in kg per batch	170	120	170
11	No. Of batches for each machine	13	2	22
12	Area of each machine in Sq. Mtrs.	3.0	3.0	3.0
13	Area of total machines in Sq. Mtrs.	3.0	6.0	3.0
14	Operator+ Maneuvering space in Sq. Mtrs.	2.0	3.0	1.5
15	Total(Machine + maneuvering)	5.0	9.0	4.5
16	No of tiers in shelves	3.0	3.0	3.0
17	Area required for 21 days storage in Sq. Mtrs.	76	19	124
18	compost quantity per day in Kg	474	120	777
19	Storage space for compost for 6 days day stock	28	7	47
20	process + storage area (sqm)	104	26	171
21	Total process+ storage area including maneuvering (sqm)	133	34	218
22	SWM management area (excluding machine) (sqm)	196	50	322
23	SWM management area (including machine) (sqm)	201	59	327

OWC LOCATION



OWC SECTION


2ND FLOOR LVL.
1ST FLOOR LVL.
GR. FLOOR LVL.
3.60
3.90
0.45
Smart
Drum
Composter
-500
O.W.C
3.75
Dry
Waste,
Wet
Waste&
E-waste
Storage
Area
6.00 FIRE DRIVEWAY
FIREBRIDGEVAN
S.T.P CUTOUT OPEN TO SKY

WORKING OWC PHOTOGRAPHS – PLOT A





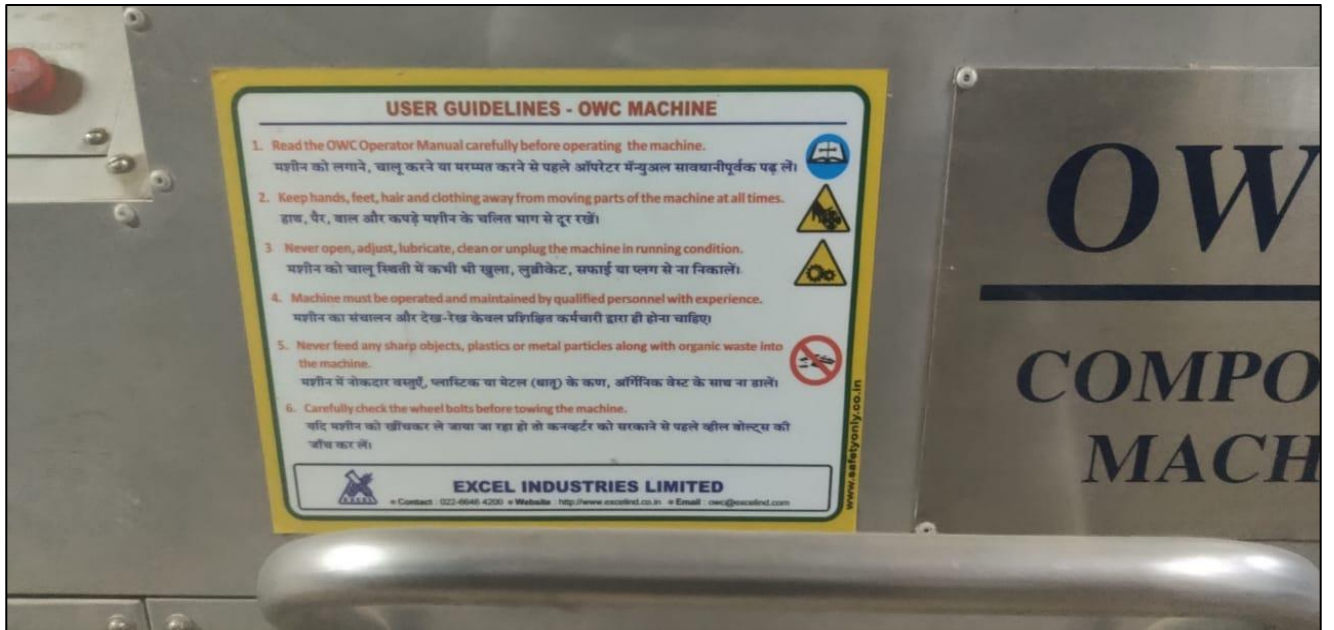




WORKING OWC PHOTOGRAPHS – PLOT B







WATER REGIME

Sr. No.	Particulars	Qty. (KLD)
1	Total Fresh Water	1980
2	Flushing Water	1062
3	Landscape Water	72
4	Total Recycled Water req. (2+3)	1134
5	Total water Requirement (1+2 +3)	3114
6	Sewage generation	2445
7	STP capacity selected	2445

Source: MIDC, STP treated water & RWH tanks

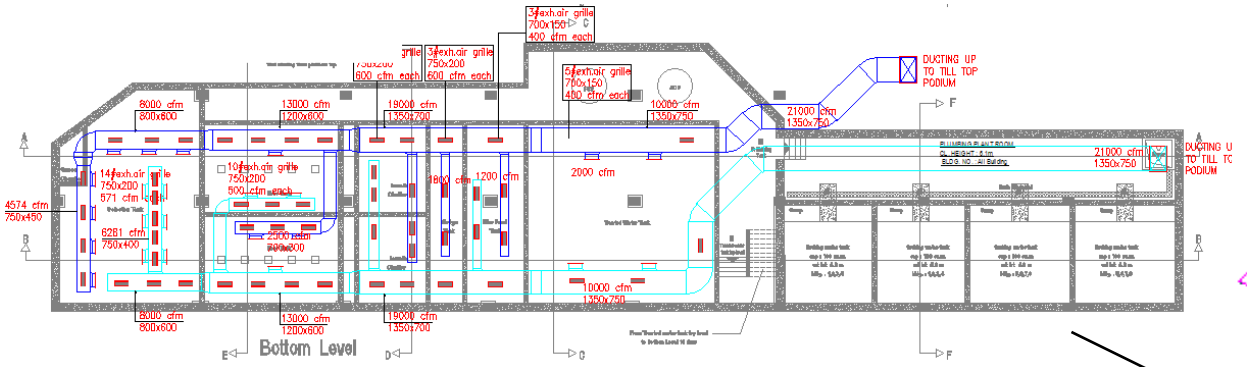
➢ Criteria for calculation of water as per NBC 2016:

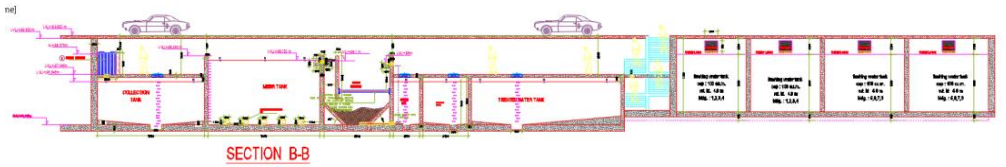
- Residential, Domestic: 90 LPCD
- Residential, Flushing: 45 LPCD
- Commercial, Domestic: 25 LPCD
- Commercial, Flushing: 20 LPCD

UG tanks location

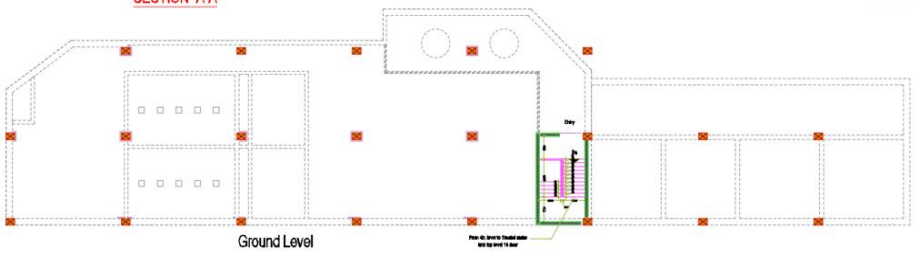


STP LOCATION & SECTION – PLOT A

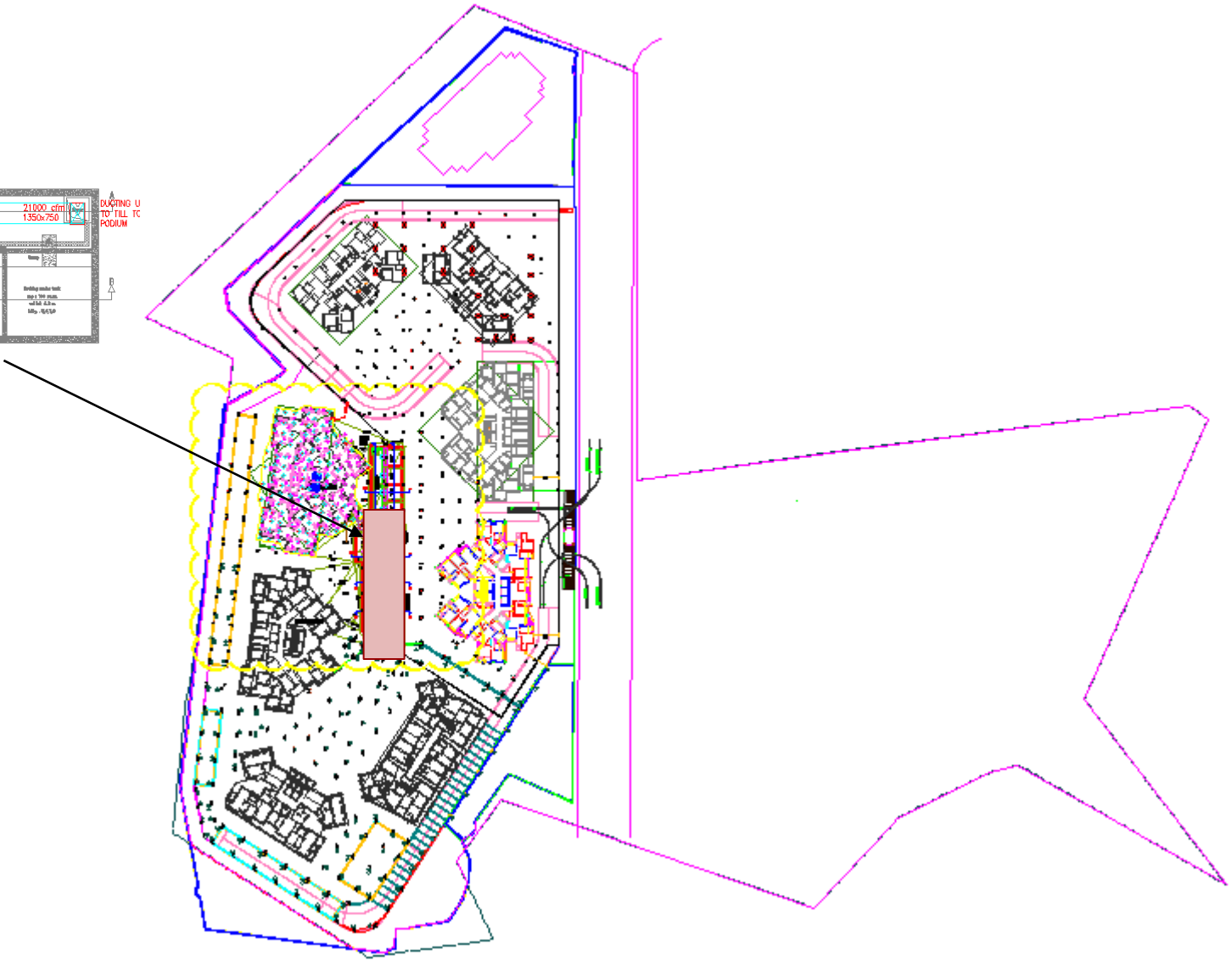






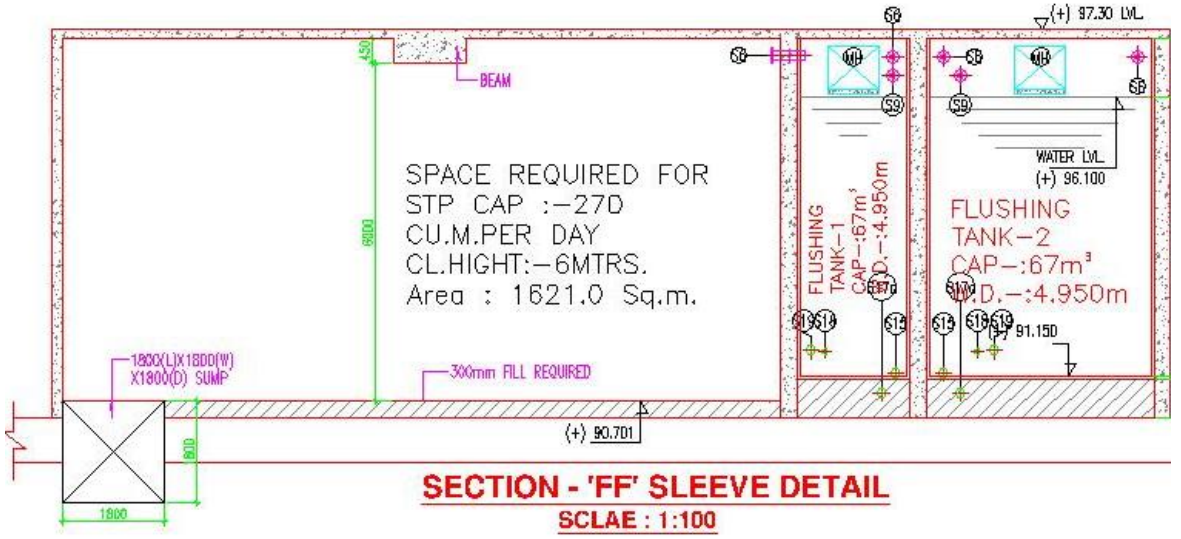


STP SECTION

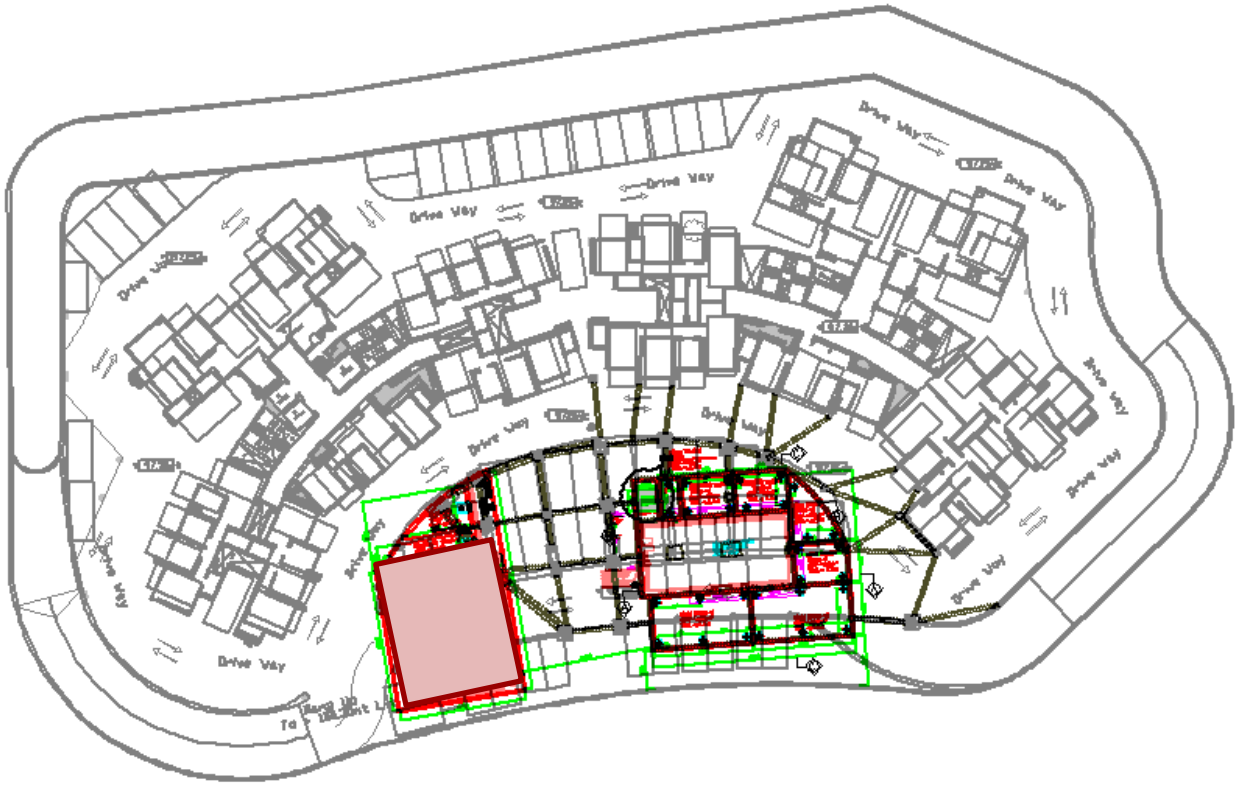


STP LOCATION

STP LOCATION & SECTION. PLOT B

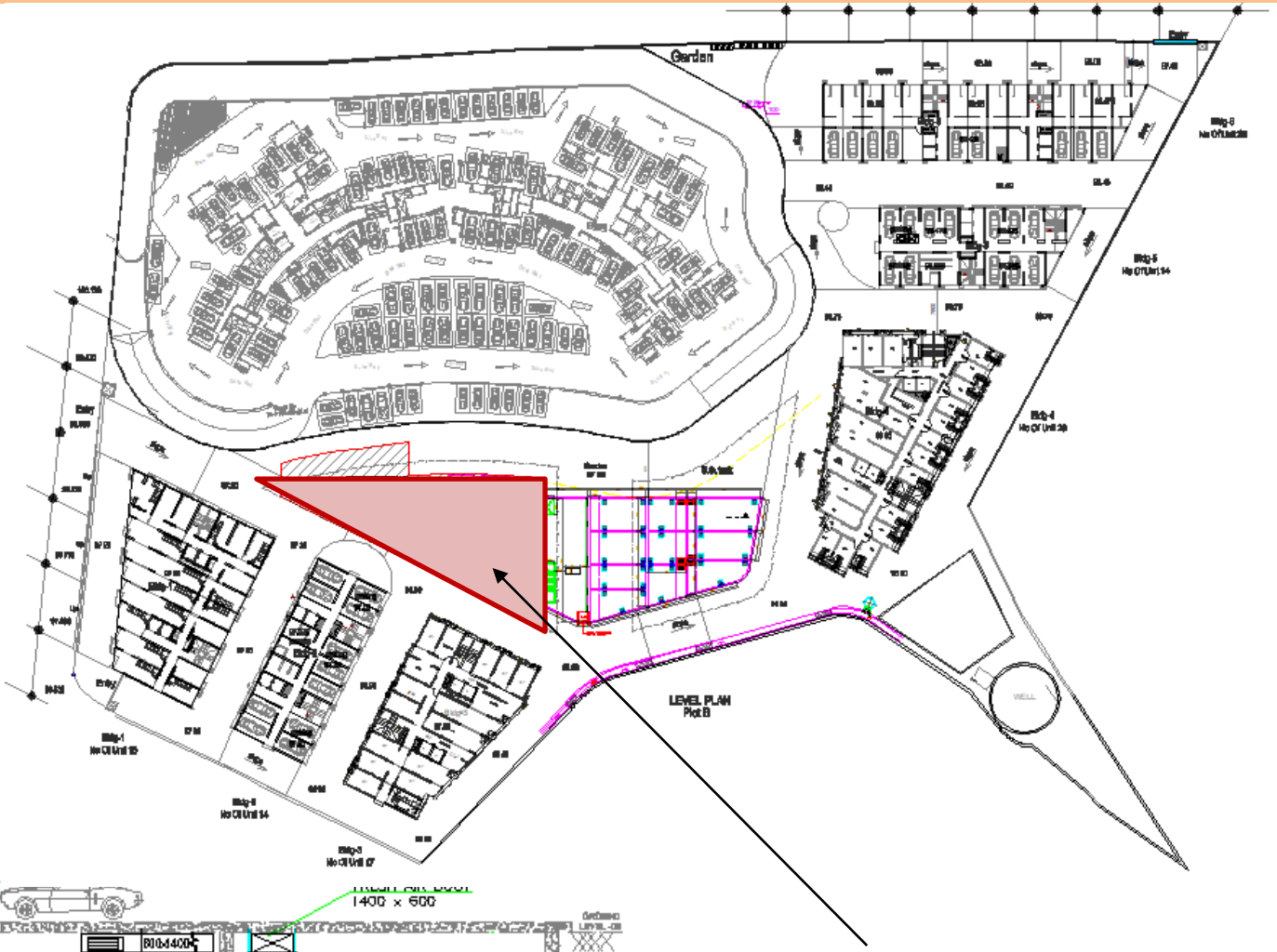


STP SECTION

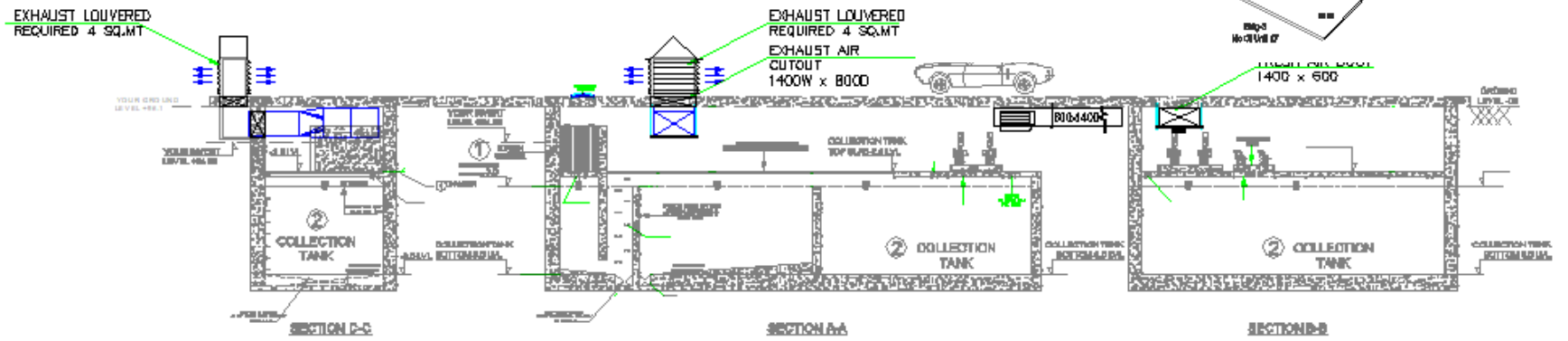


STP
LOCATION

STP LOCATION & SECTION. PLOT MMRDA

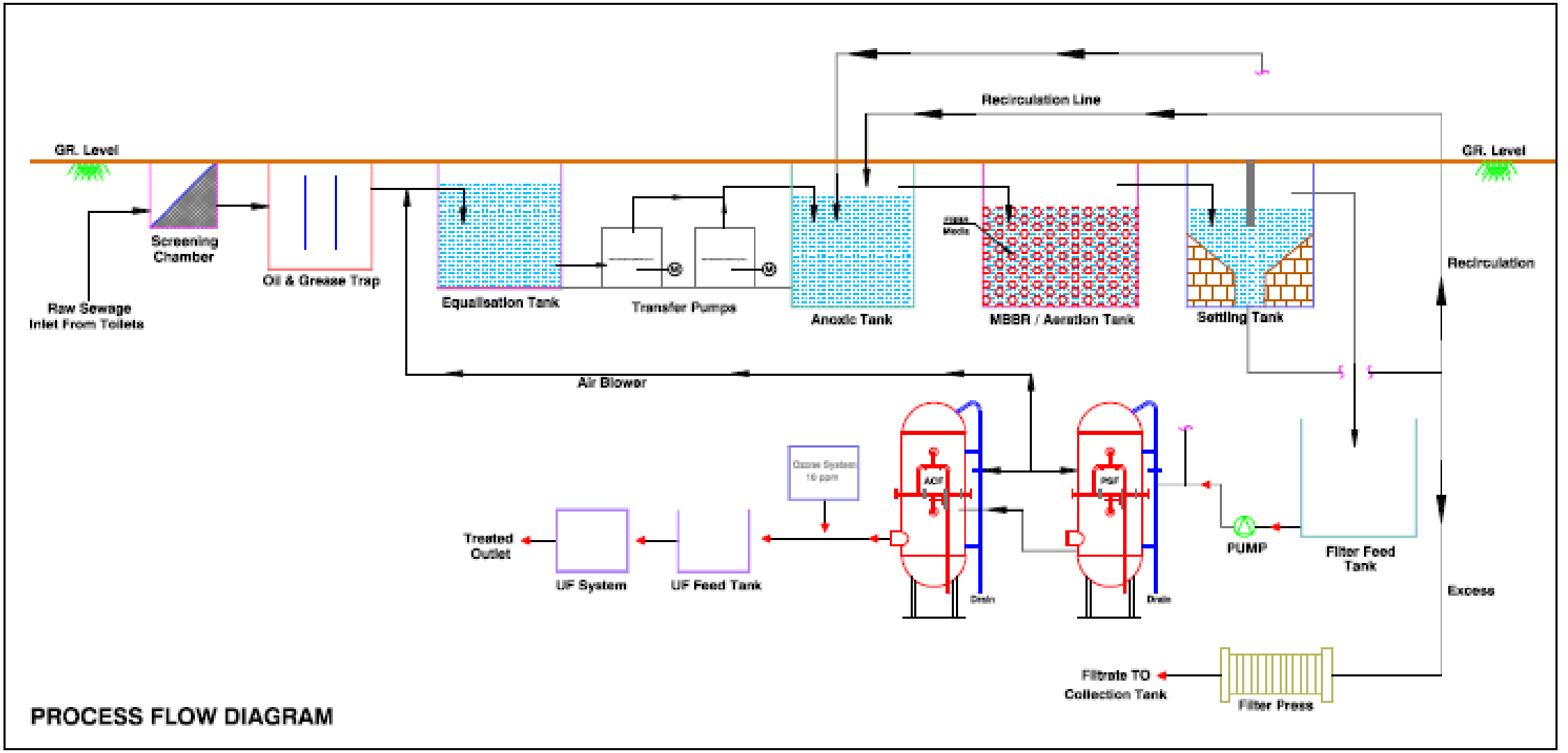


STP
LOCATION



STP SECTION

PROCESS FLOW DIAGRAM FOR STP



TREATED SEWAGE CHARACTERISTICS

Sr. No.	Parameter	Before Treatment	After Treatment
1.	pH	6.5 – 7.5	5.5-9.0
2.	BOD 3 days at 27degC	200 – 400 mg/l	< 10mg/l
3.	COD	600 – 700 mg/l	<50 mg/l
4.	Total Suspended Solids	150 – 200 mg/l	<20 mg/l
5.	Oil & Grease	>50 mg/l	<10 mg/l
6.	Nitrogen – Total	70 - 40 mg/l	<10 mg/l
7.	Phosphorus – Total	20-5 mg/l	<1.0 mg/l

WORKING STP PHOTOGRAPHS – PLOT A



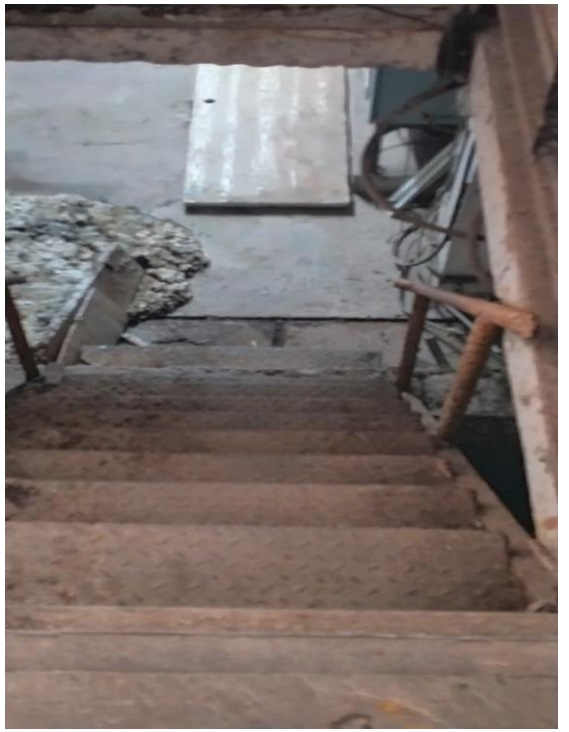






WORKING STP PHOTOGRAPHS – PLOT B











STP TEST CERTIFICATE

GADARK LAB PVT. LTD.

INDUSTRIAL ANALYSTS & CONSULTANTS

LAB : H-54, Additional M.I.D.C. Kudal, Taluka - Kudal, District - Sindhudurg - 416 520.
Tel : (02362) 223519 • E-mail : info@gadark.in • Website : www.gadark.in
OFF : 15, Hindustan Kohinoor Industrial Complex, L.B.S. Marg, Vikhroli (West), Mumbai - 83.
Tel : (022) 2577 7069 / 2577 7070 / 2085 0081 • +91 93213 12367

TEST CERTIFICATE

Test Certificate No.	GWK/20/1281	T.C. Date:	17/03/2021
Customer Name and Address	M/s. ACME Ozone CHS LTD. THANE (WEST), THANE.		
Letter Ref/Date	—		
Lab Reference No.	GWK/20/1281	Page No.	1 of 1
Sampling Done By	Customer On 13/03/2021	Sample Received on	13/03/2021
Sample Submitted by	Customer	Analysis Period	14/03/2021 To 17/03/2021
Sample Description	STP Treated Sample, 1 lit.in plastic bottle		

ANALYSIS REPORTS:

Parameters	Units	Test Result	Specification Range as per Specified by the Customer	Methods
pH	—	7.50	6.5 To 8.5	APHA 4500 H+
COD	mg/ltr	24	250 Max.	APHA 5220 B
BOD 3 days 27°C	mg/ltr	7	100 Max.	IS 3025 (Part 44) : 1993
Total Suspended Solids at 105°C	mg/ltr	12	100 Max.	APHA 2540 D
Oil & Grease	mg/ltr	< 0.1	10 Max.	APHA 5520 B

End

For GADARK LAB PVT. LTD.

AUTHORISED SIGNATORY
[SACHIN B. GAONKAR]

CHECKED BY

Note:
1. Results relate only to the sample/s tested, only in case of samples submitted by customer & not drawn by GLPL.
2. Test certificate shall not be reproduced except in full, without written approval of the laboratory.
3. Samples will be preserved for a period 15 days from the delivery of Test Certificate.
4. Customer complaint register is available at laboratory.

Recognised by Ministry of Environment, Forest and CC, Government of India, under the Environment Protection Act, 1986, vide Gazette Notification No.1367, dated 2nd June 2016, valid upto 1st June 2021.
ISO 9001 : 2015 Certified & ISO 45001 : 2018 Certified

GADARK LAB PVT. LTD.

INDUSTRIAL ANALYSTS & CONSULTANTS

TEST CERTIFICATE

Test Certificate No.	GWK/20/1240	T.C. Date:	25/02/2021
Customer Name and Address	M/s. ACME Ozone CHS LTD. THANE (WEST), THANE.		
Letter Ref/Date	—		
Lab Reference No.	GWK/20/1240	Page No.	1 of 1
Sampling Done By	Customer On 21/02/2021	Sample Received on	22/02/2021
Sample Submitted by	Customer	Analysis Period	22/02/2021 To 25/02/202
Sample Description	STP Treated Sample, 1 lit.in plastic bottle		

ANALYSIS REPORTS:

Parameters	Units	Test Result	Specification Range as per Specified by the Customer	Methods
pH	—	7.25	6.5 To 8.5	APHA 4500 H+
COD	mg/ltr	26	250 Max.	APHA 5220 B
BOD 3 days 27°C	mg/ltr	8	100 Max.	IS 3025 (Part 44) : 1993
Total Suspended Solids at 105°C	mg/ltr	15	100 Max.	APHA 2540 D
Oil & Grease	mg/ltr	< 0.1	10 Max.	APHA 5520 B

End

For GADARK LAB PVT. LTD.

AUTHORISED SIGNATORY
[SACHIN B. GAONKAR]

CHECKED BY

Note:
1. Results relate only to the sample/s tested, only in case of samples submitted by customer & not drawn by GLPL.
2. Test certificate shall not be reproduced except in full, without written approval of the laboratory.
3. Samples will be preserved for a period 15 days from the delivery of Test Certificate.
4. Customer complaint register is available at laboratory.

ठाणे महानगरपालिका

महानगरपालिका भवन, डॉ. अल्मेडा रोड, चंदनवाडी, पांचपाखाडी, ठाणे- ४००६०२

THE MUNICIPAL CORPORATIONOF THE CITY OF THANE

प्रदूषण नियंत्रण कक्ष

POLLUTION CONTROL CELL

Recognition of Lab under EPA 1986, notified in the Govt. of India Gazette No. 952 dated 6th November 2002 vide notification No. S.O.1168(E) dt.01.06.02

QS QUALITY SERVICE

Ref./T.M.C./P.C.C./VTN - 16311
Sample No.: 1113/2

Date: 11 February 2021

Water Analysis Report

Name Of the Organisation : Oakwood Ashwood co-op. HSG So. LTD
Address: Manpada, Thane
E-mail: oasociety12@gmail.com
Mobile No.: 9619401461
Date of receiving Sample: 08 February 2021
Sample Collected by: By Party (Riya Tech)
Type of Water Sample: Treated STP

Parameters	Results	Limits
pH	7.32	6.5-8.5
COD	22.0	50 ppm
Suspended Solids	11	100 ppm
BOD	4.0	10 ppm
Oil & Grease	BDL(<1.0)	10 ppm
MPN	0	230TC/100 ml
E-Coli	Absent	0/100 ml
F-Coli	Absent	0/100 ml

All results are in ppm except pH.

Remarks: The analyzed parameters are within limit.

This is the analysis report of the Treated STP sample received to our Vartak Nagar Laboratory on *08 February 2021*. This further acknowledges that you have paid the charges *Rs. 24720/-* vide Receipt No. TMC/HQ/PLC/000323/20-21 dated 08 February 2021.

Analysed By

Nirmitee N. Salgaonkar
Jr. Chemist, PCC
Thane Municipal Corporation, Thane

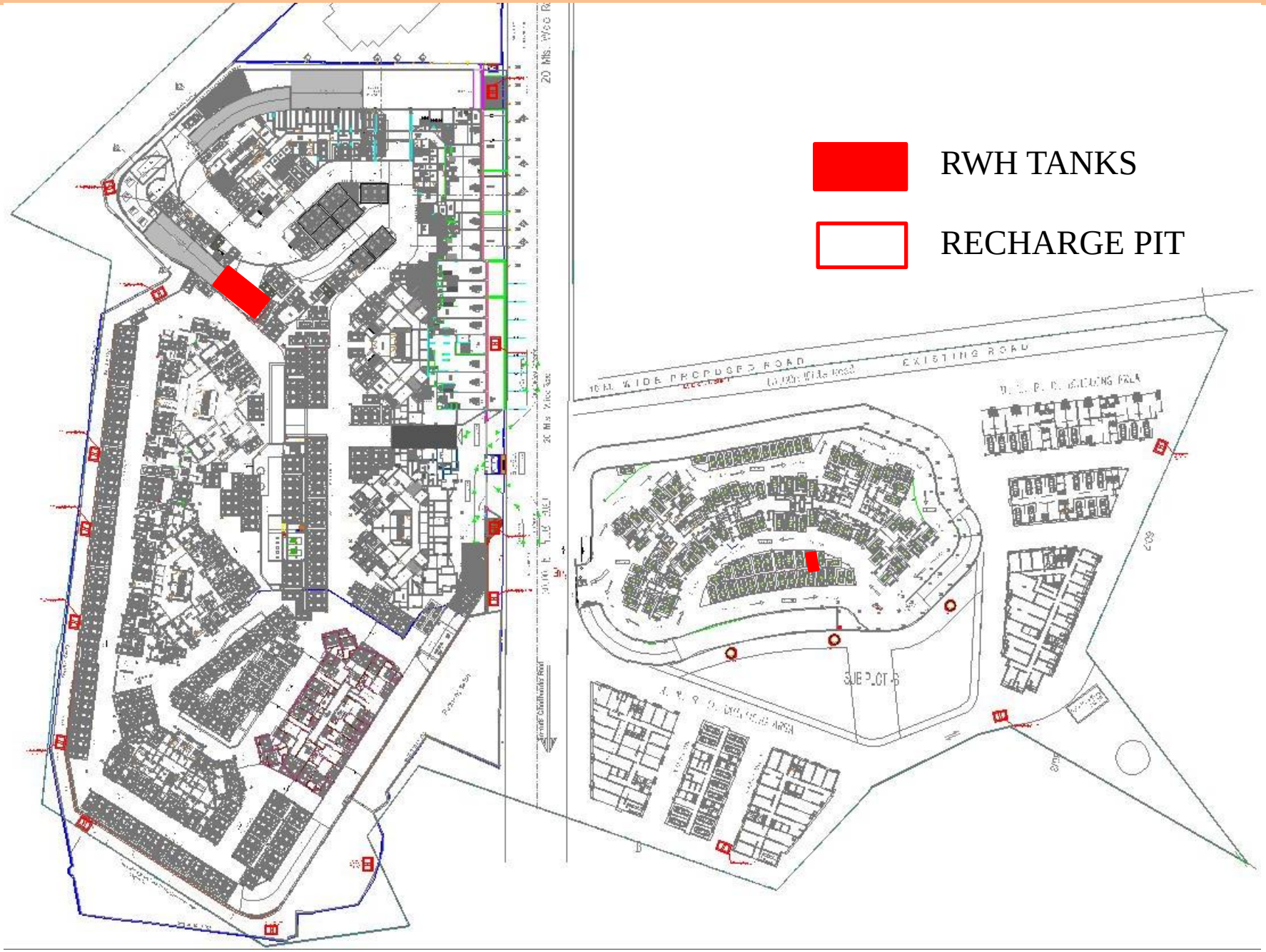
Approved By

Vaishali S. Palkar
Jr. Chemist, PCC
Thane Municipal Corporation, Thane

This is a computer generated printout and no signature is required.

TYPICAL STP SECTION WRT TO OTHER SERVICES

RAIN WATER HARVESTING TANKS LOCATION



CATCHMENT DRAWING

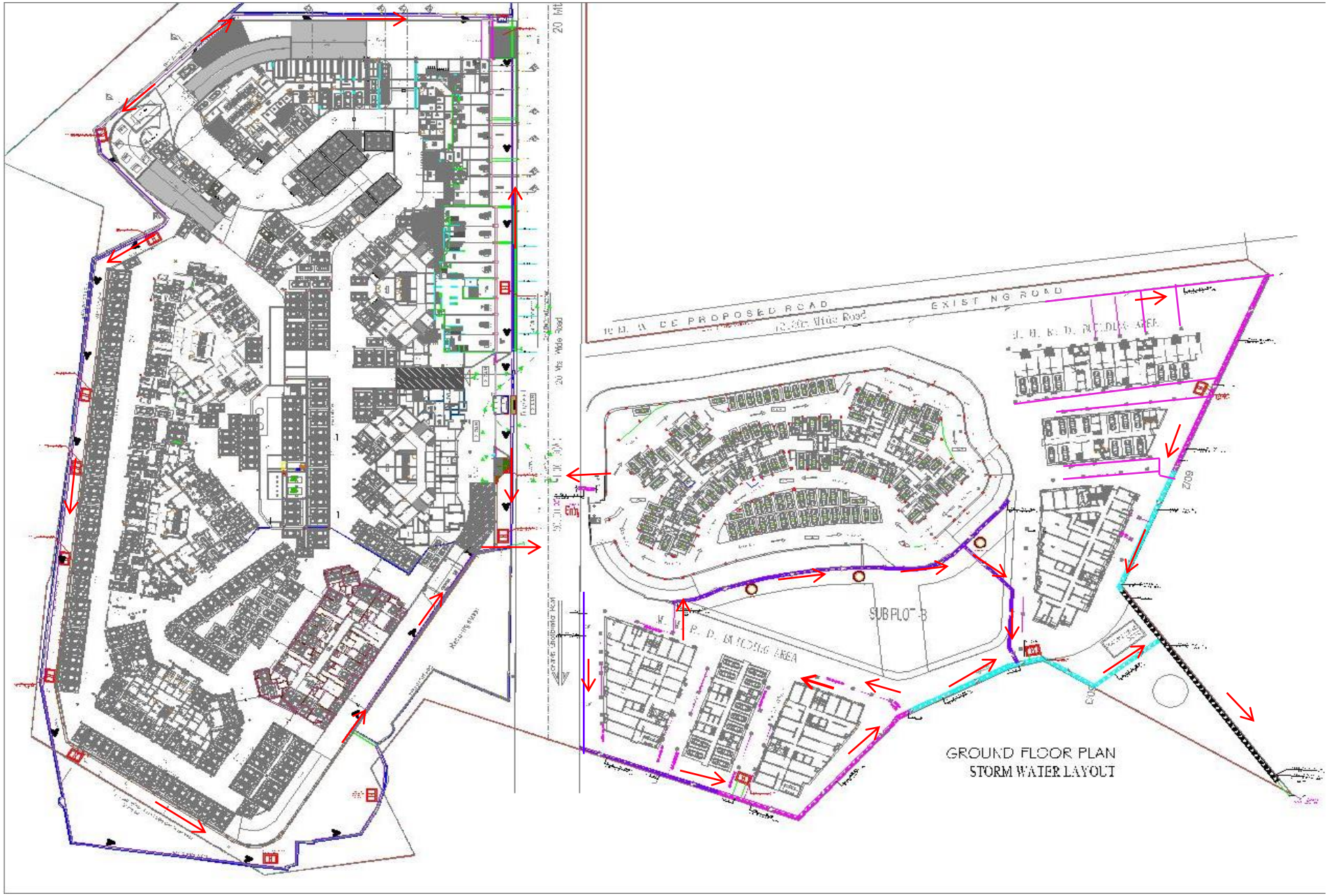
STORM WATER DRAIN CALCULATIONS

ACME OZONE																				
After Development																				
STORM WATER DRAIN CATCHMENT AREA CALCULATION: ZONE WISE																				
LOCATION		IL		Length (Mtrs.)	General Level	WIDTH (m)	Average DEPTH (m)	Co-eff of Runoff	Impevious Area (Sqmt)	Intensity of Rainfall (I) (m/sec)	Catchment Capacity Q1 (m^3/sec)	Cross Sectional Area A2 (Sqmt)	Hydraulic Radius - R (m)	SLOPE (1 in)	S (Slope)	N (Factor)	V (m/sec)	Capacity of Trench Q2 (m^3/sec)	CAPACITY (m3/hr)	REMARK
From	To	From	To																	
							-	-	-	100MM/HR		80%								
Zone – 1																				
N-1	N-2	104.150	103.357	238.00	104.45	0.45	0.30	0.80	9978	0.100	0.222	0.108	0.233	300	0.003	0.015	0.89633	0.097	348	Q2>Q1
Zone – 2																				
N-2	N-3	98.700	98.217	145.00	99.00	0.45	0.30	0.80	4201	0.100	0.093	0.108	0.233	300	0.003	0.015	0.89633	0.097	348	Q2>Q1
N-3	N-4	97.000	96.767	70.00	97.30	0.45	0.30	0.80	0	0.100	0.000	0.108	0.233	300	0.003	0.015	0.89633	0.097	348	Q2>Q1
Zone – 3																				
N-6	N-4	101.310	96.767	55.30	101.61	0.60	0.30	0.80	5975	0.100	0.133	0.144	0.243	300	0.003	0.015	0.93575	0.135	485	Q2>Q1

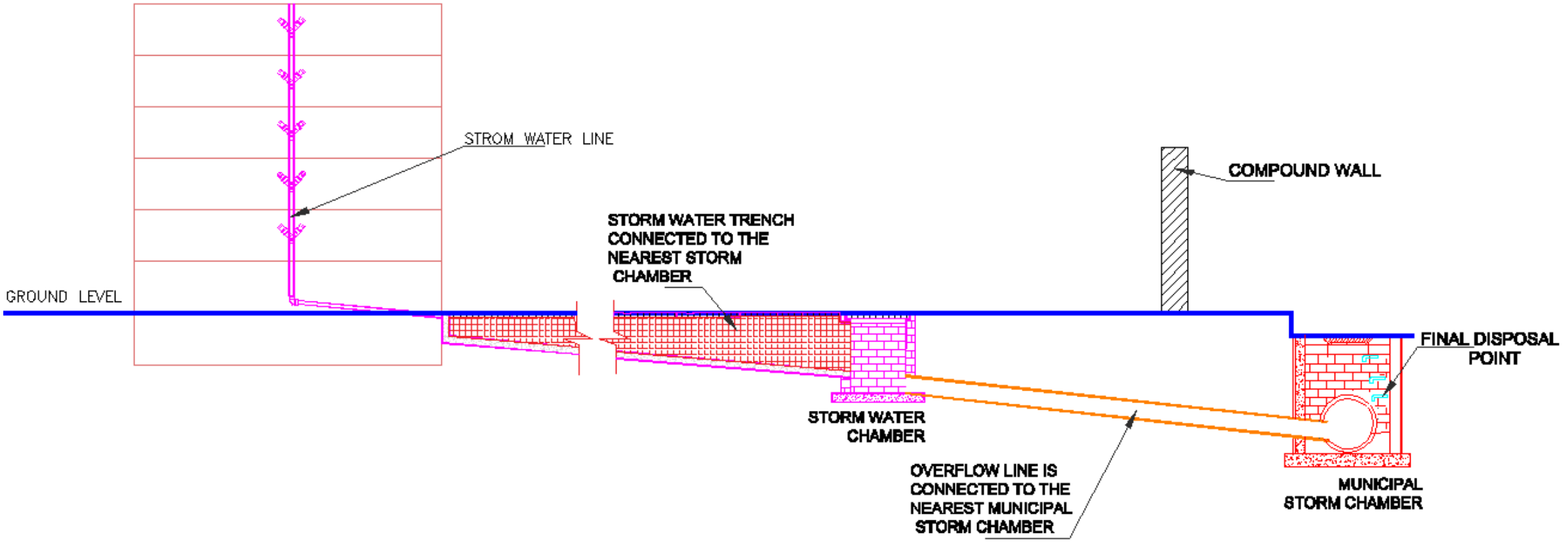
STORM WATER DRAIN CALCULATIONS

ACME OZONE																			
After Development																			
STORM WATER DRAIN CATCHMENT AREA CALCULATION: ZONE WISE																			
LOCATION		IL		Length (Mtrs.)	General Level	WIDTH (m)	Average DEPTH (m)	Co-eff of Runoff	Impevious Area (Sqmt)	Intensity of Rainfall (I) (m/sec)	Catchment Capacity Q1 (m^3/sec)	Cross Sectional Area A2 (Sqmt)	Hydraulic Radius - R (m)	SLOPE (1 in)	S (Slope)	N (Factor)	V (m/sec)	Capacity of Trench Q2 (m^3/sec)	CAPACITY (m3/hr)	REMARK
From	To	From	To																
							-	-	-	100MM/HR		80%							
Main Municipal Outlet – 1																			
N-4	N-5	96.767	96.750	5.00	101.61	0.60	3.24	0.80	20154	0.100	0.448	1.555	0.576	300	0.003	0.015	2.21873	3.451	12422	Q2>Q1
Zone – 4																				
N-7	N-8	99.700	99.433	80.00	100.00	0.45	0.30	0.80	2158	0.100	0.048	0.108	0.233	300	0.003	0.015	0.89633	0.097	348	Q2>Q1
Zone – 5																				
N-8	N-9	99.433	99.117	95.00	100.00	0.45	0.30	0.80	2767	0.100	0.061	0.108	0.233	300	0.003	0.015	0.89633	0.097	348	Q2>Q1
Main Municipal Outlet – 2																				
N-9	N-10	99.117	99.100	5.00	100.00	0.60	0.60	0.80	4925	0.100	0.109	0.288	0.342	300	0.003	0.015	1.31563	0.379	1364	Q2>Q1
1. CONSTRIBUTING AREAS ARE INCLUSIVE OF TERRACE AREAS THROUGH DOWNTAKES AND ELEVATED DRAINS AS PER DRAWING																			

STORM WATER DRAIN LAYOUT



TYPICAL STORM WATER DRAIN SECTION



ENERGY SAVINGS

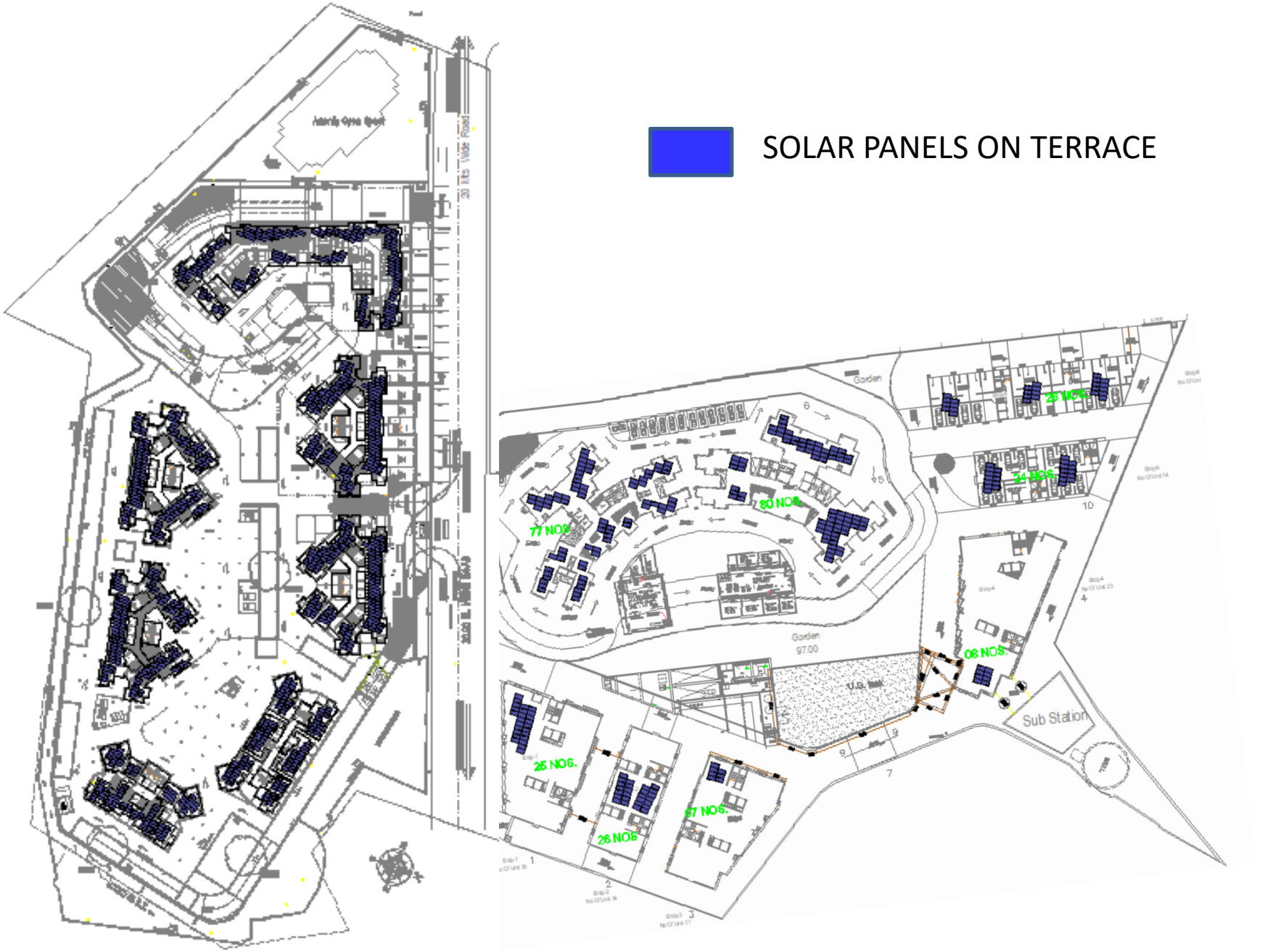
SR. NO.	LOAD DESCRIPTION	AVG. KW	QTY.	AVG. HRS/DAY	AVG. KWH/DAY
1.0	SALES BLOCK:				
a	1 RK	1.05	2,448.00	7.00	17,993
b	2BHK	2.30	1,091.00	7.00	17,565
d	3BHK	4.48	754.00	7.00	23,645
f	Commercial	6.50	20.00	7.00	910
1.2	Lifts - All tower	909.00	1.00	8.00	7,272
1.3	Common Areas Lighting / Stilit level	95.00	1.00	12.00	1,140
1.4	Amenities/Club House	175.00	1.00	6.00	1,050
1.5	Compound/Street Lighting	126.00	1.00	4.00	504
1.6	Common area small power	126.00	1.00	2.00	252
1.7	Plumbing load	402.00	1.00	8.00	3,216
	Therefore Average KWH/Day:				73,547
	Therefore Average KWH/Annum:				26,844,779
REDUCTION IN CONSUMPTION BY USING ENERGY SAVING MEASURES					
_	By using CFL / T5 lamps for parking areas instead of conventional T8 lamps and LED for lobbies / atrium / staircases				
_	Basis - lamp comparision	_			
	Diff between 28W T5 and 36W T8 lamp	8 W which comes to 22%			
	Diff between 18W CFL and 36W T8 lamp	18 W which comes to 50%			
	Hence overall saving can be considered as 35% for parking areas				
	Diff between 14W LED and 36W T8 lamp	22 W which comes to 61%			
	Hence overall saving can be considered as 60% for lobbies / staricases and atrium				
_	Basis - ballast comparision	_			
	Watt losses for VPIT copper ballast compared to electronic ballast	5 W which comes to 15% for T5 and 21% for CFL			
	Hence overall saving can be considered as 18% for parking and refuge areas				

ENERGY SAVINGS

Sr.No	Area	Per day unit consumption	Saving percentage	Per day unit consumption with savings	Savings in units
A	Savings due to lamp				
1.0	Common area lighting	1,140	35	741	399
2.0	Street lighting / landscape lighting	504	35	328	176
3.0	Apt & commercial lighting app - 0.75 KW - CFL	22,643	35	14,718	7,925
B	Savings due to electronic ballast				
1.0	Common area lighting	1,140	18	935	205
2.0	Street lighting / landscape lighting	504	18	413	91
3.0	Apt lighting app - 0.75 KW - CFL	22,643	18	18,567	4,076
C	Savings due to solar lighting				
	Providing 25% of street lighting on solar				
1.0	Street lighting / landscape lighting	504	25	378	126
D	Solar water Heater	1.5	4,065	0.5	3,049
E	Savings due to capacitors for common area load and club house load - Annexure attached				1,991
	Therefore Average KWH/Day Saving:				18,038
	Therefore Average KWH/Annum Saving:				6,583,707
	THEREFORE AVERAGE ANNUAL ENERGY SAVINGS IN %:				**24.53%**

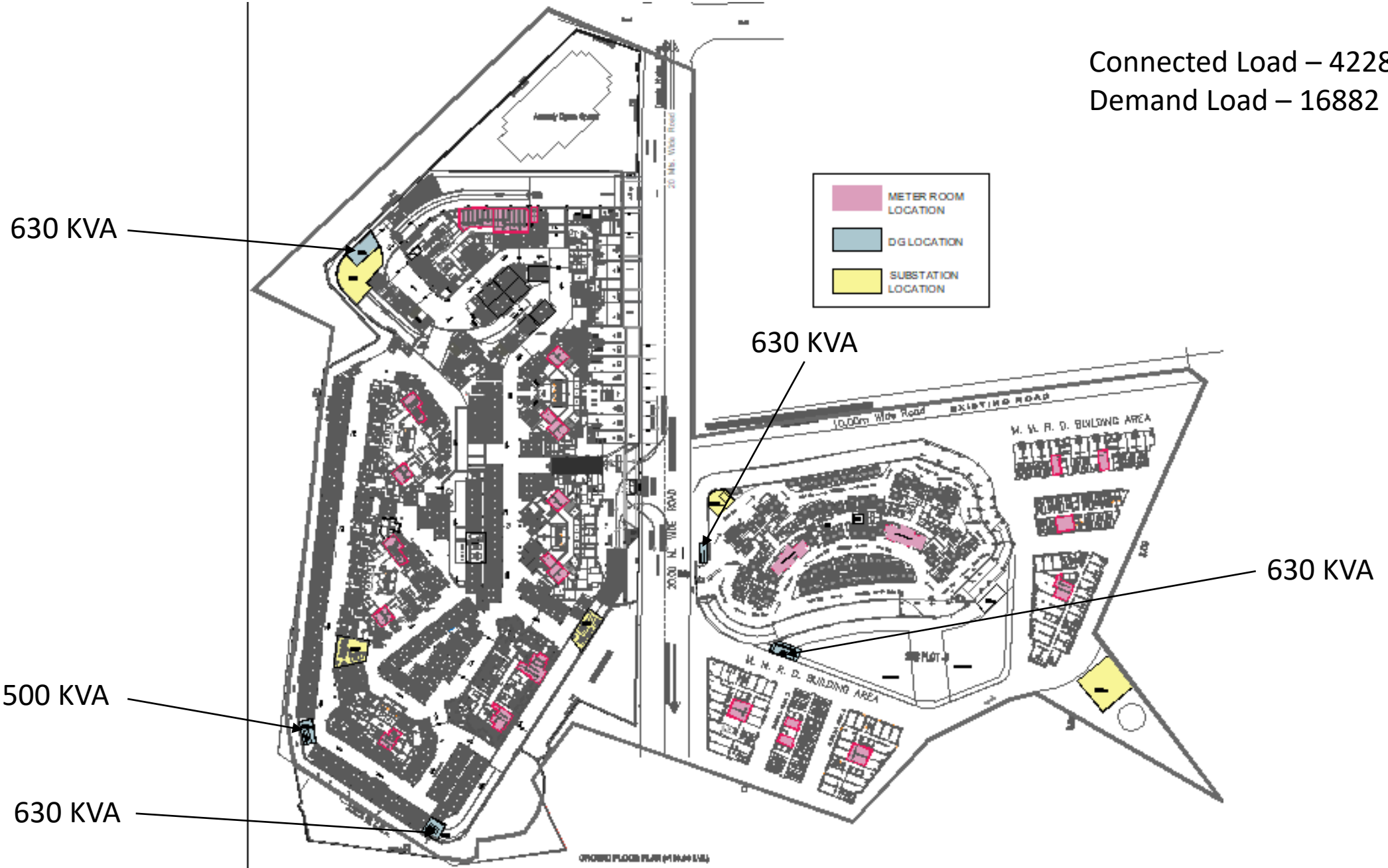
SOLAR SAVINGS

SOLAR PANELS DRAWING



DG SET, METER ROOM & ELECTRICAL SUBSTATION LOCATION

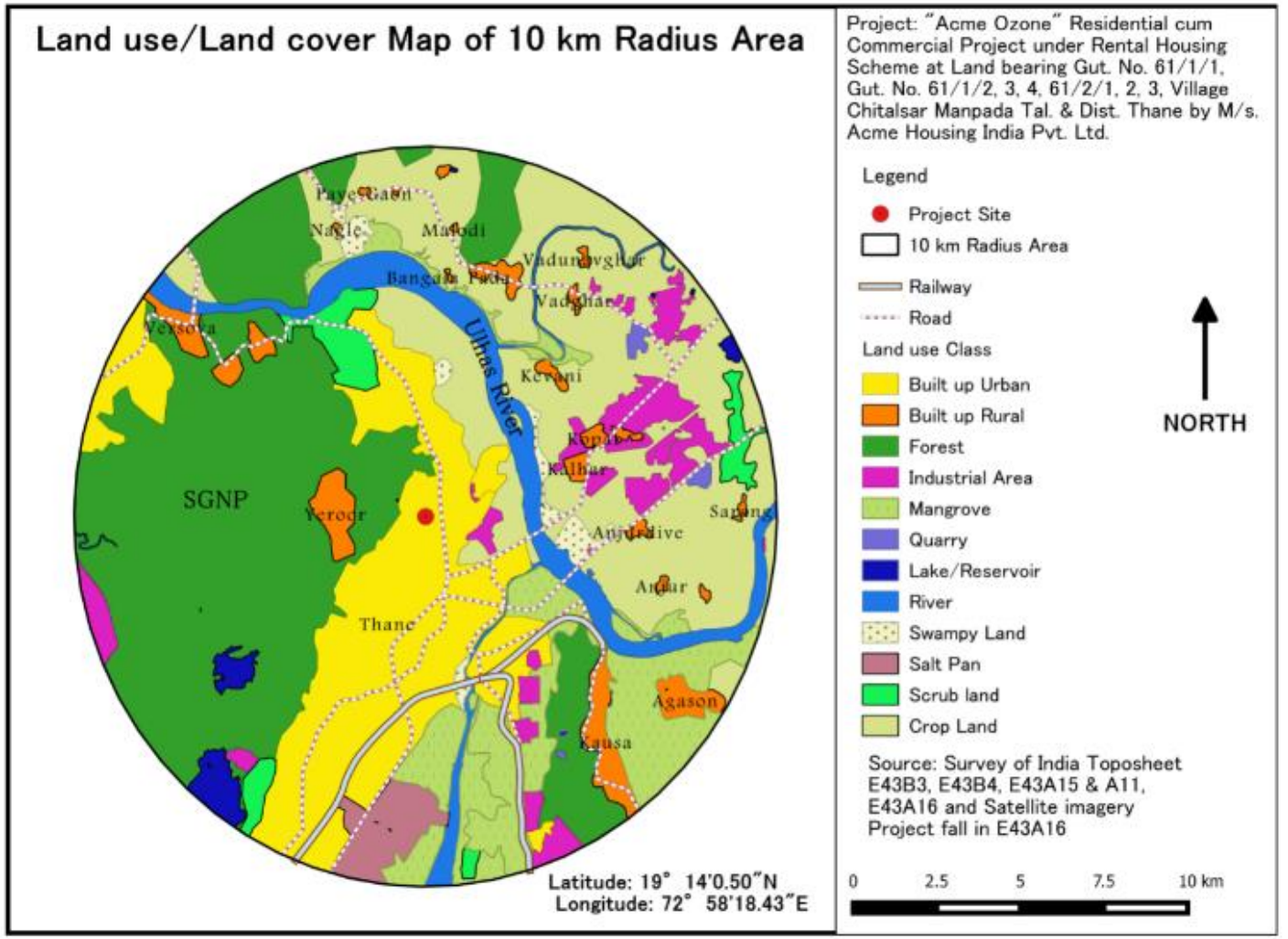
Connected Load – 42287 kW
Demand Load – 16882 kW



DESCRIPTION OF ENVIRONMENT

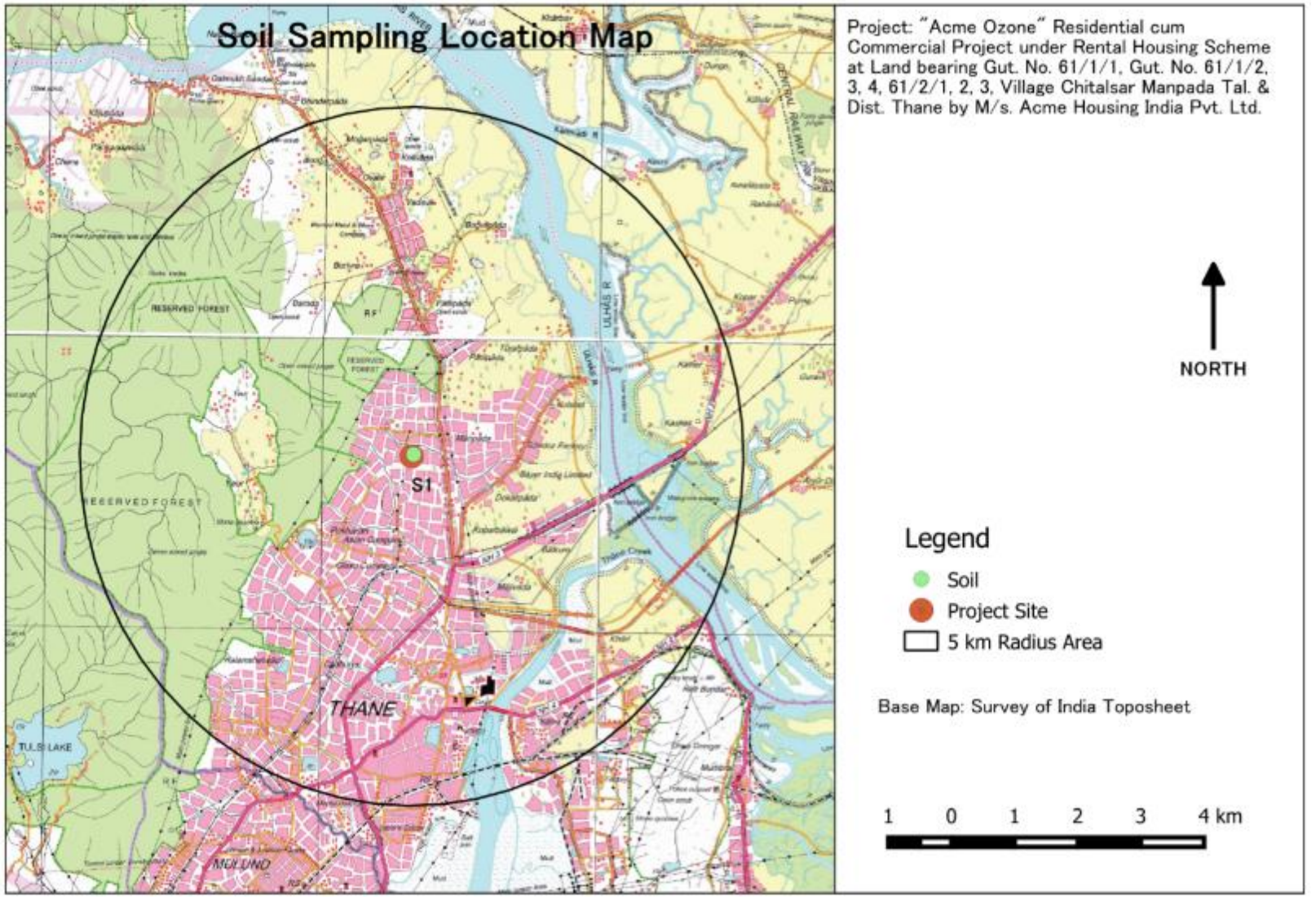
Baseline period: October 2019 to November 2019

LANDUSE 10 KM



Sr. No.	Land use class		Area in Acres.	Area in Ha.	Area in %
	Level-I	Level-II			
1	Agriculture Land				
		Crop Land	22282525.51	9002140.31	5.441
2	Built up land				
		Urban (Residential/Commercial/Transportation)	65400628.00	26421853.71	15.969
		Rural	14366662.00	5804131.448	3.508
		Industry	35993592.00	14541411.17	8.789
3	Forest				
		Evergreen Forest	153099955.00	61852381.82	37.383
		Mangrove	40104495.00	16202215.98	9.792
4	Wastelands				
		Salt Pan	6418255.00	2592975.02	1.567
		Swampy land	9496056.00	3836406.624	2.319
		Scrub Land	8004188.00	3233691.952	1.954
5	Waterbodies				
		River/Creek	40336445.00	16295923.78	9.849
		Ponds/Lake/Reservoir	12215540.00	4935078.16	2.983
6	Others				
		Quarry	1827004.00	738109.616	0.446
	Total		**409545345.51**	**165456319.59**	**100.000**

LAND ENVIRONMENT



Code	Location	Latitude	Longitude	Environmental Setting
S1	Project Site	19°14'0.74"N	72°58'19.21"E	Geotechnical Investigation

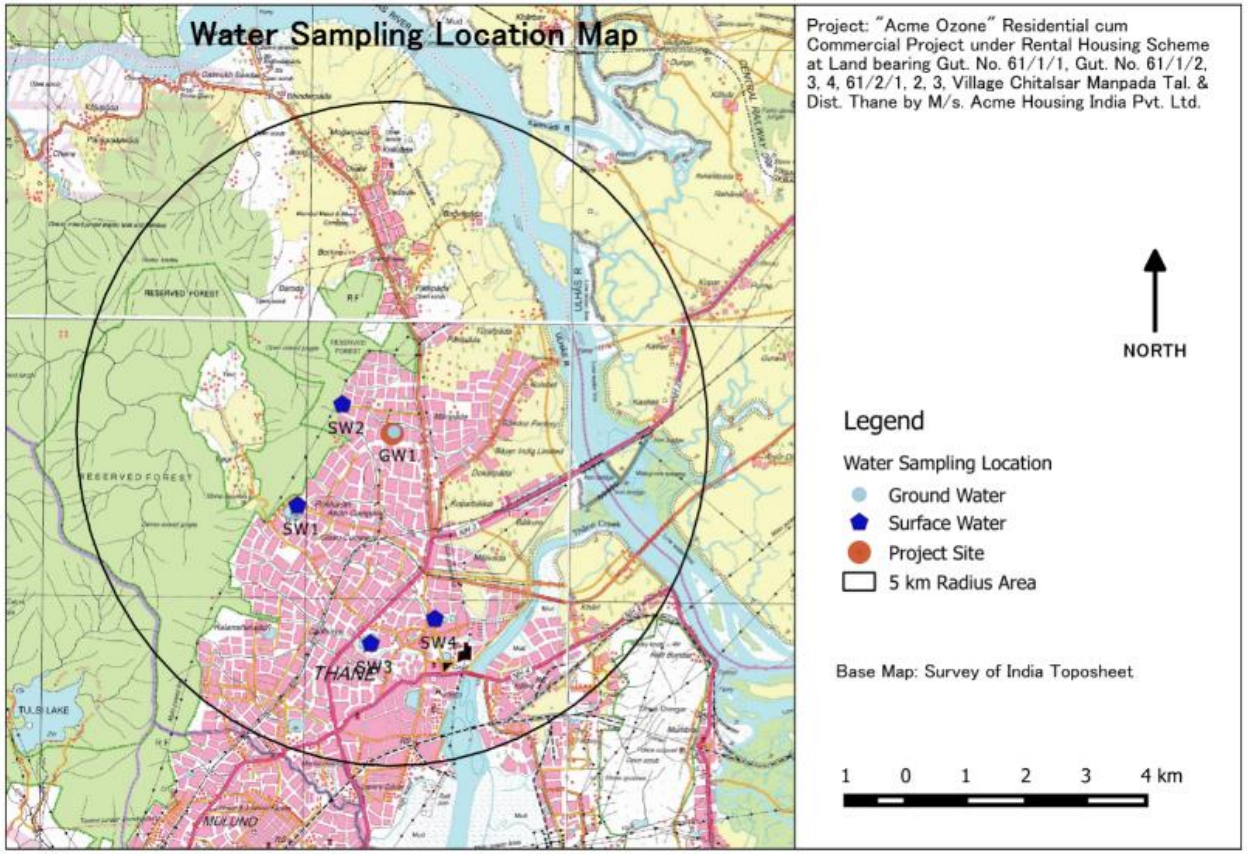
CHEMICAL PROPERTIES OF SOIL

Parameters	Unit	Project Site (October to November 2019)
pH	-	7.49
EC	µS/cm	1386.00
Organic Matter	%	2.58
Available Phosphorus	mg/kg	1.76
Total Kjeldhal Nitrogen	%	978.67
Soil Moisture	%	14.59
Water Holding Capacity	%	36.08
Chlorides	mg/kg	81.88
Calcium	mg/kg	285.10
Magnesium	mg/kg	33.68
Sulphate	mg/kg	44.35
Sodium (Na)	mg/kg	3458.11
Potassium (K)	mg/kg	3132.38
Iron	mg/kg	93154.63
Copper	mg/kg	106.96
Lead	mg/kg	97.66
Zinc	mg/kg	152.90

Interpretation:

The EC of the soil is observed to be less than which shows the normal soil (not a salt affected soil) and with slightly alkaline pH representing the soil is dominated with soluble salts with good biodegradation. The organic matter 2.58% which can be used for landscaping .The moisture content of the soil is also good which can be good for trees and plants proposed.

WATER SAMPLING LOCATION



Code	Location	Latitude	Longitude	Distance from Plot Boundary (km)	Direction from Project Site
GW1	Project Site	19°14'0.74"N	72°58'19.21"E	-	-
SW1	Upvan Lake	19°13'20.25"N	72°57'24.59"E	2.14	South West
SW2	Tikujaniwadi Pond	19°14'15.28"N	72°57'49.51"E	0.95	West
SW3	Siddheshwar Lake	19°12'5.86"N	72°58'7.22"E	3.58	South
SW4	Ambe Ghosale Talav	19°12'19.59"N	72°58'43.68"E	3.34	South

PHYSIOCHEMICAL PROPERTIES OF GROUND WATER

Sr. No.	Test Parameters	Unit	GW1	As per IS: 10500: 2012	
				Acceptable Limit	Permissible Limit
1	Colour	Hazen units	1	5	15
2	Odour	-	Unobjectionable	Unobjectionable	-
3	Taste	-	Acceptable	Acceptable	-
4	Turbidity NTU	NTU	0.05	1	5
5	Total Dissolved Solid	mg / l	318.00	500	2000
6	Electrical Conductivity	µS/cm	454.00	-	-
7	Total Alkalinity	mg / l	126.00	200	600
8	pH Value	-	7.63	6.5 to 8.5	No relaxation
9	Total Hardness ($CaCO_3$)	mg / l	173.00	200	600
10	Calcium (as Ca)	mg / l	32.06	75	200
11	Magnesium (as Mg)	mg / l	22.5	30	100
12	Copper as (Cu)	mg / l	0.038	0.05	1.5
13	Iron (as Fe)	mg / l	0.126	0.3	No relaxation
14	Manganese as (Mn)	mg / l	0.07	0.1	0.3
15	Chlorides (as Cl)	mg / l	45.00	250	1000

Sr. No.	Test Parameters	Unit	GW1	As per IS: 10500: 2012	
				Acceptable Limit	Permissible Limit
16	Sulphate (as SO_4)	mg / l	22.60	200	400
17	Nitrates (as NO_3)	mg / l	4.10	45	No relaxation
18	Fluoride (as F)	mg / l	0.3	1.0	1.5
19	Phenolic Compounds	mg / l	<0.001	0.001	0.002
20	Mercury as (Hg)	mg / l	<0.0005	0.001	No relaxation
21	Cadmium as (Cd)	mg / l	<0.001	0.003	No relaxation
22	Selenium as (Se)	mg / l	<0.001	0.01	No relaxation
23	Arsenic as (As)	mg / l	<0.01	0.05	No relaxation
24	Lead as (Pb)	mg / l	<0.001	0.01	No relaxation
25	Zinc as (Zn)	mg / l	0.064	5	15
26	Chromium as (Cr^{+6})	mg / l	<0.03	0.05	No relaxation
27	Residual Chlorine	mg / l	Nil	0.2	1
28	Boron	mg / l	<0.001	0.5	1
29	Total Coliform	MPN/100 ml	Nil	Nil	Shall not be detectable in any 100 ml sample
30	E.Coli	Nos./100 ml	Absent	Absent	Absent

Interpretation: -The quality of ground water shows that all the parameters are well within the prescribed limit as per IS 10500-2012. and water is suitable for drinking purposes

PHYSIOCHEMICAL PROPERTIES OF SURFACE WATER

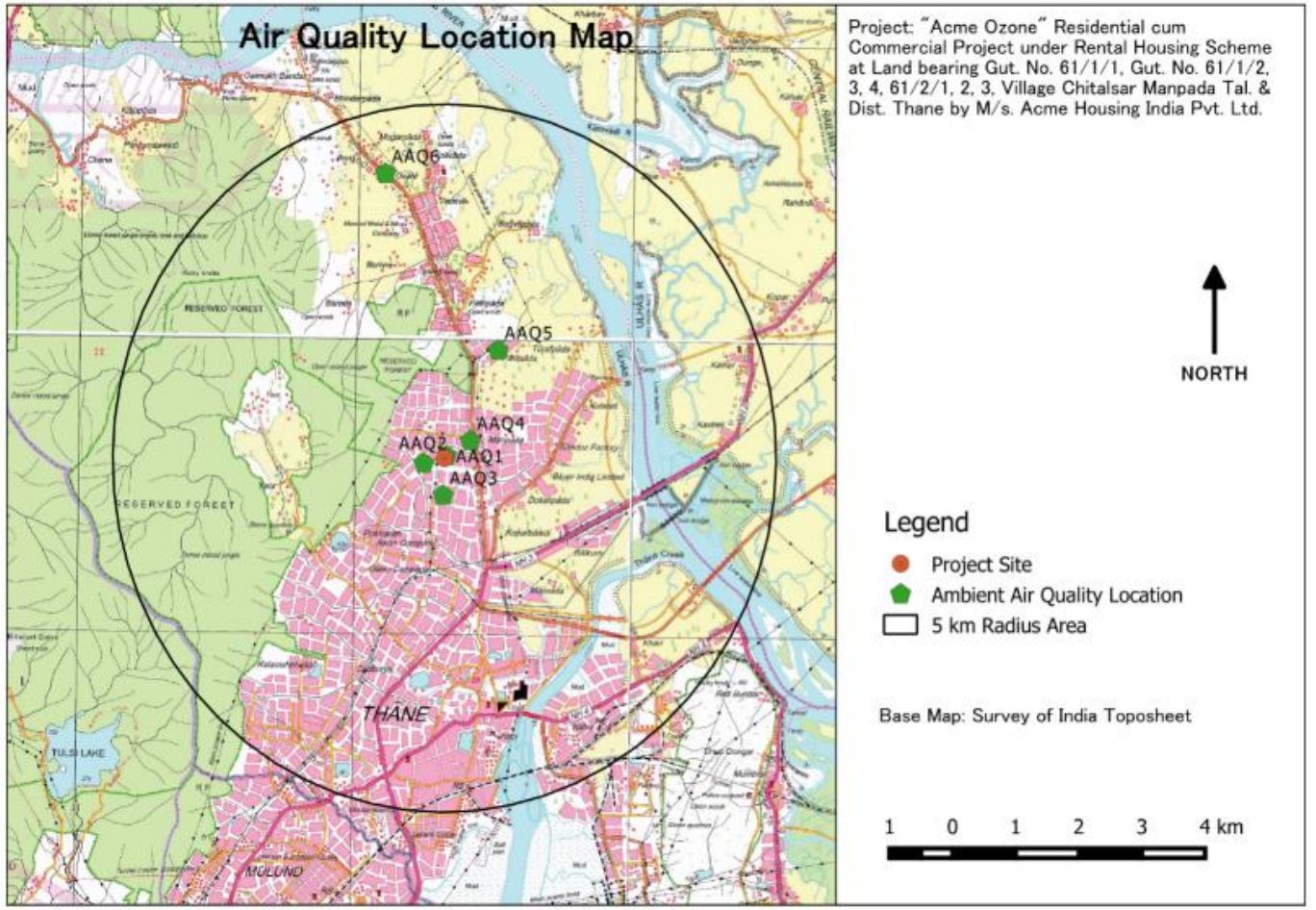
Sr. No.	Test Parameters	Unit	SW1	SW2	SW3	SW6
1.	Apparent Colour	Hazen units	12	6	10	13
2.	Taste	-	-	-	-	-
3.	pH Value	-	7.96	7.53	7.48	7.84
4.	Turbidity	mg/l	3.5	2.5	3.0	3.2
5.	Electrical conductivity	µS/cm	514.00	332.00	377.00	383
6.	Total Alkalinity	mg/l	131.30	121.20	116.15	136.35
7.	DO	mg/l	4.00	4.60	3.80	4.10
8.	BOD (27o C for 3 days)	mg/l	9.30	8.50	10.00	9.00
9.	COD	mg/l	28.17	23.00	31.00	26.00
10.	Total Dissolved Solid	mg/l	360.00	232.00	264.00	268
11.	Total Suspended Solids	mg/l	10.00	8.00	12.0	8.0
12.	Total Hardness (CaCO3)	mg/l	136.00	108.00	124.00	132.00
13.	Calcium (as Ca)	mg/l	39.28	31.26	39.28	40.88
14.	Magnesium (as Mg)	mg/l	9.25	7.31	6.33	7.31

Sr. No.	Test Parameters	Unit	SW1	SW2	SW3	SW6
15.	Fluorides (F)	mg/l	0.24	0.20	0.22	0.18
16.	Chlorides (as Cl)	mg/l	52.62	44.35	42.38	40.88
17.	Chromium (Cr+)	mg/l	<0.03	<0.03	<0.03	<0.03
18.	Cadmium (Cd)	mg/l	<0.001	<0.001	<0.001	<0.001
19.	Iron (as Fe)	mg/l	0.37	0.30	0.33	0.35
20	Zinc (Zn)	mg/l	0.14	0.15	0.32	0.32
21	Copper as(Cu)	mg/l	0.21	0.02	0.37	0.31
22	Arsenic (As)	mg/l	<0.01	<0.01	<0.01	<0.01
23	Lead (Pb)	mg/l	<0.001	<0.001	<0.001	<0.001
24	Selenium (Se)	mg/l	<0.001	<0.001	<0.001	<0.001
25	Nitrates (as NO3)	mg/l	0.78	0.91	0.71	0.64
26	Sulphate (as SO4)	mg/l	28.40	19.40	35.20	27.50
27	Phenolic Compounds	mg/l	<0.001	<0.001	<0.001	<0.001
28	Total Coliform	MPN/100ml	2200	1500	2500	2000

Interpretation

The quality of ground water shows that all the parameters are well within the prescribed limit as per IS 10500-2012. and water is suitable for drinking purposes.

AIR MONITORING LOCATIONS

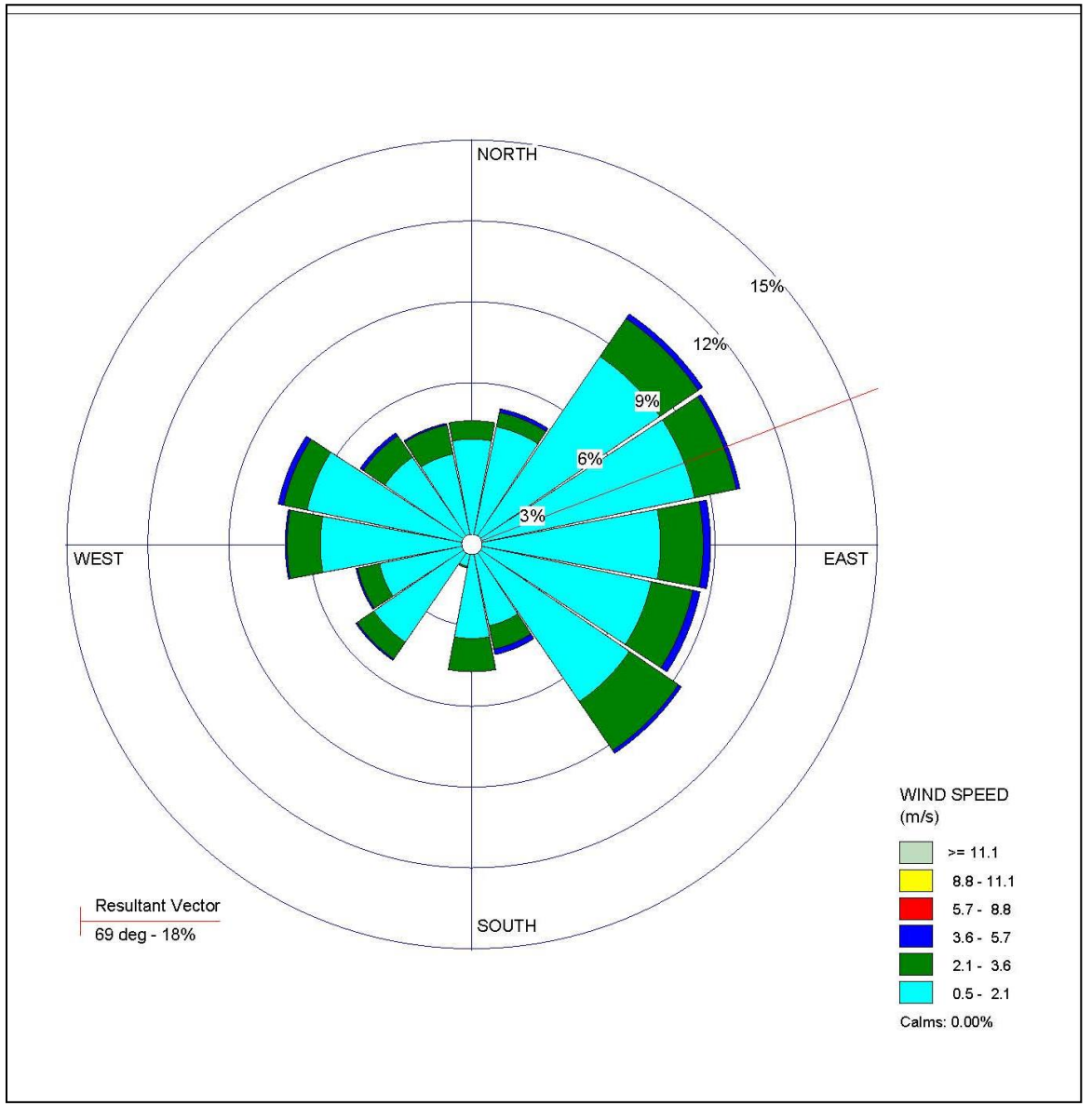


Study Period: Oct 2019 – Nov 2019

Frequency: Once in the study period for 24 hrs

Location code	Location	Latitude Longitude	Environmental Setting	Distance in km	Direction
AAQ1	Project Site	19°14'0.74"N 72°58'19.21"E	Residential	--	E
AAQ2	Mother Of Victory Church, Tikujiniwadi	19°13'56.93"N 72°58'6.96"E	Residential	0.50	W
AAQ3	TMC Garden	19°13'40.76"N 72°58'17.67"E	Residential	0.75	S
AAQ4	Titan Hospital	19°14'8.66"N 72°58'32.10"E	Residential	0.40	NE
AAQ5	Shubham Raje Junior College	19°14'54.83"N 72°58'46.54"E	Commercial area	2.00	N
AAQ6	Dhanwantari Multispeciality Hospital	19°16'23.96"N 72°57'44.35"E	Commercial area	4.80	NW

WIND ROSE MODELLING



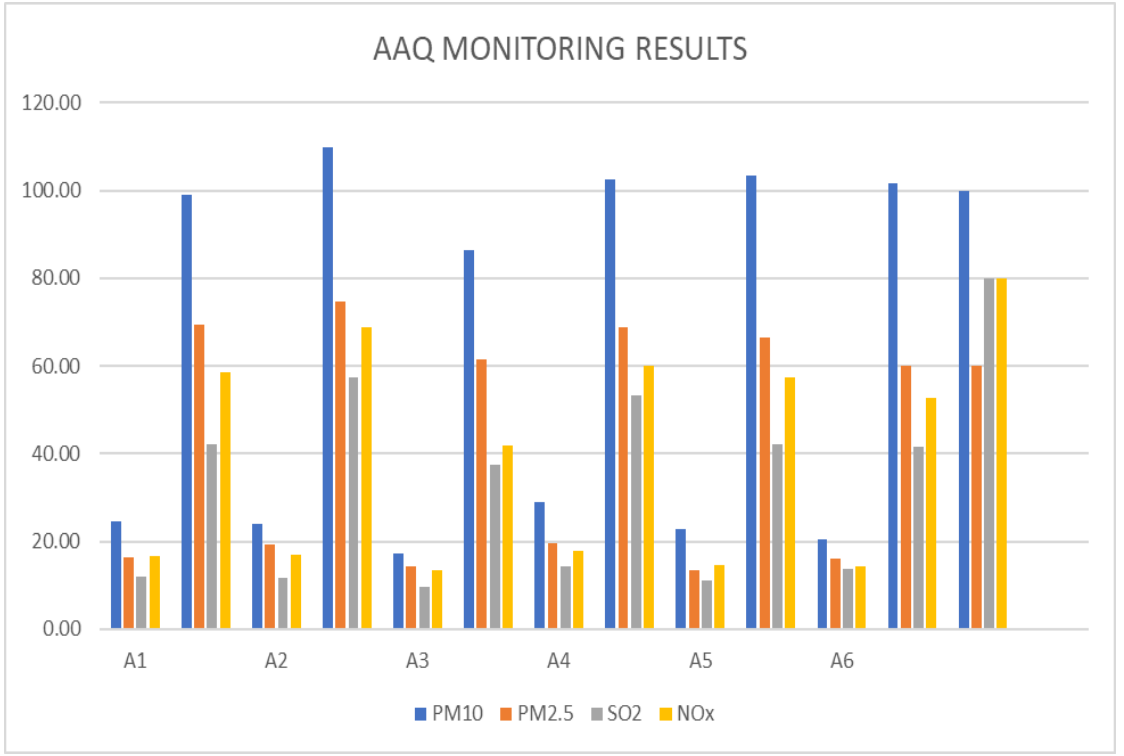
Parameter		October	November
Temperature	Max	40.8	26.6
	Min	21.1	20.6
Relative Humidity (%)	Max	100	100
	Min	25	28
Wind Speed (m/s)	Avg	1.40	1.05
Wind Direction (%)	N	3.1	4.96
	NNE	4.2	4.72
	NE	7.9	10.17
	ENE	9.5	8.11
	E	7.8	7.63
	ESE	7.2	7.87
	SE	8.8	7.51
	ESE	4.4	2.91
	S	4.6	3.63
	SSW	0.7	0.85
	SW	4.8	4.24
	WSW	4.4	3.27
	W	6.0	6.05
	WNW	6.1	6.66
	NW	4.4	4.36
	NNW	3.8	4.24
	Calm	0.0	0.0

Study Period: Oct 2019 – Nov 2019

AIR QUALITY

Sr. no	Location	Location code		Parameter				
				PM_{10} ($\mu g/m^3$)	$PM_{2.5}$ ($\mu g/m^3$)	SO_2 ($\mu g/m^3$)	NO_x ($\mu g/m^3$)	CO(mg/m^3)
1	Project Site	A1	Min.	24.0	16.0	12.07	16.73	0.80
			Max.	99.0	69.0	42.22	58.67	1.79
			98%tile	95.0	67.0	39.24	58.08	1.70
2	Mother Of Victory Church, Tikujiniwadi	A2	Min.	24.0	19.0	11.72	16.80	0.56
			Max.	110.0	74.0	57.39	68.92	2.13
			98%tile	105.0	72.0	49.58	65.04	2.09
3	TMC Garden	A3	Min.	17.0	14.0	9.57	13.47	0.58
			Max.	86.0	62.0	37.44	41.72	1.64
			98%tile	86.0	58.0	34.88	41.64	1.60
4	Titan Hospital	A4	Min.	29.0	20.0	14.36	17.87	0.53
			Max.	103.0	69.0	53.41	60.09	1.99
			98%tile	102.0	62.0	47.02	55.62	1.99
5	Shubham Raje Junior College	A5	Min.	23.0	13.0	11.10	14.63	0.68
			Max.	103.0	66.0	42.25	57.30	1.86
			98%tile	102.0	62.0	47.02	55.62	1.99
6	Dhanwantari Multispecialty Hospital	A6	Min.	21.0	16.0	13.58	14.27	0.74
			Max.	101.0	60.0	41.69	52.55	2.07
			98%tile	97.0	56.0	40.01	51.20	1.93
National Ambient Air Quality Standards (NAAQS)				100 (24 hr avg.)	60 (24 hr avg.)	80 (24 hrs avg.)	80 (24 hrs avg.)	4 (1 hr avg.)

AMBIENT AIR QUALITY MONITORING RESULTS



Conclusion:

- Air Quality in the study area was observed as below:
- PM10 ranges from 86.0 (µg/m^3) to 105.0 (µg/m^3) highest concentration of PM10 have been found at A3 and A2. PM concentration at all location are beyond the prescribed limit by NAAQS except the A1 i.e project site, A3 and A5.
- PM2.5 ranges from 56.0 (µg/m^3) to 72.0 (µg/m^3) highest concentration of PM2.5 have been found at (A2) Mother Of Victory Church, Tikujiniwadi. However the PM2.5 concentration at all other location have also found to be exceeding the NAAQS except the TMC garden and dhanwantri multispecialty hospital. Vehicular emissions and dust emissions due to vehicular movement, is the main source of the pollutants.
- SO2 is ranges from 34.88 (µg/m^3) to 49.58 (µg/m^3). Maximum concentration have been found at A2 at Mother Of Victory Church, Tikujiniwadi. SO2 concentration in study area is within the NAAQS.
- NOx is ranges from 41.64 (µg/m^3) to 65.04 (µg/m^3). Maximum concentration have been found at A2 i.e Mother Of Victory Church, Tikujiniwadi. NOx concentration in study area is within the NAAQS.
- CO concentration ranges from 1.60 (mg/m^3) to 2.09 (mg/m^3) which is within the NAAQS.

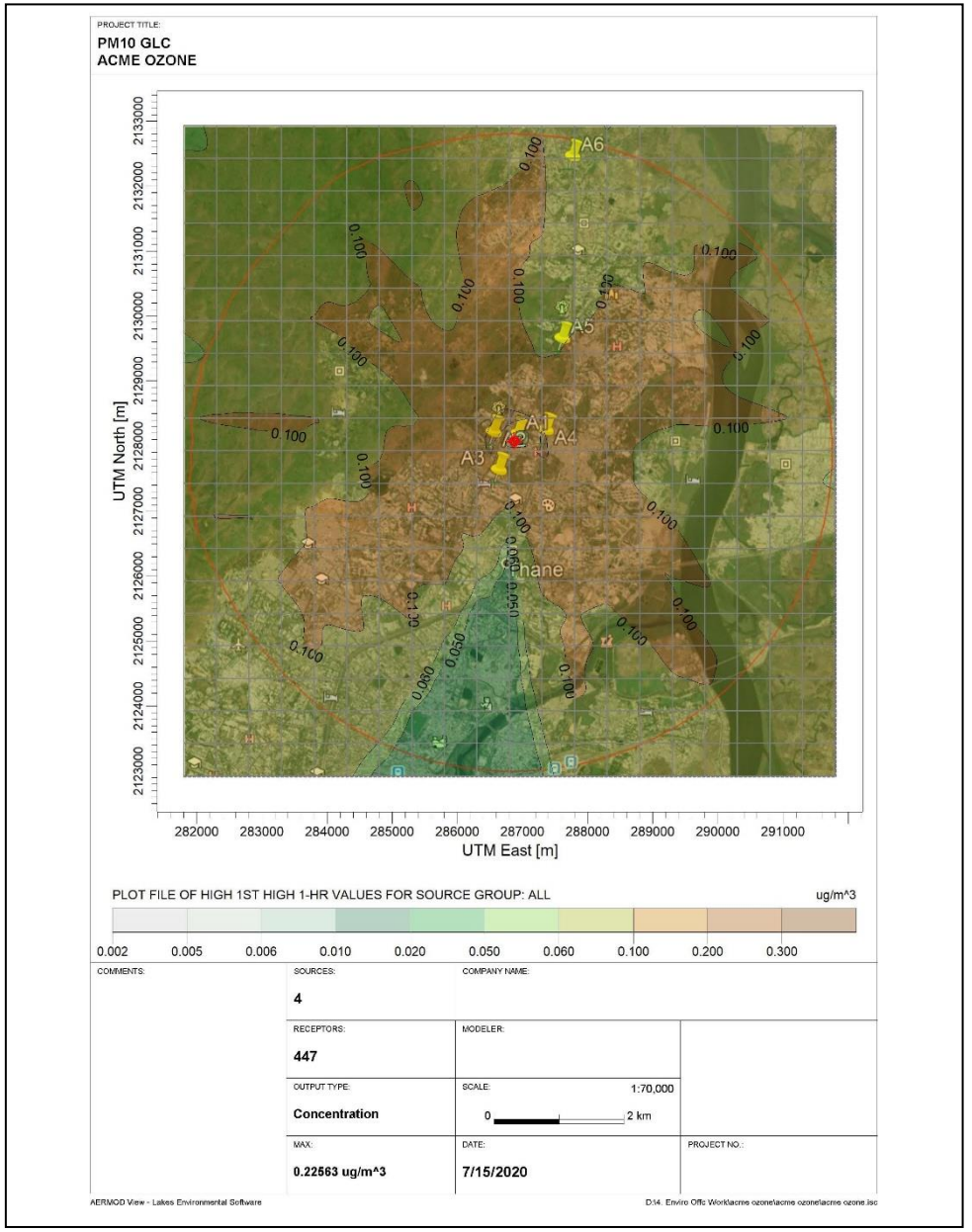
EMISSION FROM DG SETS

DG SET CAPACITY KVA	So2 in g/sec	Nox g/sec	Pm10 g/sec	Pm 2.5 g/sec	fuel consumption lt/hr	Sulphur %	Nitrogen %	velocity m/sec	release height mt	Dia	Gas flow rate cum/sec
2 x 630	0.29858	0.15694	0.0333	0.030016	250	0.25	0.08	37.91	126.78	0.25	1.86
500	0.119	0.063	0.0133	0.01201	100	0.25	0.08	29.55	126.24	0.25	1.45
500	0.119	0.063	0.0133	0.01201	100	0.25	0.08	29.55	95.42	0.25	1.45
2 x 630	0.29858	0.15694	0.0333	0.030016	250	0.25	0.08	37.91	81.31	0.25	1.86

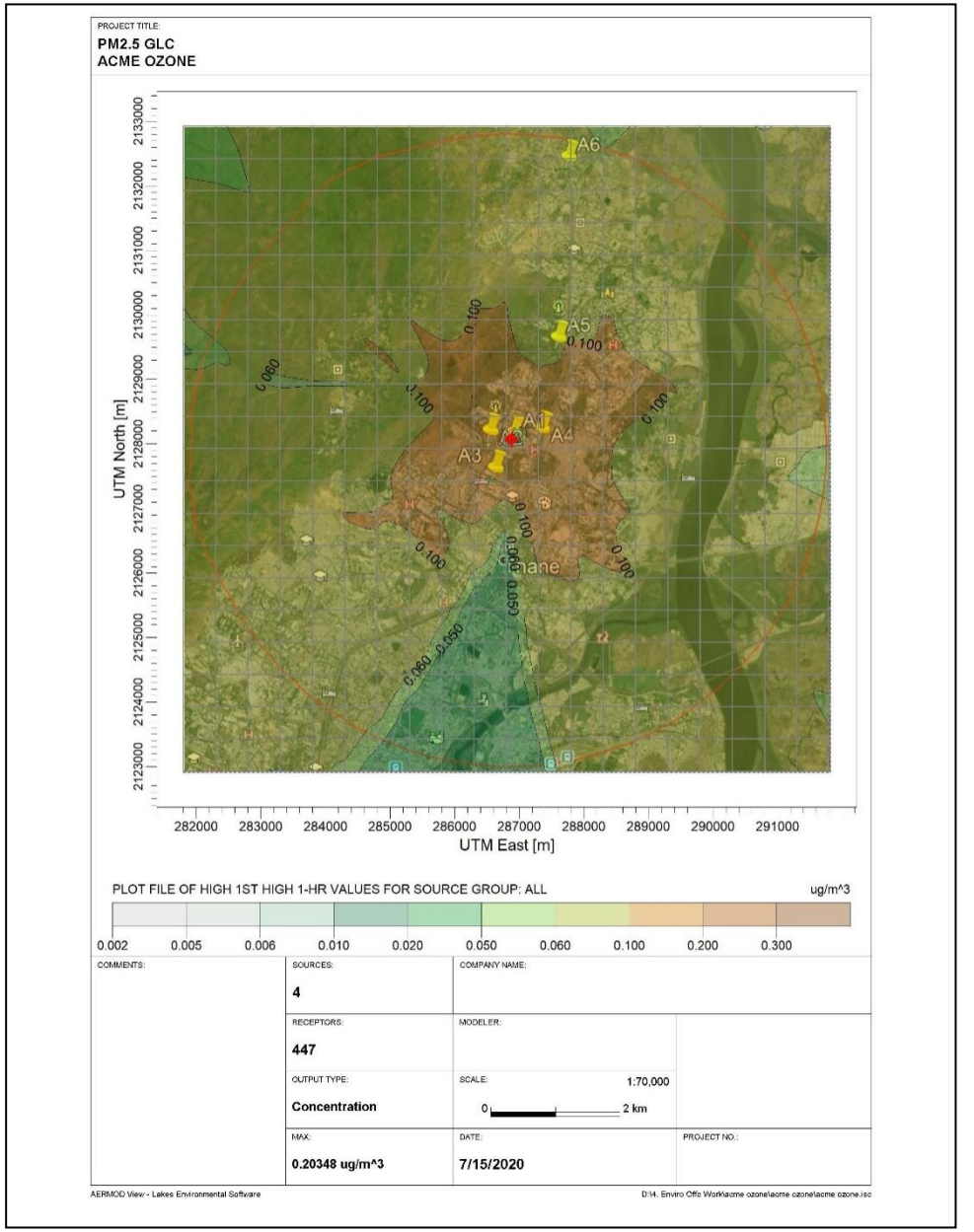
Interpretation:

As per the results obtained through air dispersion modelling major contribution in pollutant concentration shall be Sulphur dioxide. Baseline concentration at all location was found to be within NAAQS and the resultant from the DG emission at all location also found to be in within NAAQS. However it has to be noted the operation of DG will not be continuous operation as DG has been proposed only for the emergency backup service. Other pollutants Particulate matter and Nox are fraction of the baseline concentration.

ISOPLETHS

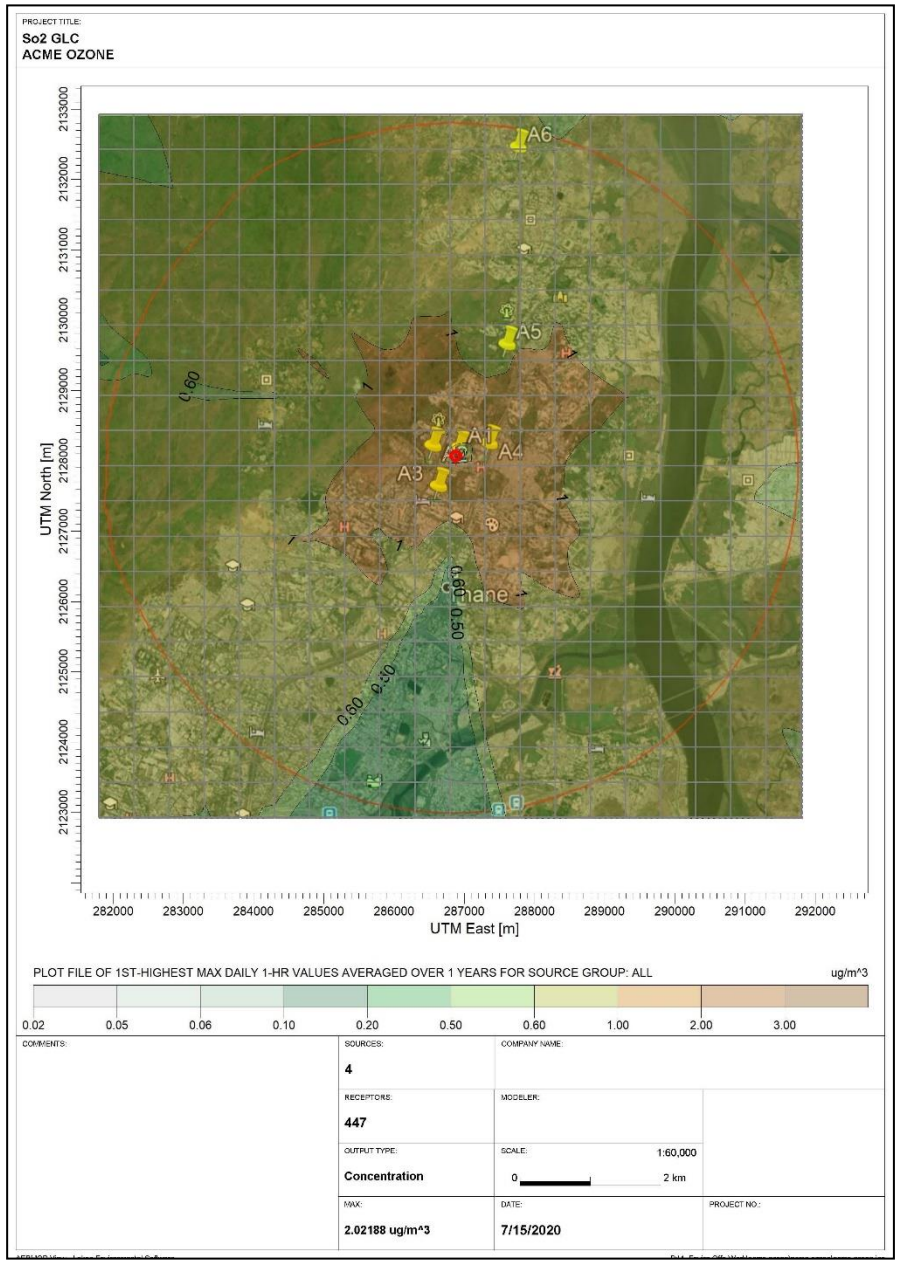


Isopleths-PM 10 Proposed Project Emission

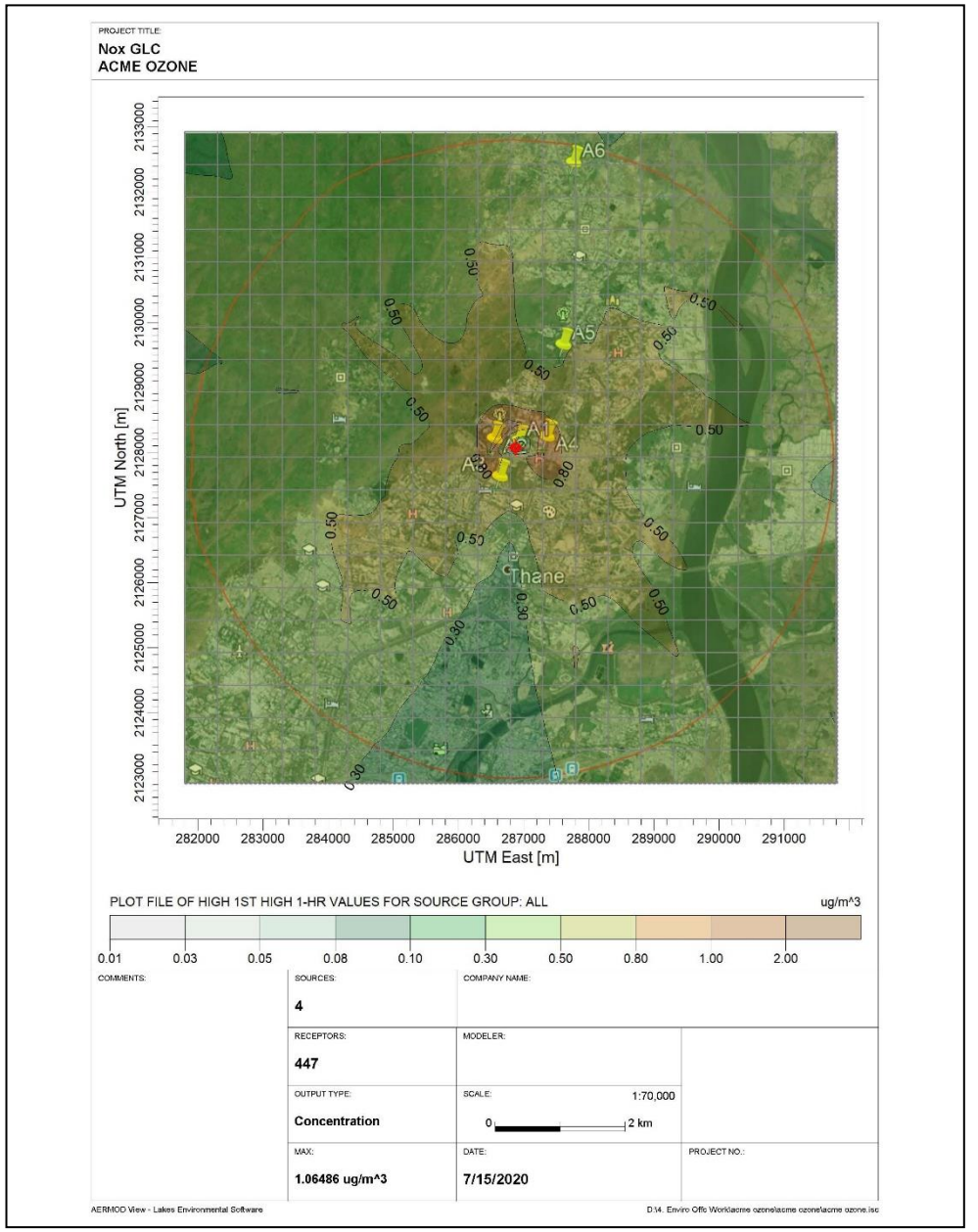


Isopleths-PM 2.5 Proposed Project Emission

ISOPLETHS



Isopleths-SO2 Proposed Project Emission



Isopleths-NOx Proposed Project Emission

INCREMENTAL CONCENTRATION OF POLLUTANTS DUE TO PROPOSED PROJECT

Location code	Parameter	Baseline concentration (Maximum Conc.)	Incremental pollutant concentration	Resultant	NAAQS
A1	PM_{10}	98.96	0.00001	98.960	100
	$PM_{2.5}$	69.35	0.00001	69.350	60
	NO_x	58.67	0.00003	58.670	80
	SO_2	42.22	0.00005	42.220	80
A2	PM_{10}	109.78	0.21478	109.995	100
	$PM_{2.5}$	74.53	0.1937	74.724	60
	NO_x	68.92	1.01369	69.934	80
	SO_2	57.39	1.9247	59.315	80
A3	PM_{10}	86.52	0.16026	86.690	100
	$PM_{2.5}$	61.6	0.14453	61.745	60
	NO_x	41.72	0.7564	42.476	80
	SO_2	37.44	1.43605	38.876	80
A4	PM_{10}	102.63	0.21277	102.843	100
	$PM_{2.5}$	68.76	0.19188	68.952	60
	NO_x	60.09	1.00418	61.094	80
	SO_2	53.41	1.90664	55.317	80
A5	PM_{10}	103.39	0.09731	103.487	100
	$PM_{2.5}$	66.43	0.08777	66.518	60
	NO_x	57.30	0.45937	57.759	80
	SO_2	42.25	0.87198	43.122	80
A6	PM_{10}	101.57	0.07789	101.648	100
	$PM_{2.5}$	59.91005	0.07025	59.980	60
	NO_x	52.55005	0.36764	52.918	80
	SO_2	41.69	0.69799	42.388	80

MITIGATION MEASURES

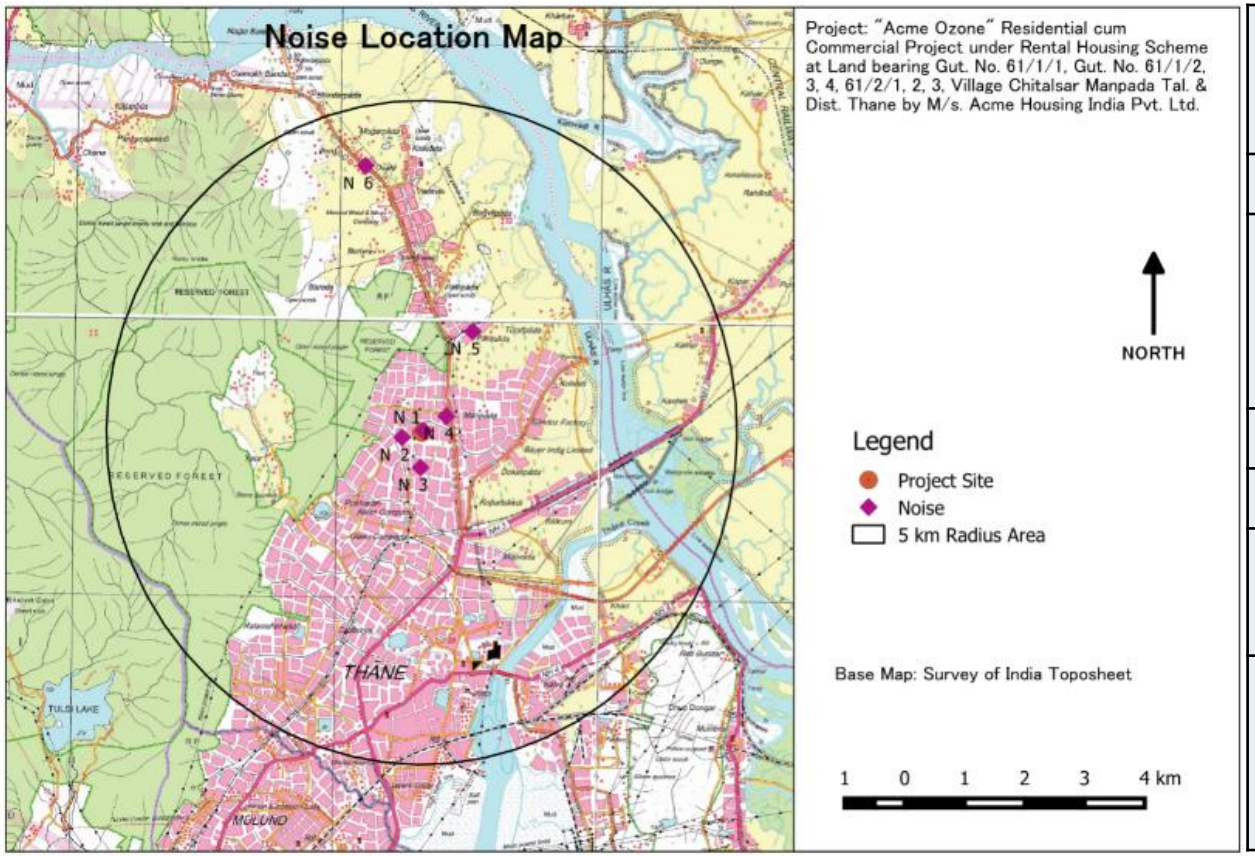
➢ **Construction phase:**

- Implementing traffic management plan developed to reduce congestion on the connecting road which is already done for already OC buildings.(maintaining drive way width not less than 6m , internal road from 6 m to 12 m width, Keeping ECS as per NBC).
- Developing greenbelt as per CPCB guidelines within the project and along the plot boundary is already done. Already planted 76 nos. of trees.
- Proposed Plantation for RG should include air and noise attenuating plant species.
- DG sets have been installed as per CPCB norms and fuel used have been low sulphur diesel Exhaust of DG set been released at adequate height by providing stacks of height as per CPCB norm so that ground level concentrations of the pollutants released are minimal. – DG sets at suitable distance from each other to minimise concentration.

➢ **Operation phase:**

- Implementing traffic management plan developed to reduce congestion on the connecting road.
- Developing greenbelt as per CPCB guidelines within the project and along the plot boundary.
- Proposed Plantation for RG should include air and noise attenuating plant species
- DG sets will be installed as per CPCB norms and fuel used will be low sulphur diesel Exhaust of DG set will be released at adequate height by providing stacks of height as per CPCB norm so that ground level concentrations of the pollutants released are minimal.
- The establishment of an emissions inventory forms the basis for the impact assessment. The emissions inventory comprises the identification of sources of emission, and the quantification of each source's contribution to ambient air pollution concentrations. An emission factor is a representative value that attempts to relate the quantity of a pollutant released to the atmosphere with an activity associated with the release of that pollutant. Particulate matter is the main pollutant of concern from demolition and construction activity. During operation phase NO_x, SO_2, CO and PM (PM_{10} & $PM_{2.5}$) are pollutant of concern. Dispersion models compute ambient concentrations as a function of source configurations, emission strengths and meteorological characteristics, thus providing a useful tool to ascertain the spatial and temporal patterns in ground level concentrations (GLCs) arising from the emissions of various sources. Gaussian plume models are best used for near-field applications where the steady-state meteorology assumption is most likely to apply. The AERMOD model was used in this study.

NOISE MONITORING LOCATIONS



Code	Location	Latitude	Longitude	Distance from Plot Boundary (km)
N1	Project Site	19°14'0.74"N	72°58'19.21"E	Residential
N2	Mother of Victory Church (Tikujini Wadi)	19°13'56.93"N	72°58'6.96"E	Silent Zone
N3	TMC Garden	19°13'40.76"N	72°58'17.67"E	Commercial Zone
N4	Titan Hospital	19°14'8.66"N	72°58'32.10"E	Silent Zone
N5	Shubham Raje Junior College	19°14'54.83"N	72°58'46.54"E	Silent Zone
N6	Dhanwantari Multispeciality Hospital	19°16'23.96"N	72°57'44.35"E	Silent Zone

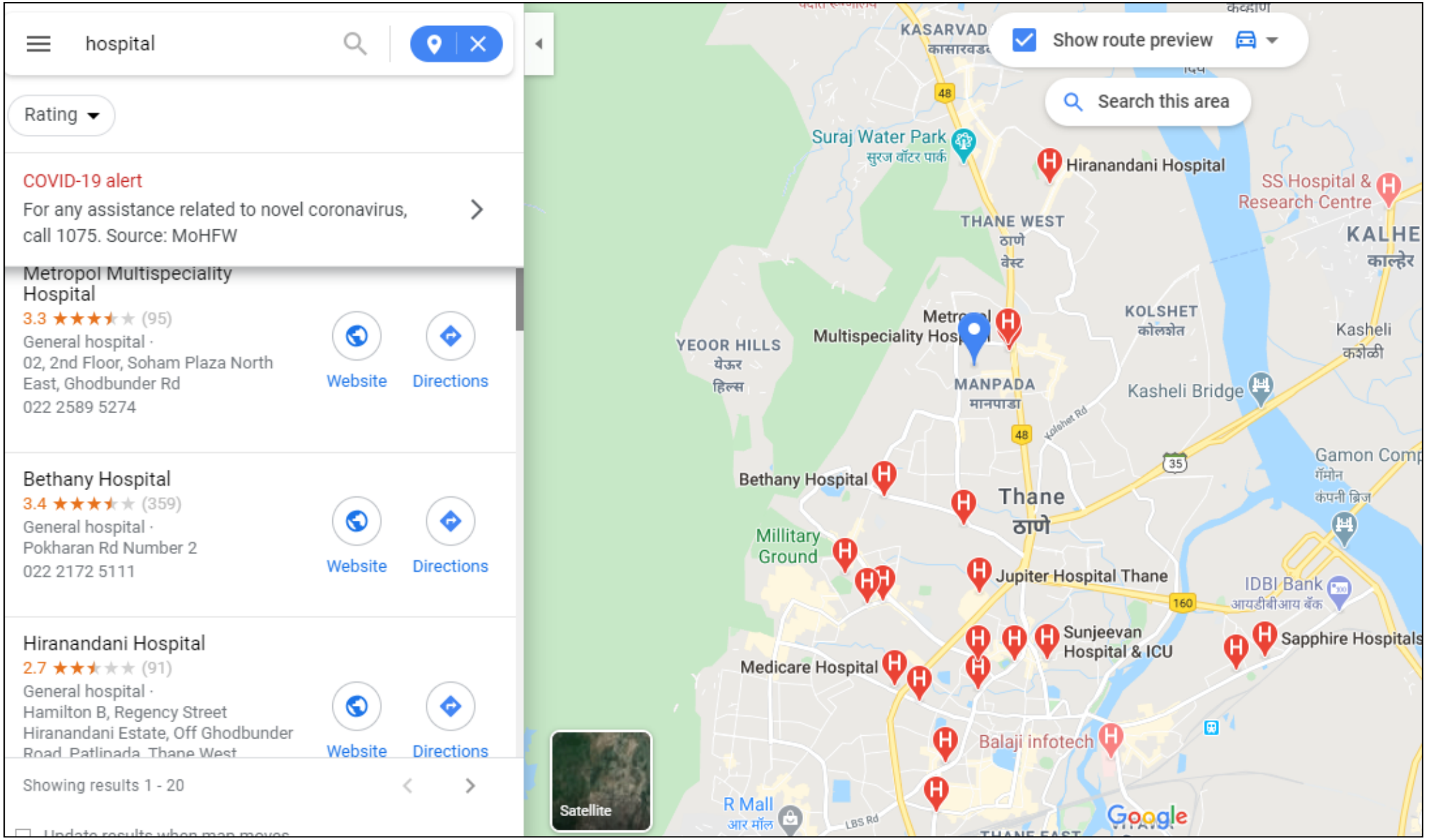
NOISE ANALYSIS

Location Code	Location Name	Day time dB(A) (L_{eq})	Night Time dB(A) (Leq)	Statutory Limit (dB(A))	
				Day	Night
N1	Project site	57.3	51.5	55	45
N2	Mother Of Victory Church, Tikujiniwadi	57.5	50.08	50	44
N3	TMC Garden	59.3	47.67	65	55
N4	Titan Hospital	55.45	50.1	50	40
N5	Shubham Raje Junior College	59.6	53.8	50	40
N6	Dhanwantari Multispeciality Hospital	51.90	41.5	50	40

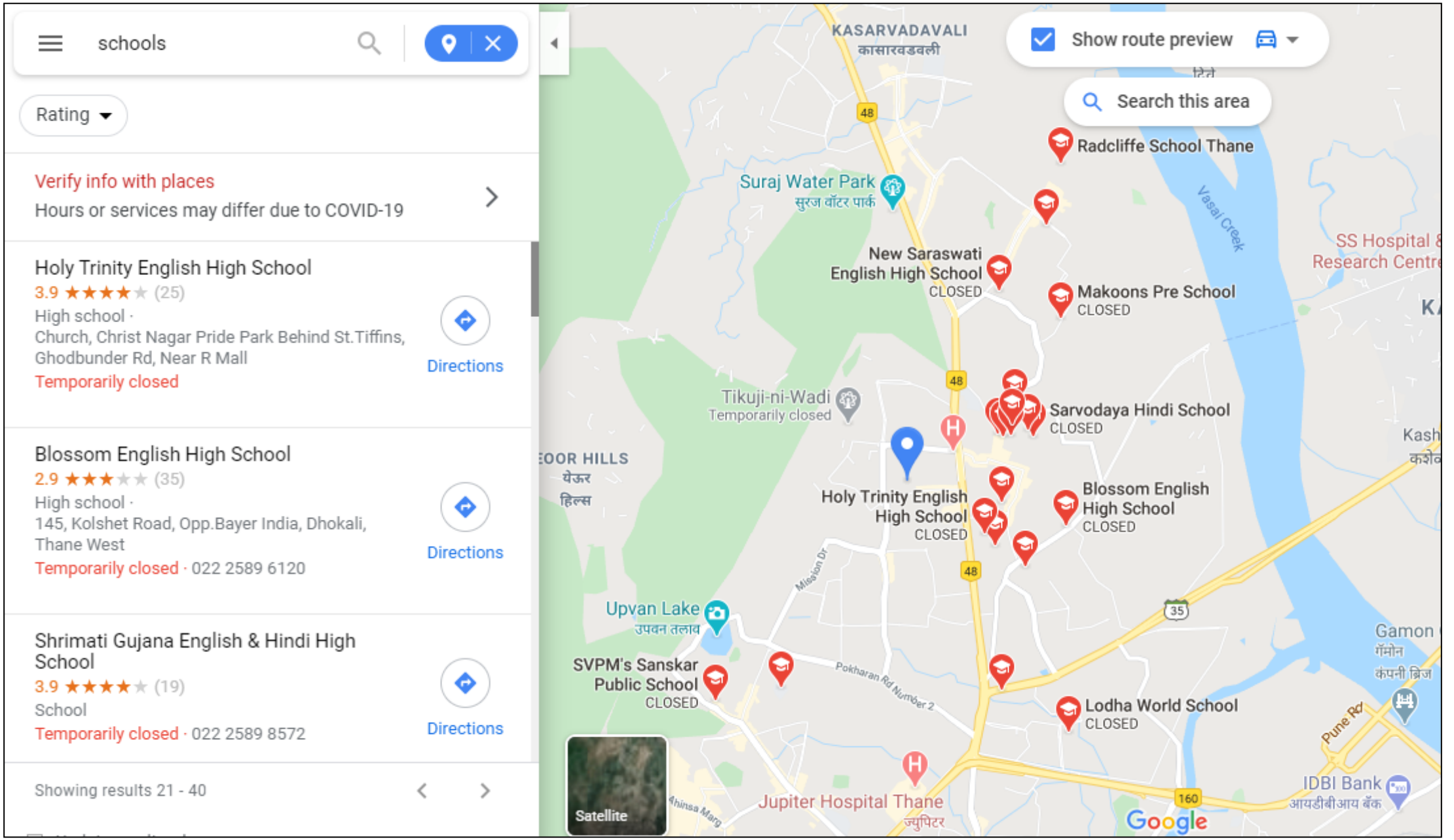
Interpretation: The noise levels on the project site are at the higher side as construction activities are going on the its abutting road – Khewri Circle marg.Almost we can see that the noise levels are at the higher end sue to traffic and also due to construction activity nearby. TMC garden decibel levels are within the limit, The reason is the dense canopy all along the garden.

The silent zones are basically affected due to road side activities and also due to movement of vehicles.

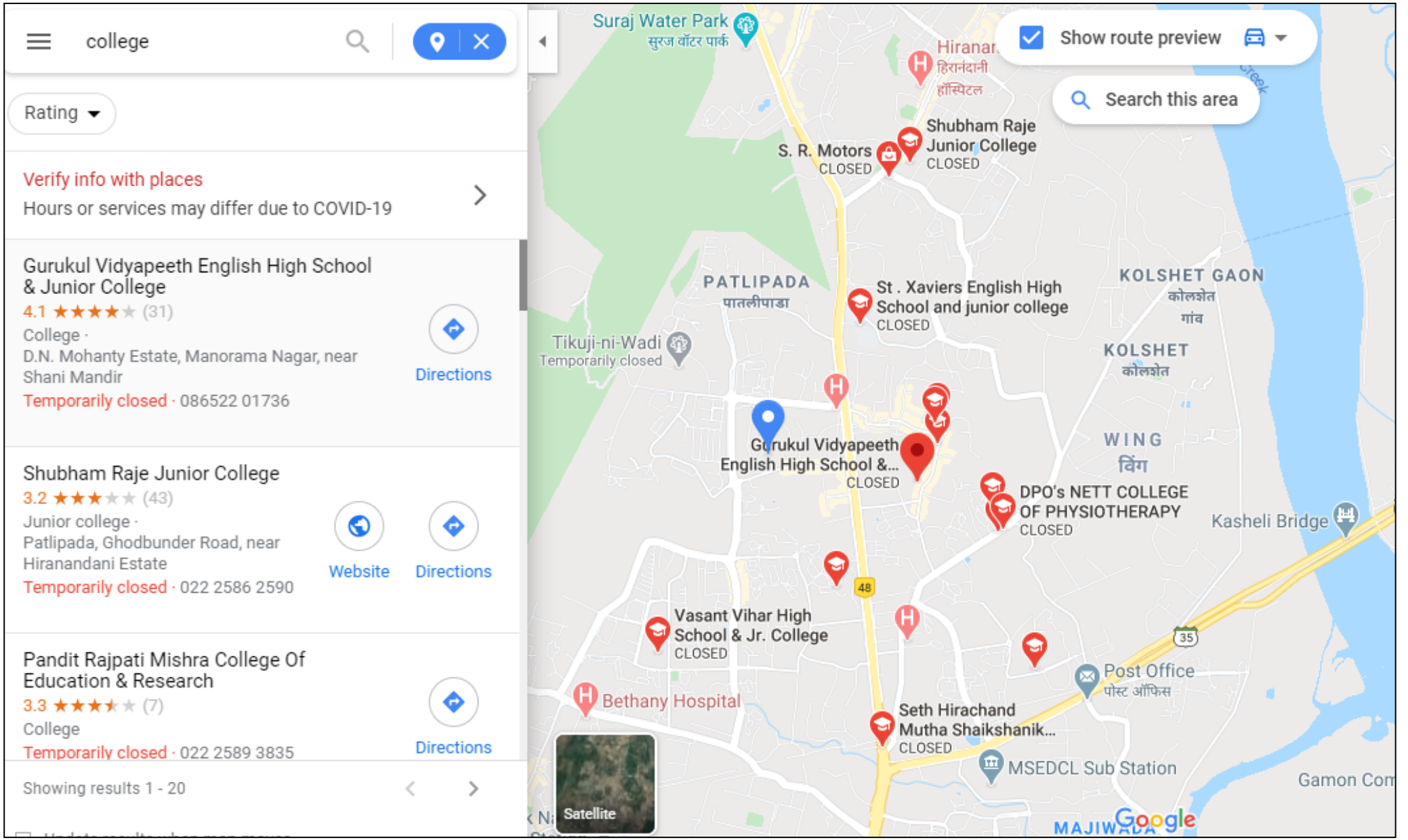
➢ Near by Hospitals



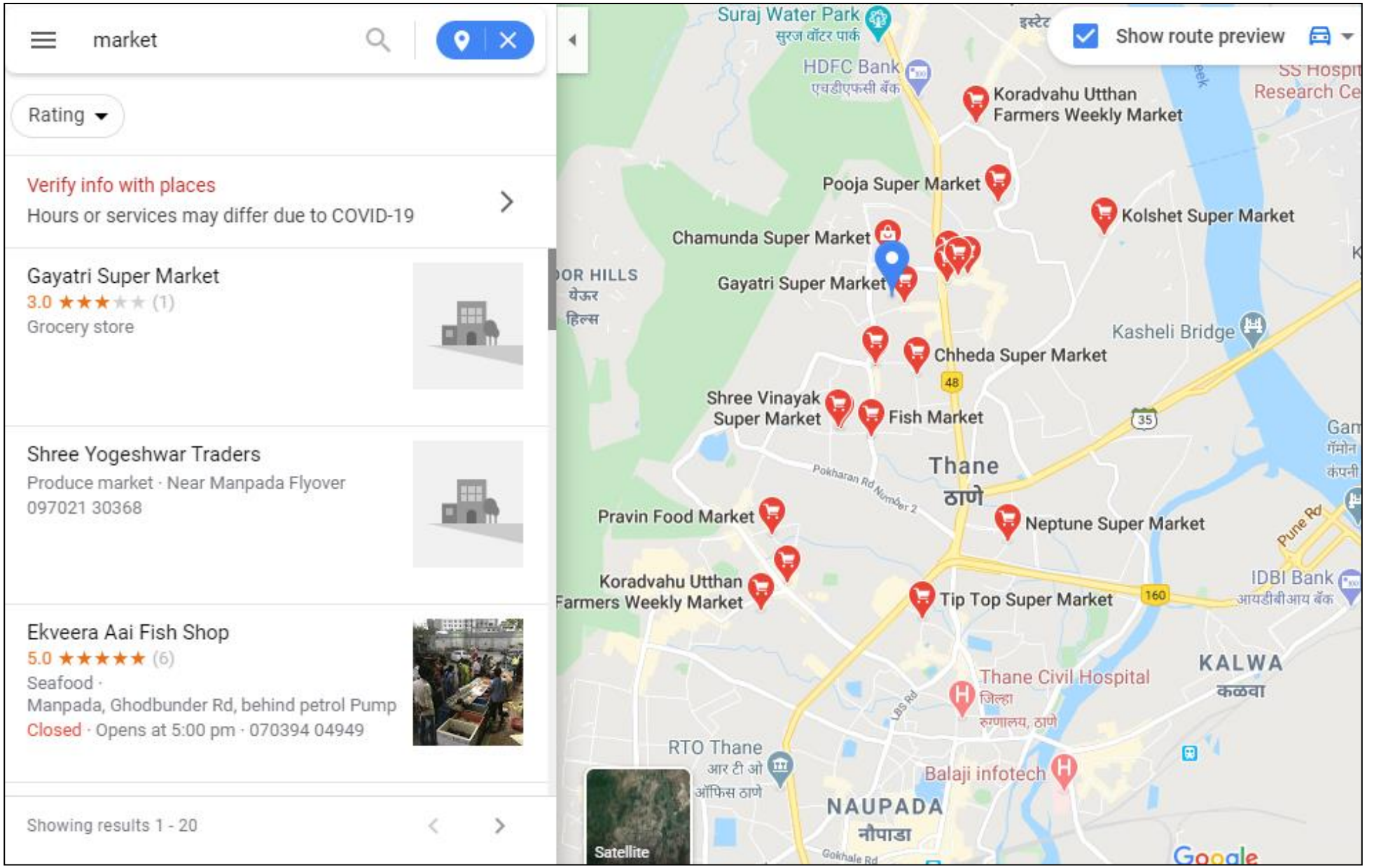
➢ Near by Schools



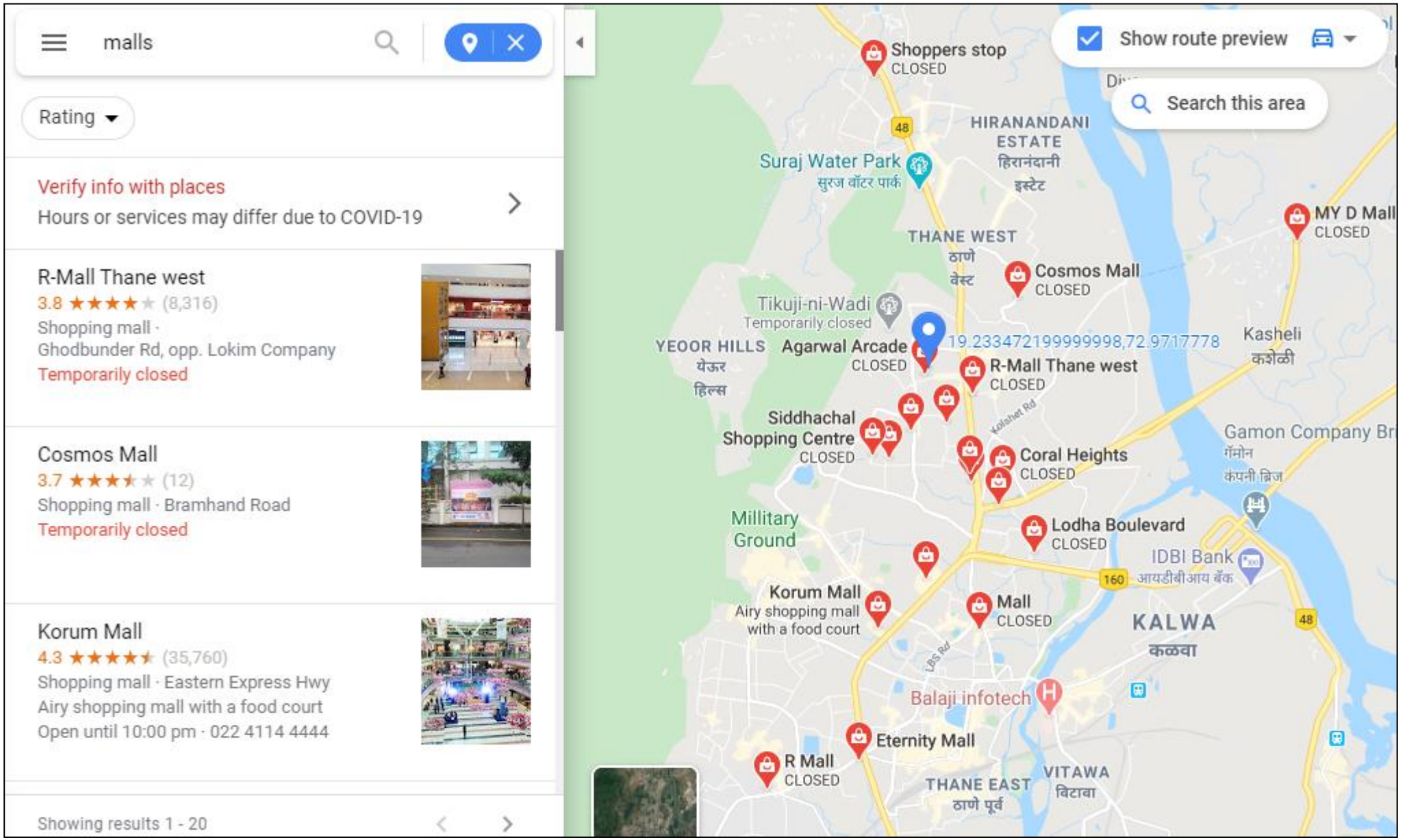
➢ Near by Colleges



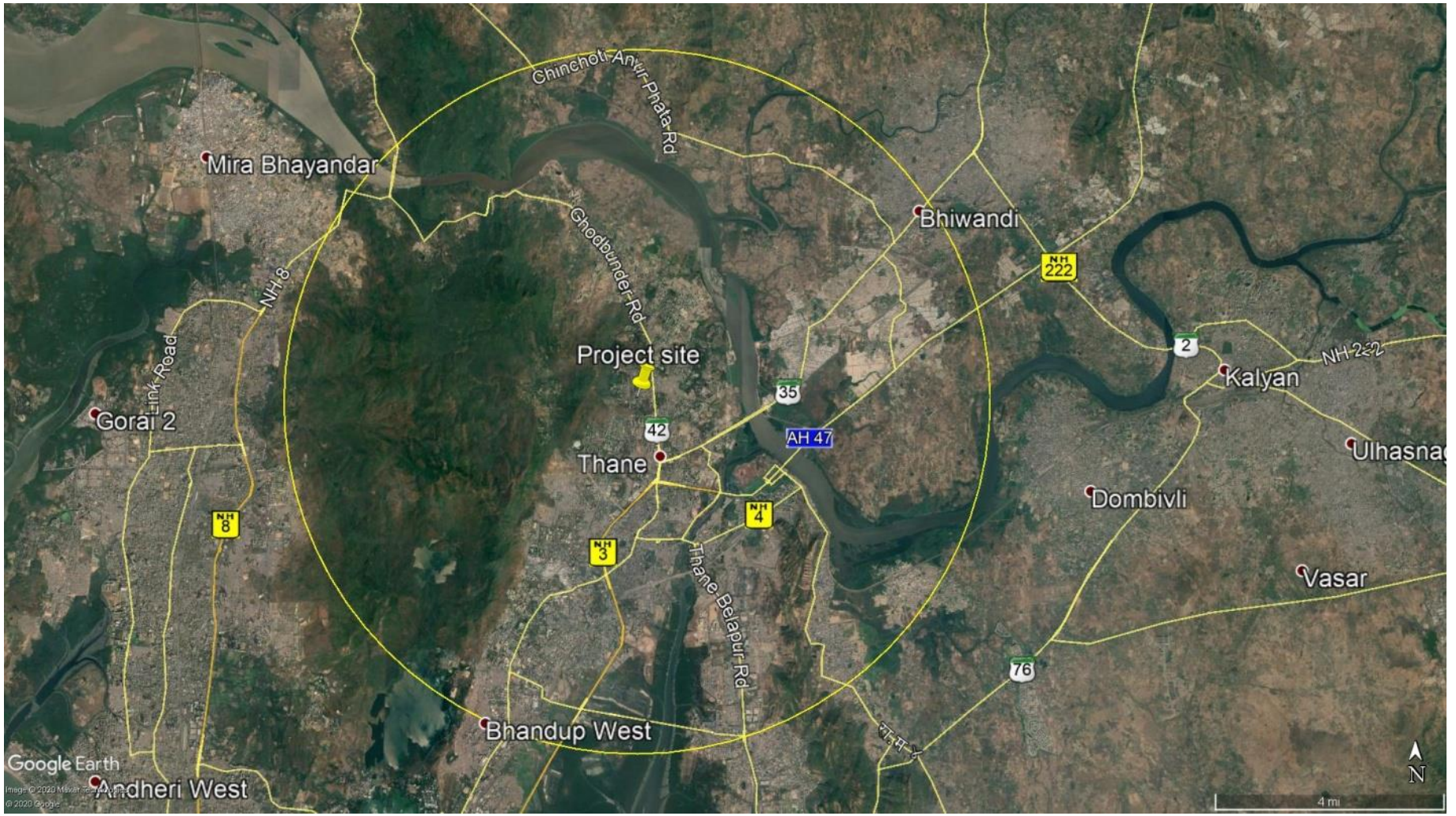
➢ Near by Market places



➢ Near by Malls



ECOLOGY AND BIODIVERSITY STUDY



Buffer zone 10 km radius around the project

ECOLOGY AND BIODIVERSITY STUDY

Objective of the Study

The objectives of this study were as follows:

1. To assess the nature and distribution of vegetation in and around the project site
2. To evaluate the distribution of animal life spectra, including avifauna and butterflies, available in this area
3. To ascertain whether the proposed project will have any adverse impact on the ecology in and around project areas, and suggest mitigation measures, if needed.

Study Area

As per guidelines of MoEF for Environmental Impact Assessment, pertaining to Construction projects, total study area is restricted up to 10 Km radius from the project site, of which primary data need to be collected from the area up to 2km periphery, while remaining 8km will be represented by secondary data. The data up to 2km periphery from project site were generated with reference to topography, land use, habitats, flora and fauna etc. All observations were undertaken in Feb 2020. Terrestrial vegetation primarily consists of trees and shrub.

The habitat of the area is urban type, surrounded by residential area. Existing of SGNP on West, Thane creek flowing from east to south direction and Vasai creek in the north side.

ECOLOGY AND BIODIVERSITY STUDY

Primary study

A) Flora

Based on field survey and land use map various different habitats were selected for vegetation and animal studies. Primary data were generated by preparing a general checklist of the plants encountered in these areas. The area showed overall 60 plant species from 55 genera and 32 families, dominated by Albizia lebbeck, Terminalia catappa, Ficus religiosa, Peltophorum pterocarpum, Pithecellobium dulce, Delonix regia, Polyalthia longifolia, Mangifera indica Trema orientalis etc.

B) Fauna

Methodology: Field observations of fauna were carried out. The commonly available mammals, amphibians, reptiles, butterflies, dragonflies and damselflies within 2km surroundings were enumerated. The method followed for avifauna survey has been outlined in respective section.

Observation

1) The domestic animals found in the study area are pig, goat, cow, cat and dog etc. The survey revealed that 5 species of common mammals were recorded in the study area, while no wild mammal was observed in this area. Besides avifauna, which has been addressed separately, 3 species of amphibians and 5 species of reptiles were recorded. Availability of fauna in the vicinity of the sites is presented in Table - 3 none of these animals are endangered (Schedule I) as per Wildlife (Protection) Act 1972.

ECOLOGY AND BIODIVERSITY STUDY

2) Invertebrates:

i) Butterflies

Study area comprised of 12 species of butterflies, dominated by tigers sps, Common Pierrot, Common grass yellow and common Indian crow. Butterfly diversity and community composition are dependent on plants, as their caterpillars are highly specific to host plants, on which they feed and metamorphose into the adults. Therefore, richness of host plant diversity contributes to butterfly diversity. None of these is endangered (Schedule I) as per Wildlife (Protection) Act.

ii) Dragonflies and Damselflies

Four species of dragonflies and two species of damselflies were recorded. Species like Ictinogomphus rapax and Trithemis aurora are commonly seen throughout the study area.

iii)Avifauna

Birds were studied by direct observation with the help of “Olympus 10 x 50 DPS I’’ binocular. During the survey, 24 species of birds were noticed. The maximum diversity of birds was observed in and around the site. This area is nothing but open flat land with some sparse vegetation. The dominant birds found around the others site were Black kite, Common crow, House sparrow, Blue rock pigeon and Purple sunbird.

ECOLOGY AND BIODIVERSITY

Mitigation Measures – Following Number of Trees will be Planted

Sr.No.	Botanical Name	Common Name	Quantity	Characteristics & ecological importance
1	Areca Catechu	Supari Palm	90	Fruiting
2	Michelia Champaca	Champaca	25	Flowering
3	Alstonia Scholaris	Saptparni	50	Flowering
4	Nyctanthes arbortritis	Prajakta	30	Flowering
5	Psidium Guajava	Peru	25	Fruiting
6	Bauhinia Variegata	Kanchan	85	Shading
7	Largerstroemia speciosa	Taman	35	Medicinal
8	Cassia Fistula	Bahave	45	Shading
9	Albizia lebbeck	Shirish	35	Shading
10	Syzygium Cumini	Jambhul	20	Fruiting
11	Azadirachta indica	Kadunimb/Neem	45	Medicinal
12	Plumeria alba	Chafa	40	Flowering
13	Mimusops Elengi	Bakul	30	Flowering
14	Annona Squamosa	Sitaphal	50	Fruiting
15	Manilkara Zapota	Chikoo	20	Fruiting
16	Mangifera indica	Mango	15	Fruiting
17	Artocarpus heterophyllus	Jackfruit/Phanas	10	Fruiting
18	Sarca indica	Ashoka	30	Shading
19	Bauhinia Blackeana	Hong Kong Orchid	10	Flowering
20	Terminalia mantaly	Madagascar Almond	30	Fruiting
21	Muntingia Calabura	Singapore Cherry	10	Fruiting
22	Licula Grandis	Raffled Fan Palm	30	Flowering
23	Poplar tree	Cotton wood	10	Shading
24	Swietenia Macrophylla	Mohogany	30	Flowering
25	Wodyetia Bifurcata	Foxtail Plam	35	Shading
26	Polyalthia longifolia	False Ashoka	40	Shading
27	Cordia Sebestena	Scarlet Cordia	15	Shading
		Total Proposed Trees	856	

ENVIRONMENT MANAGEMENT PLAN

Sr. No.	Impacting Activities/ Source of Impact		Implementation and Management of mitigation measures
1.	**CONSTRUCTION PHASE- LAND USE AND LAND COVER**		
a)	Land Procurement		• The land belongs to M/s. Acme Housing India Pvt Ltd
b)	Clearance of vegetation		• Clearance of vegetation limited to project footprint. • Proper management and use of top soil and its reuse for greenbelt development.
c)	Cutting and filling of earth material		• No Cutting and filling involved for the project, natural contours retained and planning done accordingly
d)	Excavation for basement and foundation		• Management plan for construction debris is given in solid waste management chapter-3. • Excavated earth will be managed on site to the maximum for refilling and internal roads disposed off as pe the C&D Waste Management Rules, 2016. • During construction most of the waste materials shall be re used or sold to the recyclers. • The following measures shall be adopted to prevent/ reduce soil contamination: - Litter, fuel, oil drums, used grease cartridges shall be collected and removed properly as per recommendation of competent authority - Dustbins / litter bins shall be placed at strategic locations • - Lubrication waste oil shall be collected separately in drums and shall be disposed off as per the stipulations of Consent order and HW authorization from MPCB

Sr. No.	Impacting Activities/ Source of Impact		Implementation and Management of mitigation measures
2.	**OPERATION PHASE – SOLID WASTE**		
	Dumping of municipal solid waste on land.		• 6.53 Tons/day of Bio degradable waste will be collected and processed in Organic waste converter machine for manure production. • Separate space for Solid waste segregation will be provided. OWC proposed to treat the solid waste of Residential and commercial towers and manure will be used for landscaping. • Proper storage area with impervious flooring has been provided to avoid leakage of waste and to avoid run off contamination • Non-biodegradable waste will be handed over to authorised vendors or recyclers. • E- Waste also disposed as per the guidelines of E Waste (Management and Handling) Rules, 2016 amended till date.

3.	**CONSTRUCTION PHASE – AIR QUALITY**		
a)	Construction related air emissions, including dust, on neighbouring and nearby receptors.		• Water Sprinkling within the site on the internal roads. 30 KLD water shall be required during summer season. (5 times a day) • Source will be Tanker water. • Covered material storage area specifically for gravels and cement provided as construction is ongoing as per EC.
b)	Vehicular movement for transportation of materials and equipment		• All contractor vehicles shall be PUC compliant and is compiled onsite. • Wind breaks in the form of site barricades (around 6m height) provided which reduces the generation of fugitive dust from the site • Internal roads constructed Paving or construction of roads will reduce the abrasion thereby reducing the dust generation.
c)	Clearance of vegetation		• Trees will be planted during construction phase and few trees already planted on site
d)	Excavation		• Site logistics management will be done for proper moment and loading/unloading • Signage board will used
4.	**OPEARTION PHASE – AIR QUALITY**		
a)	Emission from vehicular traffic		• Green belt to be provided with specific species. • Provision of adequate parking space for the residents. • Better traffic management in the complex
b)	Harmful dispersion of emissions from DG Odor from STP & Garbage		• Provision of Stack as per CPCB guidelines. • Solid waste collection and its processing under adequate ventilation & odor free environment. • Regular fumigation and pest control to mitigate the mosquito breeding and other disease-causing bacteria.
5.	**CONSTRUCTION PHASE- GROUND WATER**		
	Groundwater contamination		• No ground water extraction for construction activity. • During construction the entire water shall be fulfilled through the tanker water. • The entire waste water generated through the labours shall be treated in septic tank and soak pit.

Sr. No.	Impacting Activities/ Source of Impact		Implementation and Management of mitigation measures
6.	**OPERATION PHASE- DRINKING WATER**		
	Sewage disposal		• No ground water extraction for Operation Phase. Drinking water will be sufficed by MIDC. • Waste water (2445 KLD) i.e. 70% of domestic water and 100% of flushing in STPs of capacity 2445 cum (Existing). • Treated water will be recycled and used for flushing and gardening purpose. Provision is made to use this excess treated for watering and road side plantation

Sr. No.	Impacting Activities/ Source of Impact		Implementation and Management of mitigation measures
7.	**CONSTRUCTION PHASE – SURFACE WATER**		
a)	Surface water contamination		• 5.5 KLD of waste water will be generated by construction phase • Storm water drain with silt trap shall be constructed along the construction activity. • All sanitary waste from the site shall be disposed into the septic tanks followed by soak pits • All the debris resulting from the site shall be isolated from the waste water and disposed off separately generally through dedicated handling agency. • An oil trap shall be provided in the drainage line to prevent contamination by accidental spillage of oil / grease • Wash down area for cleaning of vehicles wheels shall be provided and wheel • Waste water shall be drained properly. Provision of settling pit and baffled oil water separator.
8.	**OPERATION PHASE - DRINKING WATER**		
a)			• Drinking water will be sufficed by MIDC. Drinking water analysis will be done 6 monthly. • The waste water generated will be treated in STP (MBBR technology) and the treated wastewater from towers will be recycled for flushing and landscaping and provision for use of excess treated water for watering and road side plantation • STP inlet oulet analysis of parameters will be done once in operation.

Sr. No.	Impacting Activities/ Source of Impact		Implementation and Management of mitigation measures
9.	**CONSTRUCTION PHASE - NOISE**		
a)	Vehicle movement for transportation of materials and equipment		• Noise generating equipment, machinery and vehicles operated during the night hours and maintained properly to avoid generation of high noise due to lack of wear and tear. • Noise shall be generated mainly due to operation of machinery/ equipment used for Construction and transportation of materials to the site. The general noise levels due to construction activities may sometimes go up to 90 dB(A) or even beyond at the work sites during day time. The workers in general are likely to be exposed to an equivalent noise level of 80-90 dB(A) in an 8 hour shift for which all statutory precautions as per law shall be implemented. • The measures described below shall be able to mitigate the noise levels generated at site: • Provision of silencers to modulate the noise generated by machines • Provision of protective devices like ear muff/ plugs to the workers who will be working in the noise prone areas • strategic locations will also help to reduce noise pollution • The equipment, which is the source of noise, will have built-in type noise control abatement technology. • Green belt using noise abatement trees will be developed during construction phase • PP has installed noise barriers along the said boundary to cut the visibility and to reduce vibrations and noise arising from the development of the said property

Sr. No.	Impacting Activities/ Source of Impact		Implementation and Management of mitigation measures
10.	**OPERATION PHASE – NOISE**		
a)	Vehicle movement due to occupants and visitors		• Well-developed greenbelt along the periphery as well as roadside plantation to maintain noise level. • Peripheral compound wall to maintain noise level outside the premises. • Use of slogans on road side within premises to encourage people not to blow horn..
11.	**CONSTRUCTION PHASE- FLORA AND FAUNA**		
a)	Site development during construction		• Retention of existing tree covers by retaining and transplantation of Existing trees. • Tree plantation is done for Phase and subsequent tree plantation will be done for phase 2 and 3 before completion of the project.
12.	**OPERATION PHASE- FLORA AND FAUNA**		
	Increase of green cover.		• RG as per DCR has been provided. Total 856 nos. trees are proposed to be planted. Large canopy trees shall be planted to maintain the current ecological balance • Plantation (Green Belt Development) is a tool for minimizing the impact of any such housing complex, which emits pollution on the environment. **Green belt development in phase 1 is already done as a mitigation measure for air & noise pollution** • A green belt developed in the project area will be a measure to mitigate air pollution, noise pollution and also will improve the general aesthetics of the region

Sr. No.	Impacting Activities/ Source of Impact		Implementation and Management of mitigation measures
13.	**CONSTRUCTION PHASE- SOCIO ECONOMIC ENVIRONMENT**		
a)	Displacement of any community or economic resources		• No Displacement of any community • Mostly local skilled and unskilled labourers shall be engaged in construction activities. • Provision of health and saftey services • Provide temporary employment generation opportunities to local people, especially in unskilled categories. • Local people to be engaged in working during phase 2 construction activity.
14.	**OPERATION PHASE- SOCIO ECONOMIC ENVIRONMENT**		
a)	Site operation.		• Operation phase gardeners, mechanics, security guards and home maid will be employed. • The project has a commercial building 1, where in people from the nearby areas can get good job opportunities in the retail shops and offices.

Sr. No.	Impacting Activities/ Source of Impact		Implementation and Management of mitigation measures
15.	**CONSTRUCTION PHASE- TRAFFIC MANAGEMENT**		
	Heavy vehicular movement		• Vehicular movement will be restricted to daytime only and adequate parking facility will be provided. On site excess roads will be utilized for construction. • PUC Certified vehicles were used. • Traffic management will be ensured.
16.	**OPERATION PHASE – TRAFFIC MANAGEMENT**		
a)	Traffic due to the residents.		• For Intersection Safety, Signages like Reduced Speed Limits, No Parking Areas, Give way signs are recommended. For pedestrian information and safety, Footpath and other infrastructural Signages are recommended. • Adequate informative signages/ speed control devices will be put up within the premises near entry/exit gates to regulate and control the speed of outgoing/ incoming traffic. • The project has good existing transportation network.

EMP COST – CONSTRUCTION PHASE

Sr. No.	Attributes	Mitigation	Cost
1	Air Environment	Water Sprinkling, Green Belt Development	5.00 Lakhs
2	Noise Environment	Noise Baricades and Green Belt	3.00 Lakhs
3	Water Environment	Modular STP, Drainage with sedimentation tanks	2.00 Lakhs
4	Good Health Practices	Site Sanitation & Health Care	2.50 Lakhs
5	Environment Monitoring	Air, water, noise soil monitoring during construction phase	5.00 Lakhs
TOTAL			**17.50 Lakhs**

EMP COST – OPERATION PHASE

Sr. No	Description of Activity	Capital Cost (Rs. In Lakh)	O & M Yearly (Rs. In Lakh)
1	Rain Water Harvesting	**100**	**5**
2	Solid Waste Management	**60**	**16**
3	STP	**350**	**40**
4	Energy Conservation	**150**	**10**
5	Landscaping	**30**	**6**
Total		**610**	**63**
DMP Cost		**1.04 crores**	**6 Lakhs**

Thank You!