

HALF-YEARLY POST EC COMPLIANCE REPORT

OF

“ORANTE KALLISTO”

Proposed Residential cum Commercial project under 33
(11)A of DCPR 2034 and Reg. 17 (1) of DCPR 2034 on Plot
bearing at S. No. 120, H. No. 2(pt), 2(pt), 2(pt), 3, S. No.
123, H. No. IB, IC, ID village Kalyan-Bhiwandi Road,
Temghar, Tai Bhiwandi, Dist. Thane.

PERIOD

January 2023 – June 2023

Project Proponent

M/s. Ornate Buildcon Developers

ORNATE BUILDCON DEVELOPERS



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

Ref: No. Environment Clearance Letter No. SIA/MH/MIS/180954/2020 and Corrigendum (SIA/MH/MIS/290542/2022).

Subject: Submission of six-monthly monitoring report (July – December, 2023) for proposed Residential cum Commercial project under 33 (11)A of DCPR 2034 and Reg. 17 (1) of DCPR 2034 on Plot bearing at S. No. 120, H. No. 2(pt), 2(pt), 2(pt), 3, S. No. 123, H. No. 1B, 1C, 1D village Kalyan-Bhiwandi Road, Temghar, Tai. Bhiwandi, Dist. Thane by **M/s. Ornate Buildcon Developers.**

Sir,

With reference to above subject, we would like to inform you that we have been accorded the environmental clearance for our Commercial project from SEIAA, Maharashtra on 14/02/2023

We hereby submit six monthly monitoring report for the period ended (July – December, 2023) for building and construction project.

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

Thanking You,

Yours Faithfully

(Authorized Signatory)

M/s. Ornate Buildcon Developers.



CC : Member Secretary , SEIAA

Member Secretary, MPCB

Member Secretary, CPCB

महाराष्ट्र प्रदूषण नियंत्रण मंडळ
कल्पतरु पोईट, २ रा मजला, सायन सर्कल,
सिनेकॅन्ट समोडा, सायन (पूर्व),
मुंबई - ४०० ०२२.
फोन :- २४०१०४३७ / २४०२००८९.
Website www.mpcb.gov.in

Project Status Sheet

#	Particulars	Details	
A	Status of construction as on date		
1	No of constructed building & its floor	Name	Configuration
		Bldg A	Stilt +10
		Bldg B	Stilt +14
		Bldg C	Stilt + 5
		Bldg D	Stilt + 5
		Bldg E	Not yet Started
2	Total Constructed Area including non FSI in sq. m as on date	22319.11	
3	Year of completion of project	31/12/2026	
B	Total investment as on date		
1	Total investment on construction activities including land	86.37 CR	
2	Total investment on Environmental facilities	22 LAC	
C	Environmental Facilities		
1	STP Capacity (if installed)	NOT YET INSTALLED	
2	STP Technology (if installed)	NOT YET INSTALLED	
3	OWC capacity (if installed)	NOT YET INSTALLED	
4	RWH Tank capacity (if installed)	NOT YET INSTALLED	
D	Details of any court case/litigation, Stop work etc.	NA	



COMPLIANCE OF EC CONDITION

FOR

“ORANTE KALLISTO”

Proposed Residential cum Commercial project under 33 (11)A of DCPR 2034 and Reg. 17 (1) of DCPR 2034 on Plot bearing at S. No. 120, H. No. 2(pt), 2(pt), 2(pt), 3, S. No. 123, H. No. IB, IC, ID village Kalyan-Bhiwandi Road, Temghar, Tai Bhiwandi, Dist. Thane.

PROJECT PROPONENT

M/s. Ornate Buildcon Developers

SIX MONTHLY COMPLIANCE REPORT

project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per: Environmental Clearance issued vide letter no. SIA/MH/MIS/180954/2020 dated. 08.07.2022 as follows:

Specific Conditions:

Sr. No	COMPLIANCE	REPLY
SEAC Conditions		
1	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have received CC dated 02/12/2021 for FSI area 38603.65 sq. mts. Copy of approved plan attached as Annexure 1.
2	PP to obtain following NOCs & remarks: a) Water Supply; b) CFO NOC; c) SWD NOC.	We have obtained Water NOC, CFO NOC, and Strom Water Drain remarks attached as Annexure 2.
3	PP to submit architect certificate of construction done at site with Commencement Certificates received from Local Planning authority.	Architect certificate for the construction done at the site is attached along with CC dated 24/ 01/2017 & 02/11/2018 from local planning Authority as Annexure 3.
4	PP to increase energy savings from solar energy up to 5%.	Revised energy savings from solar energy are attached as Annexure 4.
5	PP to provide mandatory RG area on virgin land and submit the drawing with calculations as DG set, OWC & UG tanks are shown in RG area.	The required RG area: 2614.84 sq.mt. and proposed RG area: 2614.84 sq.mt. for the project. The details of RG after deducting RWH unit & DG set (89.06 sq.mt.) are 2536.40 sq.mt.
6	PP to provide for annual maintenance of STP for 10 years or till formation of society, whichever is later	Undertaking for annual maintenance of STP for 10 years or till formation of society is attached as Annexure 5.
7	PP to provide 2- wheeler parking as per norms and minimum 25% 4-wheeler and 2- wheeler parking should be equipped with electric charging facility. PP to provide 2- wheeler parking.	2W parking provided are 143 nos. Electrical charging points provided are 21 nos.
8	PP to reduce the discharge of treated sewage to 35%.	13 KLD will be used of road side tree plantation and after disposal the discharge of treated sewage is 34.9%.
9	PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as	The project site is located at distance of 6 km away from Deemed ESZ Thane creek

SIX MONTHLY COMPLIANCE REPORT

project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Sr. No	COMPLIANCE	REPLY
	the project site falls within 10 Km radius from the said sanctuary boundary.	Flamingo Sanctuary boundary. Hence it is not Applicable.
10	Planning authority to ensure sewer lines and storm water drain network before issuing Occupation Certificate.	The condition is noted and we are agreeing to same.
SEIAA Conditions		
1	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Condition is noted.
2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
3	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA. III dt.04.01.2019.	Condition is noted.
4	SEIAA after deliberation decided to grant EC for FSI- 25998.15 m2, Non FSI- 12605.50 m2 and Total BUA 38603.65 m2 (Plan approval-BC/111/2021-2022/Outward no TPD/PP/3868, dated-02.12.2021).	Condition is noted.
GENERAL CONDITIONS (Construction Phase)		
1	The solid waste generated should be properly Collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Condition is noted and we shall comply the same.
2	Disposal of muck, Construction spoils, including, bituminous material during construction phase should not create any adverse effect on the neighbouring and communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	All construction waste will get collected and segregated properly. Most of that shall be reused for the construction activity.
3	Any hazardous waste generated during construction phase should be disposed of as per	We shall comply the same.

SIX MONTHLY COMPLIANCE REPORT

project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Sr. No	COMPLIANCE	REPLY
	applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	
4	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility shall be provided for the workers at the site during construction phase.
5	Arrangement shall be made that waste water and storm water do not get mixed.	Covered sewage system has been proposed which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed of into the sewer drain.
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Tanker water is used for construction work.
7	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no extraction of ground water.
8	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Use of only Tanker water for construction practice.
9	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures are taken into consideration to minimize the wastage of water.
10	The Energy Conservation Building code shall be strictly adhered to.	Condition is noted and we shall comply the same.
11	All the topsoil excavated during construction activities should be stored for use in horticulture I landscape development within the project site.	Excavated top soil is used for landscaping.
12	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that _natural drainage system of the area is protected and improved.	Condition is noted.
13	Soil and ground water samples will be tested to ascertain that there is no threat to ground water	Soil testing was done, according to the reports all the parameters are within limit

SIX MONTHLY COMPLIANCE REPORT

project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Sr. No	COMPLIANCE	REPLY
	quality by leaching of heavy metals and other toxic contaminants.	and so there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
14	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment clearance.	Condition is noted.
15	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to environments (Protection) Rules prescribed for air and noise emission standards.	DGs of 3 x 250 KVA, 320 KVA & 200 KVA capacity shall be used as backup during construction phase. These are environment friendly make and provided with acoustic enclosure to avoid noise emission.
16	PP to strictly adhere to all the condition mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment clearance.	Condition is noted.
17	Vehicle hired for transportation of Raw material shall strictly comply the emission norm prescribed by ministry of road Transport and Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Condition is noted and we shall comply the same.
18	Ambient noise level should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measure should be made to reduce ambient air and noise level during construction phase, so as to conform to be stipulated standards by CPCB/MPCB.	<p>Following care will be taken regarding noise levels with conformation to the residential area.</p> <ul style="list-style-type: none"> • Use of well-maintained equipment fitted with silencers. • Noise shields near the heavy construction operations are provided. • Construction activities are limited to daytime hours only. <p>Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p>
19	Diesel power generating sets proposed as source of backup power for elevators and common area	•D.G. sets will be provided as back up for Residential buildings.

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project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Sr. No	COMPLIANCE	REPLY
	illumination during construction phase should have enclosed type and conform to rule made under the environment (Protection) Act, 1986, The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the Dg sets may be decided with in consultation with Maharashtra Pollution control Board.	•3 x 250 KVA, 320 KVA & 200 KVA Dg sets will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20	Regular supervision of the above and other measure for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environmental cell/ designated person.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
B) Operation phase		
1	a) The solid waste generated should be properly collected and and segregated. b) Wet waste should be treated by Organic Waste Converter and treated Waste (manure) should be utilized in the existing premises for gardening. No wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sit for land filling after recovering recyclable material.	Garbage will be collected manually from each of the building and carted to collection spot through trolleys. In order to avoid problems associated with solid waste disposal problems, an effective solid waste management system will be followed by segregating the wet and dry garbage. Wet waste will be treated by Organic Waste Converter.
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Yes, E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011
3	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate	STP of capacity of 350 CMD (MBBR) has been provided to treat the waste water. STP has been provided by established consultant and operation and maintenance shall be done by the technical persons of consultant. MOU will be done for the maintenance. Refer Annexure 6 .

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project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Sr. No	COMPLIANCE	REPLY
	the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.	
4	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be-given unless all above said environmental infrastructure is installed and made functional including water requirement.	STP shall be provided for Recycling of wastewater. Proper disposal of waste will be done through well managed Solid Waste management team.
5	The Occupancy Certificate shall be issued by the local Planning Authority to the Project only after ensuring sustained availability of drinking water connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Condition is noted.
6	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "air control and management section". Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.

SIX MONTHLY COMPLIANCE REPORT

project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Sr. No	COMPLIANCE	REPLY
7	PP to provide adequate electric charging points for electric vehicles (EVs).	We shall propose 25% of charging points for Electric vehicles on total parking in the project.
8	Green Belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	<ul style="list-style-type: none"> •The green area will be approx 2614.84 sq.mt •A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. •There will be plantation of about 129 plants. Refer Annexure 7.
9	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Separate environment management cell/ consultant with qualified staff is formed and implementing the same.
10	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall include as part of the project cost. The fund earmarked for the environment protection measures shall not be diverted for other purpose.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. Refer Annexure 8.
11	The project management shall advertise at least in to local newspaper widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter informing that the project has been accorded environment clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	The advertisement was published in Marathi and English language local newspaper. In Marathi newspaper "Navashakti" dtd. 22.10.2022 & in English newspaper 'Free Press Journal' dtd. 22.10.2022. Refer Annexure 9.
12	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December 9f each calendar year.	We are submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from	We shall comply the same.

SIX MONTHLY COMPLIANCE REPORT

project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Sr. No	COMPLIANCE	REPLY
	whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
14	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicates for the projects shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Condition is noted.
C) General EC Condition		
1	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Condition is noted and we shall comply the same.
2	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Condition is noted.
3	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environment clearance.	Environmental Clearance is already obtained. Refer Annexure 10 .
4	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC condition including result of monitored data (both in hard copies as well as by e-mail to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Condition is noted and submitted to regional office of MoEF. We are submitting herewith six-monthly reports to environment department, Mantralay & MPCB.

SIX MONTHLY COMPLIANCE REPORT

project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/l(P), 123/l(P), 123/l(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers.

Sr. No	COMPLIANCE	REPLY
5	The environmental statements for each financial year ending 31st March in Form-V as is mandated to be submitted by the project to the concerned State pollution Control Board as prescribed under the environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC condition shall also be sent to the respective Regional Offices of MoEF E-mail.	Condition is noted and we shall comply the same.
6	No further Expansion or modification, other than mentioned in the EIA Notification, 2006 amendments, shall be carried out without prior approval of the SEIAA. In case of deviation or alteration in the project proposal form those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of condition imposed and to add additional environmental protection measure require, if any.	Condition is noted.
7	This environmental clearance is issued subject subject to obtaining NOC form forestry & Wild life angle including clearance from the standing committee of the national board for Wild life as if applicable & this environmental clearance does not necessarily imply the Forestry & Wild life c clearance granted to the project which will be to the considered separately on merit.	As the site is not within the radius as define under the circular number and hence NOC is not applicable.

ANNEXURES

“ORANTE KALLISTO”

Proposed Residential cum Commercial project under 33 (11)A of DCPR 2034 and Reg. 17 (1) of DCPR 2034 on Plot bearing at S. No. 120, H. No. 2(pt), 2(pt), 2(pt), 3, S. No. 123, H. No. IB, IC, ID village Kalyan-Bhiwandi Road, Temghar, Tai Bhiwandi, Dist. Thane.

PROJECT PROPONENT

M/s. Ornate Buildcon Developers



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

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

Report No.	: GESEC/PRO/AAQM/2023-24/10/1196
Date of Report	: 08/11/2023
Client	: M/s Ornate Buildcon Developrs
Site	: Project Site
Address	: Village: Temghar Tal: Bhiwandi, Dist: Thane.
Date of Sampling	: 26/10/2023
Date of Analysis	: 27-29/10/2023

RESULTS OF ANALYSIS

Sr. No.	DESCRIPTION	UNIT	RESULT	NAAQS
01	DATE OF SAMPLING	DD/MM/YY	26/10/2023	
02	TEST LOCATION		Project site	
03	AMBIENT TEMPTURE (MAX/MIN)	°C	32.5/26.5	
04	RELATIVE HUMIDITY	%RH	58	
05	SAMPLING DURATION	Min	8 hrs	
06	PM ₁₀	µg/M ³	86.00	100
07	PM _{2.5}	µg/M ³	38.00	60
08	SO ₂	µg/M ³	29.50	80
09	NO _x	µg/M ³	36.80	80
10	CO (1 Hrs)	mg/M ³	0.80	4.0

REMARK/OBSERVATIONS

NAAQS – National Ambient Air Quality Standards.
Monitoring results are well within the limits prescribed by NAAQS



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

END OF REPORT

1. report is refer only to the sample tested and not applies to the bulk.
2. The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
3. The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
4. Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
5. We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement
6. MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2024.


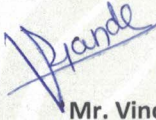


Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB) and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

Ambient Noise Monitoring Report

Report No.	: GESEC/PRO/ANLM/2023-24/10/1197
Date of Report	: 08/11/2023
Client	: M/s Ornate Buildcon Developrs
Site	: Project Site
Address	: Village: Temghar, Tal: Bhiwandi, Dist: Thane.
Date of Sampling	: 26/10/2023

RESULTS OF ANALYSIS

Time	CPCB Limits	Project site
Day Time (dB) (6 A.M. – 10 P.M.)	65 dB	64.50
Night Time (dB) (10 P.M. – 6 A.M.)	55 dB	54.00
REMARK/OBERVATIONS		
NAAQS – Results are seems to be within limit		
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

END OF REPORT

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

SOIL ANALYSIS REPORT

CLIENT'S NAME	REPORT NO	GESEC/PRO/SO/2023-24/10/1198
M/s Ornate Buildcon Developrs Village: temghar, Tal: Bhiwandi, Dist: Thane.	DATED	08/11/2023
	DATE OF SAMPLING	26/10/2023
	DATE OF ANALYSIS	27-29/10/2023

RESULTS OF ANALYSIS

Sr. no	Parameters	Unit	Project Site
1	pH	-	7.60
2	Bulk Density	gm/cm ³	1.20
3	Water Holding Capacity	%	48.0
4	Organic matter	%	0.60
5	Calcium	mg/kg	32.0
6	Chlorides	mg/kg	72.0
7	Magnesium	mg/kg	24.0
8	Sulphate	mg/kg	42.0
9	Available Phosphorous	mg/kg	0.60
10	Sodium	mg/kg	32.0
11	Potassium	mg/kg	18.0
12	Copper	mg/kg	0.80
13	Iron	mg/kg	288.2
14	Lead	mg/kg	<2.0
15	Zinc	mg/kg	0.6
16	Chromium	mg/kg	0.06



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

END OF REPORT

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2. The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
3. The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
4. Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
5. We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement
6. MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2024.

भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी जि.ठाणे.



बां.प्र.क्र./१११/२०२१-२०२२
जा.क्र.न.र.वि./प्रा.प्र./BCEC
दिनांक: २७.१२.२०२१

सुधारीत बांधकाम परवानगी

(म.प्रा.व न.र.अधि.१९६६ चे कलम ४५ (१) व ५३(३) व मु.प्रा.म..न.पा.अधि.१९४९ चे कलम २५३ नुसार)

प्रति,

श्रीम. अर्चना गुरुनाथ टावरे व इतर-२ तर्फे कुलमुखत्यारपत्रधारक
मे. ऑरनेट बिल्डकॉन डेव्हलपर्स तर्फे भागीदार मे. ऑरनेट इन्फ्रा होल्डींग प्रा.लि. तर्फे श्री. सुनिल गुप्ता
द्वारा : श्री. दुराज कामणकर, मे.के.के व असो.
१२०, एन.जी.कंपा, धामणकर नाका, भिवंडी

- संदर्भ :- १) या कार्यालयाकडील बांधकाम परवानगी जा.क्र.न.र.वि./२६६
दि. २४/०१/२०१७
२) या कार्यालयाकडील इमारत प्रकार-ए साठी जोता तपासणी प्रमाणपत्र
जा.क्र.न.र.वि./१६१७, दि.१४/०६/२०१७
३) या कार्यालयाकडील सुधारीत बांधकाम परवानगी जा.क्र.न.र.वि./३१८४
दि.०२/११/२०१८
४) या कार्यालयाकडील इमारत प्रकार-बी साठी बांधकाम प्रारंभ प्रमाणपत्र
जा.क्र.न.र.वि./४५८५, दि.२८/१२/२०१८
५) या कार्यालयाकडील इमारत प्रकार-बी साठी जोता तपासणी प्रमाणपत्र
जा.क्र.न.र.वि./२१२३, दि.११/०७/२०१९
६) या कार्यालयाकडील इमारत प्रकार-ए साठी वापर दाखल जा.क्र.न.र.वि./
२९०९, दि.२१/१०/२०२१
७) आपला दि.२६/१०/२०२१ रोजीचा अर्ज व दि. ३०/११/२०२१ रोजीची पूर्तता

निम्नलिखित मौजे-टेमघर येथील स.नं. १२०/२पै जागेमध्ये संदर्भिय क्र.१ अन्वये एका इमारतीचे रहिवास वापरासाठीचे बांधकाम करण्यास परवानगी मंजूर करण्यांत आली होती. त्यानुसार संदर्भ क्र. २ अन्वये सदर इमारतीस जोता तपासणी प्रमाणपत्र मंजूर करण्यांत आलेले आहे. तदनंतर आपण प्रस्तावालागत असलेल्या मौजे-टेमघर येथील स.नं. १२०/३पै मधील २५०.०० चौ.मी. क्षेत्राचा बांधकाम परवानगीमध्ये समाविष्ट करून व हस्तांतरणीय विकास हक्क क्षेत्र वापरून यापूर्वी मंजूर करण्यांत आलेल्या इमारतीवर वाढीव बांधकाम तसेच एका नवीन इमारतीचे बांधकाम करण्यांचे प्रस्तावित केलेले असल्याने त्यानुसार संदर्भ क्र. ३ अन्वये सुधारीत बांधकाम परवानगी मंजूर करण्यांत आलेली आहे. तदनंतर संदर्भ क्र. ४ अन्वये इमारत प्रकार-बी साठी बांधकाम प्रारंभ प्रमाणपत्र व संदर्भ क्र. ५ अन्वये इमारत प्रकार-बी या इमारतीस जोता तपासणी प्रमाणपत्र मंजूर केलेले आहे. तदनंतर संदर्भ क्र. ६ अन्वये इमारत प्रकार-ए या इमारत वापर दाखला मंजूर केलेला आहे.

आता आपण परवानगीलागत असलेल्या मौजे-टेमघर येथील स.नं. १२३/१/ब, १२३/१/क, १२३/१/ड या जागेचा समावेश परवानगीखालील जागेत करून इमारत वापर दाखला प्राप्त इमारत प्रकार-ए या इमारतीमध्ये वाढीव बांधकाम करण्यांचे तसेच इमारत प्रकार-बी या इमारतीचे यापूर्वी मंजूर केलेल्या नकाशांमध्ये फेर बदल व नव्याने इमारत प्रकार-सी व इमारत प्रकार-डी या इमारतीचे बांधकाम करण्यांचे प्रस्तावित करून त्यानुसार संदर्भ क्र. ७ अन्वये सुधारीत बांधकामाचे नकाशे मंजूरीसाठी सादर केले आहेत.

त्यानुसार आपण दि.३०/११/२०२१ रोजी बांधकामाचे परवानगीसाठी पूर्तता केली असून त्याचा विचार करता खाली नमुद करण्यांत आलेल्या अटी व शर्तीच्या अधिन राहून सोबतच्या मंजूर नकाशा प्रमाणे इमारतीचे खालील प्रमाणे बांधकाम करण्यांस परवानगी देण्यांत येत आहे.

जागा मौजे टेमघर येथील स.नं. १२०/२/अ, १२०/२/अ/८, १२०/२/ड (जुना स.नं. १२०/२पै) स.नं. १२०/३ (जुना स.नं. १२०/३पै), स.नं. १२३/१/ब, १२३/१/क, १२३/१/ड मधील ९२००.६९ चौ.मी.

बांधकामाचा वापर :- रहिवास वापरासाठी

बांधकामाचा तपशिल :- (मंजूर नकाशाप्रमाणे.)

अ.क्र	इमारतीचे टाईप	संख्या	मजले	बांधकामक्षेत्र (चौ.मी.)
१	ए	१	स्टिल्ट + सातवा मजला अंशतः आठवा मजला + अंशतः नववा मजला + अंशतः दहावा मजला इमारत वापर दाखला प्राप्त क्षेत्र अंशतः आठवा मजला ---- रहिवासी अंशतः नववा मजला ---- रहिवासी अंशतः दहावा मजला ---- रहिवासी एकुण	४९८७.९९ ४१.६३ ३६४.२१ ३६४.२१ ५७५८.०४
२	बी	१	तळमजला ---- वाहनतळ(जिना,सो.ऑफिस इ.) पहिला मजला ---- रहिवासी दुसरा मजला ---- रहिवासी तिसरा मजला ---- रहिवासी चौथा मजला ---- रहिवासी पाचवा मजला ---- रहिवासी सहावा मजला ---- रहिवासी सातवा मजला ---- रहिवासी अंशतः आठवा मजला ---- रहिवासी नववा मजला ---- रहिवासी दहावा मजला ---- रहिवासी अकरावा मजला ---- रहिवासी बारावा मजला ---- रहिवासी अंशतः तेरावा मजला ---- रहिवासी चौदावा मजला ---- रहिवासी पंधरावा मजला ---- रहिवासी सोळावा मजला ---- रहिवासी एकुण	७८.१८ ७२७.३४ ७२७.३४ ७२७.३४ ७२७.३४ ७२७.३४ ७२७.३४ ७२७.३४ ६८०.६४ ७२७.३४ ७२७.३४ ७२७.३४ ७२७.३४ ७२७.३४ ६८०.६४ ७२७.३४ ७२७.३४ ७२७.३४ ६८०.६४ ७२७.३४ ७२७.३४ ७२७.३४ ११६२२.२२
३	सी	१	तळमजला ---- वाहनतळ(जिना,सो.ऑफिस इ.) पहिला मजला ---- रहिवासी दुसरा मजला ---- रहिवासी तिसरा मजला ---- रहिवासी चौथा मजला ---- रहिवासी पाचवा मजला ---- रहिवासी सहावा मजला ---- रहिवासी सातवा मजला ---- रहिवासी अंशतः आठवा मजला ---- रहिवासी नववा मजला ---- रहिवासी दहावा मजला ---- रहिवासी अकरावा मजला ---- रहिवासी बारावा मजला ---- रहिवासी अंशतः तेरावा मजला ---- रहिवासी चौदावा मजला ---- रहिवासी पंधरावा मजला ---- रहिवासी सोळावा मजला ---- रहिवासी सतरावा मजला ---- रहिवासी अंशतः अठरावा मजला ---- रहिवासी एकोणीसवा मजला ---- रहिवासी विसावा मजला ---- रहिवासी	४९.६७ ५४४.१० ५४४.१० ५४४.१० ५४४.१० ५४४.१० ५४४.१० ५४४.१० ५०१.८९ ५४४.१० ५४४.१० ५४४.१० ५४४.१० ५४४.१० ५०१.५९ ५४४.१० ५४४.१० ५४४.१० ५४४.१० ५४४.१० ५०१.५९ ५४४.१० ५४४.१०



			अंशतः एकविसावा मजला ---- रहिवासी	५३४.१९
			अंशतः बावीसवा मजला ---- रहिवासी	५३४.१९
			अंशतः तेवीसवा मजला ---- रहिवासी	२२९.४९
			एकुण	१२९०२.०१
४	डी	१	तळमजला ---- वाहनतळ(जिना,सो.ऑफिस इ.)	४६.१३
			पहिला मजला ---- रहिवासी	४२३.०५
			दुसरा मजला ---- रहिवासी	४२३.०५
			तिसरा मजला ---- रहिवासी	४२३.०५
			चौथा मजला ---- रहिवासी	४२३.०५
			पाचवा मजला ---- रहिवासी	४२३.०५
			सहावा मजला ---- रहिवासी	४२३.०५
			सातवा मजला ---- रहिवासी	४२३.०५
			अंशतः आठवा मजला ---- रहिवासी	३८०.३७
			नववा मजला ---- रहिवासी	४२३.०५
			दहावा मजला ---- रहिवासी	४२३.०५
			अकरावा मजला ---- रहिवासी	४२३.०५
			बारावा मजला ---- रहिवासी	४२३.०५
			अंशतः तेरावा मजला ---- रहिवासी	३८०.३७
			चौदावा मजला ---- रहिवासी	४२३.०५
			पंधरावा मजला ---- रहिवासी	४२३.०५
			सोळावा मजला ---- रहिवासी	४२३.०५
			सतरावा मजला ---- रहिवासी	४२३.०५
			अंशतः अठरावा मजला ---- रहिवासी	३८०.३७
			अंशतः एकोणीसवा मजला ---- रहिवासी	३९४.७१
			अंशतः विसावा मजला ---- रहिवासी	३९४.७१
			अंशतः एकविसावा मजला ---- रहिवासी	३९४.७१
			अंशतः बावीसवा मजला ---- रहिवासी	३९४.७१
			एकुण	९१११.८३
			एकूण बांधकाम क्षेत्र	३३६१३.३९

अटी व शर्ती :-

- प्रस्तुतची परवानगी ही तिच्या निर्गमनाच्या दिनांकापासून एक वर्षाच्या कालावधी पूर्तीच वैध राहिल तत्पूर्वी आपण बांधकामास प्रारंभ केला पाहीजे अथवा मुदतवाढीचा अर्ज केला पाहीजे, अन्यथा ती रद्द झाल्याचे समजण्यांत येईल.
- प्रस्तुतची बांधकाम परवानगी ही अर्जदाराने प्रस्तावासोबत सादर केलेल्या कागदपत्रांच्या आधारावर देण्यांत आलेली आहे. त्यामुळे उक्त कागदपत्रामध्ये भविष्यात काही त्रुटी आढळून आल्यास अथवा त्यांची विधीग्राह्यता संपुष्टात आल्यास, अथवा न्यायालयीन स्थगिती/हुकुम लपवून ठेवल्यास परवान्याची विधीग्राह्यता संपुष्टात येईल.
- जागेच्या मालकी हक्काबाबत तसेच भाडेकरुंच्या पूनर्वसनाच्या/मोबदल्याच्या अनुषंगाने काही वाद निर्माण झाल्यास त्यास पूर्णतः अर्जदार जबाबदार राहतील तसेच अस्तित्वातील भाडेकरुंची पर्यायी व्यवस्था करण्याची जबाबदारी परवानगीधारक यांचेवर राहिल.
- अर्जदाराने नियोजित इमारतीचा वापर मंजुरीनुसार करावयाचा असून या व्यतिरीक्त जागेवर वेगळा वापर केल्यास ही परवानगी रद्द समजण्यांत येईल. तसेच प्रस्तावित बांधकामाच्या नकाशानुसार बांधकाम साहित्यांची गुणवत्ता व दर्जा, प्रस्तावित इमारतीचे स्ट्रक्चरल डिझाईननुसार उभारणी तसेच इमारतीची स्टॅबिलिटी व आयुष्यमानाबाबत संबंधित विकासकर्ता, वास्तुविशारद, सल्लागार अभियंता, स्ट्रक्चरल अभियंता व बांधकाम पर्यवेक्षक जबाबदार राहिल.
- अर्जदाराने मंजूर बांधकाम परवानगीनुसार विकास योजनेतील रस्ते, अंतर्गत रस्ते, खुली जागा, विकास योजनेतील आरक्षणे व प्रस्तावित योजनेतील इमारतीची आखणी सिमांकन मोजणीद्वारे करणे आवश्यक असून अशी मोजणी करताना प्रस्तावातील रस्त्यांच्या सभोवतालच्या रस्त्यांशी समन्वय साधणे आवश्यक आहे.
- अर्जदाराने विकास योजनेतील रस्ते व अंतर्गत रस्ते म.न.पा.स हस्तांतरीत करणे आवश्यक आहे. तसेच या जागेवर व पोहोच मार्गावर कुठल्याही स्वरुपाचे बांधकाम/अतिक्रमण होणार नाही याची दक्षता घ्यावी लागेल.
- प्रस्तावित बांधकाम नकाशामध्ये दर्शविलेली सामासिक अंतरे प्रत्यक्ष जागेवर उपलब्ध होणे आवश्यक असून त्या जागा कायमस्वरुपी खुल्या ठेवणे आवश्यक राहिल

- ८) बांधकामाचे साहित्य सार्वजनिक रस्त्यावर न ठेवता स्वतःच्या जागेत ठेवण्यांत यावे.
- ९) जोत्याचे बांधकाम पूर्ण झाल्याची सूचनेपूर्वी अर्जदार यांनी इमारतीची भूकंप विरोधक संरचनेचे आराखडे व डिझाईन परवानाधारक व अहर्ताधारक स्ट्रक्चरल इंजिनियर ह्यांचेकडून तयार करून घेऊन त्याप्रमाणे इमारतीचे बांधकाम करणे अनिवार्य आहे
- १०) जोत्याचे बांधकाम पूर्ण झाल्यानंतर अपॅडीक्स-एफ नुसार महानगरपालिकेस कळविणे आवश्यक असून, तदनंतरच जोत्यावरील बांधकाम करणे बंधनकारक राहिल.
- ११) प्रस्तावित बांधकामात फ्लाय अॅश विटा व त्या आधारीत साहित्य वापरणेत यावे.
- १२) मंजूर नियमावलीतील तरतुद क्र. २.८.३ नुसार जागेच्या दर्शनी भागावर बांधकामाच्या तपशिलासह व स्ट्रक्चरल इंजिनियर, सिव्हील इंजिनियर, ठेकेदार यांची नांवे, रेरा रजिस्ट्रेशन व इतर बाबी दर्शविणारा बांधकाम परवानगीचा फलक लावणेत यावा.
- १३) इमारतीच्या छतावरील पावसाळ्यातील पाणी पाईपद्वारे जमिनिवर घेण्याची व्यवस्था करणे तसेच सदरच्या पाण्याचा जमिनीत निचरा होणेसाठी तळ मजल्यावर झिरप खड्डा करणे आवश्यक आहे.
- १४) मनपाच्या पाणी पुरवठ्याची क्षमता व शहराची वाढती लोकसंख्या विचारांत घेता, बांधकामाला पाणीपुरवठा करणे मनपास शक्य होत नसल्यास अशावेळी अर्जदाराने स्वखर्चाने विंघन विहीर/कुपनलिका बांधण्यांत यावी व त्या अनुषंगाने दिलेले प्रतिज्ञापत्र आपणांवर बंधनकारक राहिल.
- १५) विषयाधीन इमारतीत आवश्यक नुसार ओला कचरा व सुका कचरा यांचे वर्गीकरण व त्यांची विल्हेवाट लावणे याबाबत योग्य ती स्वतंत्र उपाय योजना ही इमारत वापर दाखल्यापूर्वी कार्यान्वित करणे आपणांवर बंधनकारक राहिल.
- १६) शासन निर्णय दि. १५/०१/२०१६ नुसार आवश्यकत नुसार प्रकल्पामध्ये सांडपाणी प्रक्रीया व पुनर्वापर करणेबाबतची व्यवस्था करणे आपणांवर बंधनकारक राहिल.
- १७) बांधकामास प्रारंभ करण्यापूर्वी अर्जदार यांनी मोक्यावर ट्रायल पिट घेऊन, भारवहन क्षमता तपासणे आवश्यक असून (त्याप्रमाणे इमारतीची संरचना करणे आवश्यक आहे)
- १८) प्रस्तावित बांधकामास बांधकाम प्रारंभ सूचनापत्र देण्यांत यावे व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये, अन्यथा तो अनाधिकृत समजून कार्यवाही करण्यांत येईल.
- १९) प्रस्तुत प्रकरणी मंजूर नकाशा प्रमाणे इमारतीमधील स्टिल्टचा वापर हा वाहनतळासाठीच करण्यांत यावा तसेच तो कायम स्वरुपी खुल्या ठेवण्यात यावा व भविष्यकाळात तो कोणत्याही परिस्थित बंदिस्त करता कामा नये.
- २०) भिवंडी-निजामपूर शहर महानगरपालिकेने यापूर्वी पत्र क्र.न.र.वि./३१८४, दि.०२/११/२०१८ अन्वये मंजूर केलेले बांधकाम नकाशे हे विषयाधीन सुधारीत बांधकाम नकाशांना दिलेल्या मंजूरीमुळे निष्प्रभावीत (Superseeds) करण्यांत येत आहेत.
- २१) प्रस्तुत प्रकरणी आरक्षणाखालील क्षेत्र हे महानगरपालिकेचे नांवे जोत्याचे बांधकाम पूर्ण करणेपूर्वी करून देणे आपणांवर बंधनकारक राहिल.
- २२) प्रस्तुत प्रकरणी सुधारीत बांधकाम प्रस्तावाचे अनुषंगाने महाराष्ट्र शासनाच्या अग्निशमन विभागाकडील ना-हरकत दाखला हा सुधारीत बांधकाम परवानगीचे अनुषंगाने बांधकाम सुरु करणेपूर्वी सादर करणे आपणांवर बंधनकारक राहिल.
- २३) पर्यावरण विभागाकडील ना-हरकत दाखला हा सुधारीत बांधकाम परवानगीच्या अनुषंगाने प्रत्यक्ष बांधकाम सुरु करणेपूर्वी सादर करणे आपणांवर बंधनकारक राहिल.
- २४) प्रस्तुत प्रकरणी प्रस्तावासाठी नियुक्त स्ट्रक्चरल इंजिनियर यांचे मनपामध्ये बांधकाम प्रारंभ प्रमाणपत्रापूर्वी नोंद करून घेणे आपणांवर बंधनकारक राहिल.
- २५) प्रस्तावाखालील जागेचे विविध सर्वे नंबरचे एकत्रित ७/१२ उतारा व त्या अनुषंगाने अद्ययावत मोजणी नकाशा हा इमारत प्रकार-सी व इमारत प्रकार-डी या इमारतीचे जोत्याचे बांधकाम पूर्ण होणेपूर्वी सादर करणे आपणांवर बंधनकारक राहिल.
- २६) प्रस्तुत प्रकरणी सर्व प्रस्तावाखालील सर्व ७/१२ उतार्याचे अनुषंगाने सनद ही अंतिम वापर दाखलापूर्वी सादर करणे आपणांवर बंधनकारक राहिल.
- २७) प्रस्तुत प्रकरणी होणारी उपकराची रक्कम ही एक वर्षाचे आंत अथवा जोत्याचे बांधकाम पूर्ण होणेपूर्वी जे आधी घडेल त्यावेळी नियमानुसार व्याजासह भरणे आपणांवर बंधनकारक राहिल.
- २८) प्रस्तुत प्रकरणी उर्वरीत अधिमुल्य शुल्क हे विहीत कालावधीमध्ये महानगरपालिकेत जमा करणे आपणांवर बंधनकारक राहिल.
- २९) प्रस्तुत प्रकरणी सामासिक अंतरामधील शिथिलतेचे अनुषंगाने होणारे अधिमुल्य हे प्रत्यक्ष बांधकाम सुरु करणेपूर्वी महानगरपालिकेत जमा करणे आपणांवर बंधनकारक राहिल.



- ३०) प्रस्तुत प्रकरणी नकाशात दर्शविण्यांत आलेली खुली जागा (R.G.) ही वापर दाखल्यापूर्वी विकसित करणे व ती कायम खुली ठेवणे हे आपणांवर बंधनकारक राहिल.
- ३१) प्रस्तुत प्रकरणाच्या अनुषंगाने बांधकाम करताना इमारतीच्या सभोवताली संरक्षणाच्या दृष्टीने संरक्षक जाळी लावून बांधकाम करणे आपणांवर बंधनकारक राहिल.
- ३२) इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौणखनिजाचे स्वामित्वधन जिल्हाधिकारी यांचेकडे भरणे आपणांवर बंधनकारक राहिल.
- ३३) प्रकल्पाच्या ठिकाणी काम करणाऱ्या कामगारांच्या पात्र शाळाबाह्य मुलांसाठी शिक्षणाची सोय करणे आपणांवर बंधनकारक राहिल.
- ३४) मा.उच्च न्यायालय जनहित याचिका क्र.२१३/२०१३ मध्ये देण्यांत आलेल्या आदेशानुसार आपल्या बांधकाम प्रकल्पामध्ये २०० पेक्षा जास्त बांधकाम कामगार असल्यास बांधकामाच्या ठिकाणी Facilitation Center उभारण्यांत यावे व त्याचा उपयोग कामगारांसाठी राबविण्यांत येणाऱ्या योजना,त्यासाठी अर्ज व त्यासंबंधीची इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया,नोंदणी नुतनीकरण करण्याची प्रक्रिया,बांधकाम कामगारांचे बँक खाते उघडणे इ. सर्व प्रकारची कामे करणे आपणांवर बंधनकारक राहिल. तसेच प्रकल्पाच्या ठिकाणी काम करणाऱ्या बांधकाम कामगारांसाठी/कर्मचाऱ्यांकरीता बांधकामाच्या ठिकाणी(परिसर) तात्पुरत्या स्वरूपात सेप्टिक टँकसह शौचालयाची व्यवस्था करणे आपणांवर बंधनकारक राहिल.
- ३५) नविन इमारतीच्या आतील बाजूस तसेच इमारतीसमोरील रस्त्याचे सी.सी.टी.व्ही. चित्रिकरण करण्यासाठी बांधकामाच्या ठिकाणी सी.सी.टी.व्ही यंत्रणा कार्यान्वित करणे आपणांवर बंधनकारक राहिल.
- ३६) बांधकाम प्रारंभ करण्यासाठी आवश्यक अटी व शर्तीच्या पूर्ततेनंतर बांधकाम प्रारंभ करित असल्याचे सूचनापत्र महानगरपालिकेस सादर करणे बंधनकारक राहिल.

उपरोक्त अ.क्र.१ ते ३६ मधील कोणत्याही अटी व शर्तीचा भंग केल्यास ही परवानगी मु.प्रां.म.न.पा.चे कलम २५८ अन्वये रद्द अथवा स्थगित करण्यांत येईल व अशी बांधकामे अनधिकृत समजून पूढील कारवाई करण्यांत येईल. तसेच म.प्रा.व न.र.अधि.१९६६ चे कलम ५२,५३,५४ नुसार फौजदारी कार्यवाहीस पात्र राहिल, याची कृपया नोंद घ्यावी.

(मा. आयुक्त साो. यांचे मान्यतेनुसार)



(श्रीकांत वि.देव)

प्र.सहाय्यक संचालक,नगररचना,
भिवंडी-निजामपूर शहर महानगरपालिका.
भिवंडी.

- प्रत:- १) मा.जिल्हाधिकारी, ठाणे यांना माहितीस्तव सादर
२) सहाय्यक संचालक,नगररचना ठाणे ह्यांचेकडे माहितीस्तव अग्रेषित.
३) प्रभाग अधिकारी,प्रभाग समिती क्र. ह्यांचेकडे माहितीस्तव रवाना.
४) संगणक व्यवस्थापक,संगणक विभाग यांना सदरची बांधकाम परवानगीची प्रत मनपाचे संकेतस्थळावर प्रसिध्द करणेसाठी रवाना.

GOVERNMENT OF MAHARASHTRA

No. MFS/51/2022/245

Tel No. 2667 7555

Fax No.2667 7666

Directorate of Maharashtra Fire Service

Maharashtra Fire Service Academy

Vidyanagri, Hans Bhugra Marg,

Santacruz (East), Mumbai – 400 098

Date: 15.03.2022

To,

M/s. Ormate Buildcon Developers

Survey No. 120, Hissa No. 2P, 3,

S. No. 123, H. No. 1B, 1C, 1D

Village Tembghar, Tal-Bhiwandi,

Dist-Thane

Sub: NOC stipulating fire protection and fire fighting requirements for proposed construction of Residential and Commercial Building on Survey No. 120, Hissa No. 2P, 3, S. No. 123, H. No. 1B, 1C, 1D at Village Tembghar, Tal-Bhiwandi, Dist-Thane

**Ref: 1. Application No. MFS 878.21, dated 06.05.2021
2. This Office No-Objection Certificate No. MFS/51/18/738, Dated 19.10.2018
3. This Office No. MFS/51/2020/123, dated 20.08.2020**

This is a proposal for construction of Residential and Commercial Building having Ground + 23 Upper Floors having height as 70.00 mtrs. Commercial building will be ground + 07 Upper floor having height as 29.10 mtrs.

Total Plot area is **9200.69 Sq. mts** and Proposed built up area is **36775.47 Sq. mts (incl area free of FSI)** & Height of the Residential Building is **70.00 Mtrs** and Commercial Building is 29.10 Mtrs. The detail of the proposed Construction is as under,

Details of Building:

Sr. No.	Floor	Built Up Area in Sq. Mtrs			
		Bldg B	Bldg C	Bldg D	Bldg E
01	Gr. Fl.	39.93	36.95	37.82	436.34
02	1 st FI	727.34	510.75	417.68	528.99
03	2 nd FI	727.34	510.75	417.68	528.99
04	3 rd FI	727.34	510.75	417.68	528.99
05	4 th FI	727.34	510.75	417.68	528.99
06	5 th FI	727.34	510.75	417.68	528.99
07	6 th FI	727.34	510.75	417.68	528.99
08	7 th FI	727.34	510.75	417.68	528.99
09	8 th FI	680.64	471.50	380.49	0.00
10	9 th FI	727.34	510.75	417.68	0.00
11	10 th FI	727.34	510.75	417.68	0.00
12	11 th FI	727.34	510.75	417.68	0.00

13	12 th FI	727.34	510.75	417.68	0.00
14	13 th FI	680.64	471.50	380.49	0.00
15	14 th FI	727.34	510.75	417.68	0.00
16	15 th FI	727.34	510.75	417.68	0.00
17	16 th FI	727.34	510.75	417.68	0.00
18	17 th FI	0.00	510.75	417.68	0.00
19	18 th FI	0.00	471.50	380.49	0.00
20	19 th FI	0.00	510.75	394.15	0.00
21	20 th FI	0.00	510.75	394.15	0.00
22	21 st FI	0.00	500.93	394.15	0.00
23	22 nd FI	0.00	500.93	394.15	0.00
24	23 rd FI	0.00	500.93	394.15	0.00
	Height	48.60	70.00	70.00	29.10
	Total	11583.97	11636.99	9415.24	4139.27

This N.O.C. is valid subject to fulfillment of the following conditions: -
Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006

1. Under **Section 3** of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2016 and as amended from time to time failing which it shall be treated as a violation of the said Act.
2. As per the provision as **under :- 10** of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing such other related activities required to be carried out in any place or building or part thereof provided that,
 - A) If the Director, MFS is satisfied that, for any reason, to be recorded in writing, the owner or occupier is not able to carry out the fire prevention and fire safety measures in any such place or building or part thereof through a Licensed Agency, he may authorize any person or persons he thinks fit to carry out such work, and any work carried out by such authorized person or persons shall be deemed to be carried out by a Licensed Agency.
 - B) No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate **under sub-section (3) of section 3** regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance. The names of the License Agencies approved by Directorate of Maharashtra is available on our website www.mahafireservice.gov.in
3. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.

1. The plans of the building should be approved by The Concern Competent Authority.
2. The Occupancy certificate should be obtained from The Competent Authority. **The O.C. shall be issued subject to “Final No-Objection Certificate” from this Department.**
3. **Proper roads in the premises should be provided & marked on ground for easy mobility of the Fire Brigade Appliance as per the guidelines given in NBC-2016, should be kept free from obstructions all the time. The load bearing capacity of internal roads must be minimum 45Tones. The width of the road shall not be less than 6.0 Mtrs for easy maneuver of the fire engine. However, the marginal open space shall be seen in to by the concern competent authority of the building proposal department.**
4. **Inspection of Fire Fighting installation will be carryout by the representative of this Fire department during installation of the Fire fighting system**
5. All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam, Fire buckets should be strictly confirming to relevant IS specification. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency. The monitoring mechanism for all Fire Fighting equipment should be designed and implemented. **The Guidelines should be followed based on IS 15683 & IS-2190 – Code of Practice for selection, Installation and Maintenance of Portable First-Aid Fire Extinguishers.**
6. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
7. Emergency Telephone numbers like **“Police”, “Fire Brigade”, “Hospital”, “Doctors”, and “Responsible persons of the company”** should be displayed in security cabin & production building.
8. It shall be ensured that security staff & every employee of the co. are trained in handling fire fighting equipments & fire fighting.
9. **“Fire Extinguisher”, “Fire Bucket” “Danger” “No Smoking”** caution boards should be displayed at the places physically shown & the caution boards should be easily visible and **as per the guidelines given in IS:9457, IS:12349 and IS:12407.**
10. **The house keeping shall be well maintained within the entire plant area.**
11. Fire buckets **08/Nos.** filled in with fine sand and will have to be installed near transformer yard & utility areas and should be easily accessible in case of emergency.
12. All electrical appliances/fittings and fixtures should be strictly flame proof.
13. The Fire Exit Drill or Evacuation Drill should be plan and instruction should be given to the staff minimum **four times in a year** and drill should be carried out **twice in a year.**
14. **“On-Site” & “Off-Site”** emergency plan/**Evacuation Plan** shall be prepared & mock drills shall be conducted twice a year & instructions to every employee shall be given once in three months.

15. Well equipped fire control room (BMS) shall be provided on the ground floor of the building & Under Section 45 of the Maharashtra Fire Prevention & Life Safety Measure At -2006 & as per Clause No. 4.10 of National Building Code of India-2016, a qualified Fire Officer having completed Sub Officer Course from National Fire Service College or Sub-Officer & Fire Prevention Course of Maharashtra Fire Service Academy shall be employed to maintain the all fire prevention & protection arrangements provided to buildings. He should be responsible for Fire Safety of the building and In charge of BMS maintained by the developer.
16. In future if the developer intends to go for expansion, alteration, modification of any building an approval of fire department must be obtained before commencing proposed construction.
17. Stability certificate to all buildings shall be obtained from Architect or competent person as per the Rule 3-A of Maharashtra Factories Rules, 1963.
18. The height & other clearances / approvals must be obtained from local "Civil Aviation Department ".
19. All necessary approvals required from Government / Planning / Special Planning Authority shall be obtained, as applicable.

Requirement and Provision: - The following active fire protection system will be required for the safety of the building: -

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
1.	Portable Fire Extinguishers	Required	IS: 15683 & 2190	
2.	Hose Reel	Required at prominent places.	For all the building In all the staircases	On each floor in the Staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm confirming to IS 884:1985
3.	Wet Riser	Required	For all the building In all the staircases	Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed confirming to IS:5290.
4.	Underground Static Storage Tank	Required 2,00,000 liters.		This water storage should be used exclusively for Fire Fighting.
5.	Terrace Level Tank	Required 10,000 Ltrs.		On each terrace

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
6.	Yard Hydrant or Ring hydrant around the building	Required	At Various Locations.	Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-14933-2001 along with Standard Branch (Universal) confirming to IS-2871. The distance between 2 Hydrants should not be more than 45 mtrs. The guidelines should be followed as per IS 3844:1989.
7.	Fire Pump (one set of pump shall be provided for 100 Nos. of Hydrant with maximum of two sets)	02 No. 2850 lit /min electrical driven 01 No. 2850 lit /min Diesel driven pump. 02 No.180 lit /min Electrical Jockey pump 01 No. of 900 lpm booster pump on each terrace		Fire Fighting pumps shall be well maintained. Fire pumps shall be centrifugal pumps only.
8.	Manually Operated Fire Alarm System	Required	At Various strategic location	MOEFA system also include talk-back system and PA System; it should be connected to alternate power supply.
9.	Fire Brigade Connection For Static Water Tank and For Hydrant System	Required at the Main Gate		
10	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places.		Sign indicators should provided at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
11	Sprinkler System	Required for Entire Building (All building)		Separate Pumping arrangement should be provided for the Basement. Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system
12	Automatic Detection System	Required for Entire Building (All building)		Automatic Detection system should be provided. Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm system. <u>Detection system for Cable Trench should be provided.</u>

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
13	Manual Call Point	Required		Manual Call Point should be provided at prominent places.

Note: Fix fire fighting installations such as down comer, hydrant connections, hose reels etc. shall be provided in separate shaft having opening at floor level with Glass cabinet having locking arrangement to avoid theft and damage.

GUIDELINES FOR INTERNAL STAIRWAYS as per NBC 2016

- a) Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted. Width of Staircase should be 1.50 M.
- b) No Gas piping shall be laid down in the stairway.
- c) Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to an external walls and shall be completely enclosed.
- d) Internal staircase shall not be arranged around lift shaft unless the later is entirely enclosed by material of fire resistance rating as that for type of construction itself.
- e) The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.
- f) No living space, store or other space, involving fire risk, shall open directly in to staircase.
- g) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- h) The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
- i) **Exits shall be so located that it will not be necessary to travel more than 22.5 m for Residential and 30 Mtrs for Commercial building from any point to reach the nearest exit.**

EXTERNAL STAIRCASE OR FIRE ESCAPE STAIRCASE:-

Shall comply the following.

1. **Fire Escape shall not be taken into consideration while calculating the number of staircases for the building.**
2. **Fire escape constructed of M.S. angels, wood or glass is not permitted.**
3. Staircase shall always be kept in sound operable condition.
4. Fire Escape Staircase shall be directly connected to the ground.
5. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
6. Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.
7. The route to the external staircase shall be free of obstructions at all times.
8. The Fire Escape stairs shall be constructed of noncombustible materials, and any doorway leading to it shall have the required fire resistance.

9. No Staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal.
10. Fire Staircase shall have straight flight not less than 150 c.m. wide with 25 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.
11. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.

STAIRCASE DESIGN REQUIREMENT:

1. The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**
2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases.
4. The main and external staircases shall be continuous from ground floor to the terrace level.
5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.

FIRE LIFT :

1. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per **1200 Sq.mts.** of floor area shall be provided and shall be available for the exclusive use of the fireman in an emergency.
2. The lift shall have a floor area of not less than **1.4 Sq.mts.** It shall have loading capacity of not less than **545 Kg. (8 persons)** with automatic closing doors of minimum **0.8mts.** width.
3. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a safe route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volt supply.
4. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily open able.
5. In case normal electric supply fails, it shall automatically trip over to alternate supply. Alternatively, the lift shall be so wired that in case of power failure it will come down to the ground level and stand still with door open.
6. The operation of a fire lift is by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on landing call points should become inoperative and the lift will be on car control only or on a priority device. When the switch is off, the lift will return to normal working.
7. The words "**Fire Lift**" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level. The speed of the fire lift shall be such that it can reach the top floor from ground level within **1 Min.**

LIFT ENCLOSURES : -

1. The walls enclosing lift shafts shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 1800 mm (0.2sq.m.) in clear area.

3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room.
4. Landing doors in lift enclosures shall open in the ventilated corridor/lobby & shall have fire resistance of not less than one hour.
5. The number of lifts in one lift bank **shall not exceed four**. Lift car doors shall have fire resistance of not less than one hour. A wall of two hours fire rating shall separate individual shafts in banks. Minimum one lift in every lift bank must be a “**Fire Lift**”.
6. For the buildings 15 Mtrs and above in height, collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least one hour.
7. If the lift shaft and lobby is in the core of the building a positive pressure between 25 and 30 pa shall be maintained in the lobby and a possible pressure of 50 pa shall be maintained in the lift shaft. The mechanism for the pressurization shall act automatically with the fire alarm / sprinkler system and it shall be possible to operate this mechanically also.
8. Exit from the lift lobby, if located in the core of the building shall be through a self-closing smoke top door of half hour fire resistance.
9. Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall be pressurized as mentioned above with self closing doors.
10. The lift machine room shall be separate and no other machinery shall be installed therein.
11. Grounding switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.
12. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.
13. Suitable arrangements such as providing slope in the floor of the lift lobby shall be made to prevent water used during fire fighting etc. at at landing from entering the lift shaft.
14. A sign shall be posted & maintained on every floor at or near the lift indicating that in case of fire occupants shall use the stairs unless instructed by otherwise. The sign shall also contain a plan for each floor showing the locations of the stairway.
15. Alternate source of supply shall be provided for all the lifts through a manually operated change over switch.

Guidelines for Refuge Area :-

Refuge area shall be provided in buildings of height more than 24 m. Refuge area provided shall be planned to accommodate the occupants of two consecutive floors (this shall consider occupants of the floor where refuge is provided and occupants of floor above) by considering area of 0.3 m² per person for the calculated number of occupants and shall include additionally to accommodate one wheelchair space of an area of 0.9 m² for every 200 occupants, portion thereof, based on the occupant load served by the area of refuge or a minimum of 15 m², whichever is higher, shall be provided as under:

- a. The refuge area shall be provided on the periphery of the floor and open to air at least on one side protected with suitable railings.
- b. Refuge area(s) shall be provided at/or immediately above 24 m and thereafter at every 15 m or so.

- c. A prominent sign bearing the words “REFUGE AREA” shall be installed at the entry of the refuge area, having height of letters of minimum 75 mm and also containing information about the location of refuge areas on the floors above and below this floor. The same signage shall also be conspicuously located within the refuge area.
- d. Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fire man talk back, and adequate emergency lighting as well as drinking water facility.
- e. Refuge areas shall be approachable from the space they serve by an accessible means of egress.
- f. Refuge areas shall connect to firefighting shaft (comprising fireman’s lift, lobby and staircase) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.
- g. The refuge area shall always be kept clear. No storage of combustible products and materials, electrical and mechanical equipment, etc shall be allowed in such areas.
- h. Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal.
- i. Entire refuge area shall be provided with sprinklers.
- j. Where there is a difference in level between connected areas for horizontal exits, ramps of slope not steeper than 1 in 12 shall be provided (and steps should be avoided).

Refuge Area: For buildings more than **24 Mtrs.** in height, refuge area of **15 Sq. Mtrs.** or an area equivalent to **0.3 Sq. Mtrs.** per person to accommodate the occupants of two consecutive floors, whichever is higher shall be provided. The refuge area shall be provided on the periphery of the floor or **preferably on a cantilever projection & open to air at least on one side protected with suitable railings.**

- A) For floors above 24 Mtrs. & up to 39 Mtrs. One refuge area on the floor immediately above 24 Mtrs.
- B) For floors above 39 Mtrs. one refuge area on the floor immediately above 39 Mtrs. and so on after every 15 mtrs. Shall be provided.
- C) The location of the Refuge Area should be such that it should be easily approachable from road side for carrying out rescue operation.

SERVICE DUCTS / REFUSE CHUTE :

1. Service duct shall be enclosed by walls and door, if any, of two hours fire rating. If ducts are larger than 10 Sq. Meters the floor should seal them, but provided suitable opening for the pipes to pass through, with the gaps sealed.
2. A vent opening at the top of the service shaft shall be provided between one fourth and one half of the area of the shaft. Refuse chutes shall have an outlet at least of wall of non combustible material with fire resistance of not less than two hours. They shall not be located within the staircase enclosure or service shafts or air conditioning shafts. Inspection panel and door shall be tight fitting with one hour fire resistance; the chutes should be as far away as possible from exits.
3. Refuse Chutes shall not be provided in staircase walls and A/C shaft etc.

FIRE CONTROL ROOM

1. For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of fire fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator boards connection; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.
2. A control room shall be provided on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors.
3. Details of all floor plans along with the details of fire fighting equipment and installations shall be maintained in the fire control room.
4. The fire control room shall also have facilities to detect the fire on any floor through indicator boards connection; fire detection and alarm systems on all floors.
5. The fire staff In-charge of the fire control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

ELECTRICAL SERVICES:

1. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
2. Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.
3. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
4. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
5. Medium & low voltage wiring running in shaft and within false ceiling shall run in metal conduit.
6. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. The doors provided for the service room shall have fire resistance of not less than two hours.

Electrical services shall conform to the following: (High Rise building)

- a) The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;

- b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts/solid rising mains instead of cables is preferred;
- c) Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled;
- d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services, above false ceiling, shall have 660 V grade insulation. The false ceiling, including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling reference may be made to good practice {4(29)};
- f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h;
- g) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cables by providing a partition in the duct. Meter rooms on upper floors shall not open into stair case enclosures and shall be ventilated directly to open air outside; and
- h) Suitable circuit breakers shall be provided at the appropriate points.

FIRE ALARM SYSTEM

- All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system and automatic fire alarm system in accordance with good practice {4(18)} and {4(19)}. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.
- Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform to good practice {4(18)} and {4(19)}.
- The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be avoided. Location of call boxes in dwelling units shall preferably be inside the building.

LIGHTNING PROTECTION OF BUILDINGS

The lightning protection for buildings shall be provided as given in Part 8 'Building Services, Section 2 Electrical Installations'.

Access :-

Two entrance gates each of width not less than 04.50 mtr and height clearance not less than 04.50 mtrs shall be provided.

Courtyards :-

- i) The courtyards on all sides of the building shall be paved suitably to bear the load of fire engines weighing up to 45m. tones and shall be flushed to road level.
- ii) The courtyards shall be in one plane.

CAR PARKING:

- i) Car parking shall be permitted in the designated area.
- ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- iii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iv) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing /maintenance of vehicles shall be strictly prohibited in the parking area.
- v) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- vi) The drive way shall be properly marked & maintained unobstructed

PORTABLE FIRE EXTINGUISHERS :-

- a. Two Dry Chemical Powder (A.B.C.) type fire extinguisher of 4 kgs. Capacity and CO2 Type of Extinguisher of 4.5 kg having I.S.I. certification mark and two buckets filled with dry, clean sand shall be kept in Electric meter Room as well as Lift Machine room of the building.
- b. Adequate Nos. of Dry Chemical Powder (A.B.C.) type fire extinguishers each of 4 Kgs. Capacity having I.S.I (15682 & 2190) certification mark shall be kept at parking area equally distributed at prominent places.

TERRACE DOOR:

- i) The top half portion of the doors shall be provided with louvers.
- ii) The latch- lock shall be installed from the terrace side at the height of not more than 1mtrs.
- iii) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking the glass.

SIGNAGES :-

Self glowing / fluorescent EXIT signs in green colour shall be provided showing the means of escape for the entire building.

In addition to the above, all provision under the National Building Code of India-2016 shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot, NOC from this department is essential.

This is a “**Provisional No-Objection Certificate**”. After compliance with above mentioned recommendations / conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department & after satisfactory performance of the system “**Final No-Objection Certificate**” will be issued.

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006, Section 25-Annexure-Part III, M/s. Ornate Buildcon Developers has paid Fire Protection Fund Fees amounting to Rs. 3,87,485/- (Rs. Three Lac Eighty Seven Thousand Four Hundred Eighty Five Only) vide UTR No. NEFT00012115, dated 07.03.2022

However, Town Planning is requested to verify the total built up area and inform this Department for the purpose of levying additional Capitation fee.

SANTOSH
SHRIDHAR
WARICK

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SANTOSH SHRIDHAR
WARICK
Date: 2022.03.16
11:19:27 +05'30'

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Kiran

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by Hatyal Kiran
Date: 2022.03.15
21:00:26 +05'30'

(S S Warick)
Director
Maharashtra Fire Services.

Copy to The Asst. Director, Town Planning, Thane.

CFO NOC
B

GOVERNMENT OF MAHARASHTRA

No.MFS/51/18/738
Tel No. 2667 7555
Fax No.2666 0287

Directorate of Maharashtra Fire Service
Maharashtra Fire Service Academy
Vidyanagri, Hans Bhugra Marg,
Santacruz (East), Mumbai - 400 098
Date: 19/10/18

M/s Ornate Buildcon Developers,
Build A,B
Plot bearing Plot S. No. 120,H. No. 2P,3,
At Temghar, Tal Bhiwandi,
Dist Thane.

Sub: Grant of "Provisional No-Objection Certificate" for Revise Construction of High Rise Residential Building of M/s Ornate Buildcon Developers, Build A,B on plot bearing Plot S. No. 120,H. No. 2P,3 At Temghar, Tal Bhiwandi, Dist Thane.

Ref: 1. Application received from M/s. K.K. Associates, Architect.
2. Online Application Vide No.MFS/0752/18,dated 28/08/2018.
3. Provisional NOC vide No. MFS/51/17/361,dated 02/06/2017.

With reference to the above M/s. K.K. Associates, Architect on behalf of M/s Ornate Buildcon Developers had submitted an application for grant of "Provisional No-Objection Certificate" from this office for proposed construction of High rise Residential Building at the above mentioned address. The Plot area is 6780.00 Sq. Mtrs and Revise built up area of Build A,B is 11468.17 Sq. Mtrs. The detail of the proposed Construction is as under.

Sr. No	Floor	B/U area in Sq. Mtrs .Build A	B/U area in Sq. Mtrs .Build B
01	Ground/Stilt	---	---
02	1 st Floor	476.02	481.75
03	2 nd floor	476.02	481.75
04	3 rd floor	476.02	481.75
05	4 th floor	476.02	481.75
06	5 th floor	476.02	481.75
07	6 th floor	476.02	481.75
08	7 th floor	476.02	481.75
09	8 th floor	455.88	445.97
10	9 th floor	476.02	481.75
11	10 th floor	476.02	481.75
12	11 th floor	---	481.75
13	12 th floor	---	481.75
14	13 th floor (pt)	---	362.15
15	14 th floor (pt)	---	310.37
16	15 th floor (pt)	---	310.37
	Total	4740.06	6728.11
		30.95	

12/10/18



Observation & Remarks:

The party had obtained Provisional NOC vide No. **MFS/51/17/361**, dated **02/06/2017** for the construction of two Residential buildings namely Build A comprising of Ground + 10th upper floor with the height 30.95 mtrs from general ground to terrace level and Build B comprising of Ground + 11th upper floor with the height 33.75 mtrs from general ground to terrace level.

Now the architect has submitted revise plans for construction of two Residential buildings namely **Build A** comprising of **Ground + 10th upper floor** with the height 33.75 mtrs from general ground to terrace level and **Build B** comprising of **Ground + 13th (pt) to 15th (pt) upper floor** with the height 44.95 mtrs from general ground to terrace level. The **Build A** is provided with three enclosed type staircases of width 1.50 mtrs, leading from ground to terrace floor and **Build B** is provided with two enclosed type staircases of width 1.50 mtrs, leading from ground to terrace floor. The site abuts Kalyan Bhiwandi High way and 9 mtr wide internal road. The open spaces around the building are as follows

Direction	Build A	Build B
West	6.00 mtrs + Paved RG	9.00 mtrs
North	6.00 mtrs+ Paved RG	6.00 mtrs + Paved RG
East	6.45 mtrs	9.00 mtrs
South	8.45 mtrs	9.92 mtrs

In view of the above, as far as this Department is concern, there would be no objection for construction of two Residential buildings namely Build A comprising of Ground + 10th upper floor with the height 33.75 mtrs from general ground to terrace level and Build B comprising of Ground + 13th (pt) to 15th (pt) upper floor with the height 44.95 mtrs from general ground to terrace level, subject to satisfactory compliance of the following requirements, as per the details shown in the enclosed plan, signed in token of approval.

This N.O.C. is valid subject to fulfillment of the following conditions: -
Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006.

1. Under **Section 3** of "**Maharashtra Fire Prevention and Life Safety Measures Act, 2006**" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the **Fire and Life Safety** measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.
2. As per the provision as **under :- 10** of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing such other related activities required to be carried out in any place or building or part thereof provided that,
 - A) If the Director, MFS is satisfied that, for any reason, to be recorded in writing, the owner or occupier is not able to carry out the fire prevention and fire safety measures in any such place or building or part thereof through a Licensed Agency, he may authorize any person or persons he thinks fit to carry out such

work, and any work carried out by such authorized person or persons shall be deemed to be carried out by a Licensed Agency.

B) No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance.

C) The names of the License Agencies approved by Directorate of Maharashtra is available in our website www.mahafireservice.gov.in.

Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.

4. The plans of the building should be approved by The Concern Competent Authority.
5. The Occupancy completion certificate should be obtained from The Competent Authority. **The O.C. shall be issued subject to "Final No-Objection Certificate" from this Department.**
6. Proper roads in the premises should be provided for easy mobility of the Fire Brigade Appliance & the roads should be capable to hold weight of fire appliances i.e. 45 tons. The width of the road shall not be less than 9.0 Mtrs.
7. All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam, Fire buckets & it must be strictly confirming to relevant IS specification.
8. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
9. Emergency Telephone numbers like "Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons of the complex" should be displayed in security cabin & at other strategic locations.
10. It shall be ensured that security staff & every employee of the complex are trained in handling fire fighting equipment & fire fighting.
11. Cautionary boards such as "DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "EXTINGUISHER", etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in darkness.
12. In future if the said firm intends to go for any expansion, alteration, modification of any building an approval of this department must be obtained before commencing proposed construction.
13. It shall be ensured that the minimum 12 mtrs approach road shall be provided as per the mandatory requirement.
14. The approach road shall be verified and approved by Town Planning Authority, till then the permission shall not be allowed.
15. Requirement and Provision: - The following active fire protection system will be required for the safety of the building (Residential): -

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
1.	Portable Fire Extinguishers	Required	IS: 2190 & IS 15683	
2.	Hose Reel	Required at	In all	On each floor in the Staircase ✓

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Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
		prominent places.	staircases	landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm confirming to IS 884:1985
3.	Yard Hydrant or Ring hydrant around the building	Required	At Various strategic Locations.	Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-14933-2001 along with Standard Branch (Universal) confirming to IS-2871. The distance between 2 Hydrants should not be more than 45 mtrs. The guidelines should be followed as per IS 3844:1989.
4.	Wet Riser	Required	In all staircases	Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed confirming to IS:5290.
5.	Manually Operated electronic Fire Alarm System	Required	At Various strategic location	Manually Operated Fire Alarm should be provided; it should be connected to alternate power supply.
6.	Automatic Smoke Detection System	Required in lobbies, Lift machine room and common meter box.		Automatic Smoke Detection system should be provided. Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm system. <u>Detection system for Cable Trench should be provided.</u> Heat Detectors should be provided for Canteen Area as per the standards and guidelines given IS-2175-1988 specification for Heat sensitive Fire Detectors for use in Automatic Fire Alarm System.
7.	Automatic Sprinkler system	Required in lobbies of Build B.		Sprinkler system should be provided on each floor. Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system.
8.	Terrace Level Tank	Required 20,000 Ltrs.		On each staircase core of each wing.

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Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
9	Underground Static Storage Tank	Required litres	<u>75,000</u>	This water storage should be used exclusively for Fire Fighting.
10	Fire Pump	2 No. 1620 lpm electrical driven main + standby pump. 1 No. 1620 lpm Diesel driven pump. (if Alternate source of Power supply not provided.)		Fire Fighting pumps shall be well maintained. Fire pumps shall be centrifugal pumps only. Booster pump should be provided on terrace.
	Fire Brigade Connection For Static Water Tank and For Hydrant System	Required at the Main Gate		
12	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places.		Sign indicators should provided at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
13	Manual Call Point			Manual Call Point should be provided at prominent places.



ALTERNATE SOURCE OF POWER SUPPLY. (DGS) for Fire

An alternate source of LV/HV supply from a separate substation or from a diesel generator with appropriate changeover over switch shall be provided for fire pumps, booster pump, sprinkler pump, 'jockey pump', staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. if any and It shall be housed in separate cabin.

GUIDELINES FOR INTERNAL STAIRWAYS as per NBC 2016

- Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted.
- No Gas piping shall be laid down in the stairway.
- Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to external walls and shall be completely enclosed.
- Internal staircase shall not be arranged around lift shaft unless the later is entirely enclosed by material of fire resistance rating as that for type of construction itself.
- The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.
- No living space, store or other space, involving fire risk, shall open directly in to staircase.

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- 22.5 mtr.
- g) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- h) The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
- i) Exits shall be so located that it will not be necessary to travel more than 22.5 Mtrs. from any point to reach the nearest exit.

FIRE ESCAPE: (ENCLOSED TYPE) SHALL COMPLY THE FOLLOWING:

1. Travel Distance should be maintained 22.5 M as per the guidelines given in National Building Code-2016.
2. Fire escape constructed of M.S. angles, wood or glass is not permitted is not permitted.
3. Opening of the Fire Escape Staircase should be from outside.
4. Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition.
5. Exits door shall open outwards, that is away from the room, but shall not obstruct the travel along any exit.
6. Fire Escape Staircase shall be directly connected to the ground.
7. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
8. Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.
9. The route to the external staircase shall be free of obstructions at all times.
10. The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
11. No Staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal.
12. The width of the staircase should as given in NBC-2016. The other detailed provision for exits in accordance with National building code -2016 should be followed.
13. Fire Staircase shall have straight flight not less than 150 c.m. wide with 20 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.
14. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.

STAIRCASE AND CORRIDOR LIGHTINGS:

- a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate source of supply.
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- d) **Emergency lights shall be provided in the staircase/corridor.**
- e) **Passageway should be provided as per the guidelines given in National Building Code- 2016.**



Staircase Design requirement:

1. The minimum headroom in a passage under the landing of a staircase and under the staircases shall be 2.2 Mtrs.
2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases.
4. The main and external staircases shall be continuous from ground floor to the terrace level.
5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.
6. All the staircases shall be provided with mechanical Pressurization devices, which will inject the air in to staircase, lobbies or corridors to raise their pressure slightly above the pressure in adjacent parts of the building so the entry of toxic gases or smoke in to the escape routes is prevented.

Exit Requirement:

- a. An exit may be doorway, corridor, Passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit landing to an adjoining building at the same level.
- b. Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
- c. Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electric circuit on an alternative source of supply.
- d. To prevent spread of fire and smoke, fire doors with 2 hours fire resistance shall be provided at appropriate places along the escape routes and particularly at the entrance to lift lobby and stair well where a 'funnel or flue effect' may be created inducing an upward spread of fire.
- e. All exits shall provide continuous means of egress to the exterior of a building or to an exterior open spaces leading to the street.
- f. Exits shall be so arranged that they may be reached without passing through another occupied unit.

GUIDELINES FOR REFUGE AREA:-

Refuge Area: For buildings more than 24 Mtrs in height, refuge area of 15 Sq. Mtrs or an area equivalent to 0.3 Sq Mtrs per person to accommodate the occupants of two consecutive floors, whichever is higher shall be provided. The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection & open to air at least on one side protected with suitable railings.

1. For floors above 24 Mtrs. & up to 39 Mtrs. One refuge area on the floor immediately above 24 Mtrs.
2. For floors above 39 Mtrs, one refuge area on the floor immediately above 39 Mtrs. and so on after every 15 mtrs. shall be provided.
3. The location of the Refuge Area should be such that it should be easily approachable from road side for carrying out rescue operation.

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Refuge Area

- a) The layout of the refuge area shall not be changed / modified at any time future.
- b) Refuge area shall be provided with railing / parapet of 1.10 meters height on external sides and shall be of sound construction.
- c) Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to refuge area shall be gained through half an hour fire resistance self closing door.
- d) There shall not be any opening in to the refuge area from any portion of the occupied premises.
- e) Refuge area shall be earmarked exclusively used for the use of occupants as temporary shelter and for the use of Fire Brigade department or any other organization dealing with fire or other emergencies when they occur in the building and also for exercises / drills, if conducted by the Fire Brigade department.
- f) Refuge area shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner / occupier to maintain the same clean and free of the encumbrances and encroachments, at all times.
- g) Entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "**REFUGE AREA IN CASE OF EMERGENCY**".
- h) Adequate drinking water facilities shall be provided in the refuge area.
- i) Adequate emergency lighting facility connected to electric circuits of staircase / corridors lighting shall be provided in the refuge area.

Terrace of each wing shall be treated as refuge area and shall be provided as under :

- j) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning " REFUGE AREA IN CASE OF EMERGENCY ".
- k) Adequate drinking water facility shall be provided in the refuge area.
- l) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

FIRE LIFT :

1. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 Sq. Mtrs. of floor area shall be provided and shall be available for the exclusive use of the fireman in an emergency.
2. The lift shall have a floor area of not less than 1.4 Sq. Mtrs. It shall have loading capacity of not less than 545 Kg. (8 persons) with automatic closing doors of minimum 0.8 Mtrs. width.
3. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a safe route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volt supply
4. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily open able.

5. In case normal electric supply fails, it shall automatically trip over to alternate supply. Alternatively, the lift shall be so wired that in case of power failure it will come down to the ground level and stand still with door open.
6. The operation of a fire lift is by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on landing call points should become inoperative and the lift will be on car control only or on a priority device. When the switch is off, the lift will return to normal working.
7. The words "**Fire Lift**" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level. The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 Min.

LIFT ENCLOSURES :-

1. The walls enclosing lift shafts shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 1800 mm (0.2sq.m.) in clear area.
3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room. *(Machine Room less)*
4. Landing doors in lift enclosures shall open in the ventilated corridor/lobby & shall have fire resistance of not less than one hour.
5. The number of lifts in one lift bank shall not exceed four Lift car doors shall have fire resistance of not less than one hour.
6. Exit from the lift lobby shall be through a self-closing smoke top door of half hour fire resistance.
7. The lift machine room shall be separate and no other machinery shall be installed therein.
8. Grounding switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.

ELECTRICAL SERVICES:

1. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
2. Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.
3. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear pane and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
4. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
5. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit.
6. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. The doors provided for the service room shall have fire resistance of not less than two hours.

In addition to the above, all provision under the National Building Code of India-2016 shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot, NOC from this department is essential.

This is a Provisional NOC and these remarks are offered from fire risk point of view only and necessary compliance of the Fire safety measures, necessary permission/ clearance applicable shall be obtained from concern authorities to make the activity legalized and regularized, till then the process shall not be allowed.

Authenticity of the area, premises, structure, trade activity & earlier approvals, Lifts installations, NA certificate of the land, approach road, Marginal open spaces, No. of staircases and width of staircase, Travel distance etc. shall be verified and confirmed by the concern Town Planning and Chief Officer of Municipal Council authorities and in case of any deviations this NOC shall be treated as cancelled and further process shall not be allowed.

This is a "Provisional No-Objection Certificate". After compliance with above mentioned recommendations / conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department before Final occupation of the said building. After satisfactory compliance of the above said conditions the "Final No-Objection Certificate" will be issued.

As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006, Section 25-Annexure-Part III, party has paid Fire Protection Fund Fees amounting to Rs.50,800/- (Rs. Fifty Thousand Eight Hundred only) vide UTR. No.BKIDN17065411203 dated 06/03/2017 and Rs.49,952/- (Rs. Forty Thousand Nine Hundred Fifty Two only) vide UTR. No.N282180651598644 dated 09/10/2018 as certified by the then Architect vide his letter for the revise built up area .

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.



(Dr.P S Rahangdale)
Director
Maharashtra Fire Services.

Dr. P. S. Rahangdale
19/11/18



जा.क्र./भिनिशमनपा/पा.पु.वि./१२५०/२०२०

दिनांक:- २१ / १२ / २०२०

✓ प्रति,

श्रीम. अर्चना गुरुनाथ टावरे व इतर-२ तर्फे कुलमुखत्यारपत्रधारक
मे.ऑरनेट बिल्डकॉन डेव्हलपर्स तर्फे भागीदार मे. ऑरनेट इन्फ्रा होल्डींग प्रा.लि.तर्फे श्री. सुनिल गुप्ता
द्वारा : श्री. दुराज कामणकर, मे.के.के. व असो.
१२०, एन.जी.कंपा.धामणकर नाका, भिवंडी.

विषय:- ड्रेनेज/पाणी पुरवठा व्यवस्थेबाबत ना हरकत दाखला मिळणेबाबत.

मौजे - टेमघर येथील स.नं.१२०/२पै व स.नं.१२०/३पै मधील २८१८८.१८ चौ.मी.

संदर्भ:- आपलेकडील दिनांक १५/१२/२०२० रोजीचे पत्र.

उपरोक्त संदर्भिय पत्रानुसार प्रस्तुत इमारतीसाठी ड्रेनेज/पाणी पुरवठा व्यवस्थेबाबत ना-हरकत प्रमाणपत्राची मागणी केलेली आहे.

त्या अनुषंगाने दि.१६/१२/२०२० रोजी प्रत्यक्ष कार्यक्षेत्राची पहाणी केली असता मौजे - टेमघर येथील स.नं.१२०/२पै व स.नं.१२०/३पै मधील २८१८८.१८ चौ.मी. येथील प्रस्तुत ठिकाणी एकूण ५ इमारती बांधण्याचे प्रस्तावित आहे. प्रस्तावित इमारत क्र. ए. स्टिल्ट अधिक १० मजल्याची असून त्यामध्ये एकूण १३९ सदनिका आहेत. इमारत क्र. बी. स्टिल्ट अधिक १७ मजल्याची असून त्यामध्ये एकूण १८५ सदनिका आहेत. इमारत क्र. सी. स्टिल्ट अधिक १८ मजल्याची असून त्यामध्ये एकूण १६० सदनिका आहेत. इमारत क्र. डी. स्टिल्ट अधिक १८ मजल्याची असून त्यामध्ये एकूण १२४ सदनिका आहेत. इमारत क्र. ई. मध्ये तळ अधिक ७ मजल्याची असून त्यामध्ये एकूण १०३ व्यावसायिक गाळे आहे. या पाचही इमारतीमध्ये एकूण ६०८ सदनिका, १०३ वाणिज्य दुकाने होतील असे जोडलेल्या नकाशावरून दिसून येते.

भविष्यात मनपाच्या विविध योजनांतर्गत पाणी पुरवठा उपलब्ध झाल्यानंतर सदर विकासकांचे इमारतीस उपलब्ध पाणी पुरवठयानुसार पाणी पुरवठा करण्यांत येईल.

तसेच मलनिःसारण व्यवस्थेकरीता योग्य त्या क्षमतेची सेप्टिक टाकीची व्यवस्था विकासक यांनी करावयाची आहे व प्रस्तुत इमारतीचे बांधकाम झाल्यानंतर रेनवॉटर हार्वेस्टिंगची व्यवस्था करणे बंधनकारक राहिल. तसेच सदर बांधकामाच्या लागत झालेल्या पाण्याच्या टाकीपासून बांधकामाचे योग्य अंतर ठेवणे बंधनकारक राहिल. तसेच सद्यास्थितीत प्रस्तावित बांधकामाचे लागत मनपाची कोठेही ड्रेनेज लाईन अस्तित्वात नाही. मात्र भुयारी गटार योजना टप्पा-२ चे काम चालू आहे. सदर योजना कार्यान्वीत झाल्यानंतर मनपाचे ड्रेनेज लाईनला सदर इमारतीचे ड्रेनेज पाणी एस.टी.पी. प्लॅन्टमधून मनपाचे ड्रेनेज लाईनला जोडण्याची व्यवस्था करता येईल. तरी विकासक यांनी त्यांचे प्रकल्पासाठी योग्य त्या क्षमतेचे मल शुध्दीकरण केंद्र बांधणे व सांडपाण्याचे पुर्नचक्रीकरण करणे विकासक यांना बंधनकारक आहे. या अटीशर्तीचे अधिन राहून सदरचा दाखला देणेत येत आहे.

कार्यकारी अभियंता,
पाणी पुरवठा विभाग.

भिवंडी निजामपूर शहर महानगरपालिका,भिवंडी.

प्रत:- मा.सहाय्यक संचालक,नगररचना विभाग,भि.नि.श.मनपा. यांचे माहितीस्तव सादर.



K K AND ASSOCIATES

Architect Surveyors and Consulting Engineers

120 / 305, N. G. Compd., Ideal Building, 1st Flr, Opp. Post Office, College Road, Dhamankar Naka, Bhiwandi-Mumbai- 421 302, Dist. Thane. Tel.: 02522-232010 / 233093 / 692070, Fax : 222039 / 235899

Website : www.kkdurraj.com, Email : info@kkdurraj.com
kkengrach@gmail.com. kkengarch@yahoo.com

To,
The Principal Secretary, SEIAA,
Room No. 217, 2nd Flr. Annex Bldg.
Mantralaya. Mumbai 40032

Date: 15/06/2022

Subject: Ornate Kallisto Residential cum Commercial project by M/s. Ornate Buildcon Developerson land bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1B, 123/1C, 123/1D, village Temghar, Taluka Bhiwandi, District Thane.

Respected Sir,

With reference to above subject, the construction done on site till date is 19,691.51 sq. m as per CC received from BNCMC dated 02/11/2018

The breakup is as given below:

FSI area: 15,089.10 sq. m

Non FSI area: 4,602.41 sq. m

Total construction area: 19,691.51 sq. m

Further, the configuration of the buildings constructed on site is as per CC received from BNCMC dated 02/11/2018

The construction done on site till date of SEIAA hearing is Total construction area: 19,691.51 sq. m. No further construction taken up.

Earlier the plot area for Phase 1 is 5445.40 sq. m CC received dated 24-01-2017 for Wing A, Subsequently the plot area for Phase 1, 2 is 5695.40 sq. m CC received dated 2-11-2018 for Wing B and the construction done is as per CC of 2017 & 2018 and below 20,000 sq. m

Further the amalgamation of plot was done after CC received dated 02-12-2021 and the potential increased.

We have received CC dated 02-12-2021 for Wing A (Residential) Stilt+10 floors; Wing B (Residential) Stilt+16 floors; Wing C (Residential) Stilt+23 floors; Wing D (Residential) Stilt+22 floors.


K. K. & ASSOCIATES
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120/305, N.G. Compound, Ideal Building,
1st Floor, Opp. Post Office, College Road,
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Website : www.kkdurraj.com, Email : info@kkdurraj.com
kkengrach@gmail.com. kkengarch@yahoo.com

The Chronology for the project is as given below:

Sr. No.	Description	Plot –Phase-1 CC dated-24-01-2017	Plot –Phase-1 CC dated 2-11-2018	Phase 1, 2 & 3 CC dated 02/12/2021
1.	Plot survey	S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT),	S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT),	S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P).
2.	Area of Plot (sq. mts)	5445.40	5695.40	10800
3.	Proposed FSI area (sq. mts)	4609.03	11915.75	38594.10
4.	Non FSI Area (sq. mts)	3875.4	7776.18	5831.04
4.	Total Construction area. Area (sq. mts)	8484.43	19691.51	44425.14

Hence Plot Potential exceeds more than 20000 sq.mtrs. as per latest UDCPR. Thus, attracting EIA notification 2006.

We hereby state that the total constructed area on site **19691.51** Sq. m (i.e., FSI area: **15089.10** Sq. m + Non FSI area: **4602.41**Sq. m) by M/s. Ornate Buildcon Developers. The Details are attached in Annexure given below:


K. K. & ASSOCIATES
Architects, Surveyors & Consulting Engineers
120/305, N.G. Compd., Ideal Building,
1st Floor, Opp. Post Office, College Road,
Dhamankar Naka, Bhiwandi-421305 (Thane)

भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी जि.ठाणे.



बां.प्र.क्र./२६/टेमघर/२०१६-२०१७.

जा.क्र.न.र.वि./ २६६

दिनांक: २०१७.०९.२०

विकास/बांधकाम मंजूरी

(म.प्रा.व न.र.अधि.१९६६ चे कलम ४५ (१) व मु.प्रा.म..न.पा.अधि.१९४९ चे कलम २५३ नुसार)

प्रति,

श्रीम. अर्चना गुरुनाथ टावरे व इतर-२ तर्फे कुलमुखत्यारपत्रधारक

मे. ऑरनेट बिल्डकॉन डेव्हलपर्स तर्फे भागीदार मे. ऑरनेट इन्फ्रा होल्डींग प्रा.लि.तर्फे

श्री. सुनिल गुप्ता

द्वारा : कोर्जेंट कन्सल्टंट

५३४/१, शकील कंपा, रोशनबाग, धामणकर नाका, भिवंडी

संदर्भ :- १) आपला दि.२३/१२/२०१६ रोजीचा अर्ज

२) या कार्यालयाकडील पत्र जा.क्र.न.र.वि./५६,५७, व ५८, दि.०५/०१/२०१७

३) दि.०९/०१/२०१७ रोजीची पूर्तता

आपले उपरोक्त नमूद अर्जान्वये आपली बांधकाम परवानगीस दि. २३/१२/२०१६ अन्वये तत्त्वतः मंजूरी दिलेली असून, त्याप्रमाणे आर्थिक बाबींची पूर्तता करण्यासाठी संदर्भ क्र. २ अन्वये आपणांस नोटीस देण्यांत आलेली आहे. सदर नोटीसीच्या अनुषंगाने आपण आमचेकडे दि. ०९/०१/२०१७ रोजी आर्थिक बाबींसह विकास/बांधकामाचे परवानगीसाठी आवश्यक कागदपत्रे/नकाशे इत्यादीची पूर्तता केली आहे. सदर बाबी विचारात घेता तुम्हास खाली नमूद करण्यांत आलेल्या अटी व शर्तीच्या अधिन राहून सोबतच्या मंजूर नकाशा प्रमाणे विकास/बांधकाम प्रस्तावास मंजूरी देण्यांत येत आहे.

जागा मौजे - टेमघर येथील स.नं. १२०/२ पै मधील ५४४५.४० चौ.मी.

बांधकामाचा वापर :- रहिवास वापरासाठी

बांधकामाचा तपशिल :- (मंजूर नकाशाप्रमाणे.)

अ.क्र	इमारतीचे टाईप	संख्या	मजले	बांधकामक्षेत्र(चौ.मी.)
१	१	१	तळमजला ---- वाहनतळ	-----
			पहिला मजला ---- रहिवासी	४७६.०२
			दुसरा मजला ---- रहिवासी	४७६.०२
			तिसरा मजला ---- रहिवासी	४७६.०२
			चौथा मजला ---- रहिवासी	४७६.०२
			पाचवा मजला ---- रहिवासी	४७६.०२
			सहावा मजला ---- रहिवासी	४७६.०२
			सातवा मजला --- रहिवासी	४७६.०२
			अंशतः आठवा मजला --- रहिवासी	४५५.८८
			अंशतः नवा मजला --- रहिवासी	२०३.१०
			जिना, पॅसेज, बाल्कनीखालील वाढीव क्षेत्र	६१७.९१
			एकुण	४६०९.०३

अटी व शर्ती :-

- प्रस्तुतची परवानगी ही तिच्या निर्गमनाच्या दिनांकापासून एक वर्षाच्या कालावधी पूर्तीच वैध राहिल तत्पूर्वी आपण बांधकामास प्रारंभ केला पाहिजे अथवा मुदतवाढीचा अर्ज केला पाहिजे, अन्यथा ती रद्द झाल्याचे समजण्यांत येईल.
- प्रस्तुतची बांधकाम परवानगी ही अर्जदाराने प्रस्तावासोबत सादर केलेल्या कागदपत्रांच्या आधारावर देण्यांत आलेली आहे. त्यामुळे उक्त कागदपत्रामध्ये भविष्यात काही त्रुटी आढळून आल्यास अथवा त्यांची विधीग्राह्यता संपुष्टात आल्यास, अथवा न्यायालयीन स्थगिती/हुकुम लपवून ठेवल्यास परवान्याची विधीग्राह्यता संपुष्टात येईल.

- ३) जागेच्या मालकी हक्काबाबत काही वाद निर्माण झाल्यास त्यास पूर्णतः अर्जदार जबाबदार राहतील तसेच अस्तित्वातील भाडेकरुंची पर्यायी व्यवस्था करण्याची जबाबदारी परवानगीधारक यांचेवर राहिल.
- ४) अर्जदाराने नियोजित इमारतीचा वापर मंजुरीनुसार करावयाचा असून या व्यतिरीक्त जागेवर वेगळा वापर केल्यास ही परवानगी रद्द समजण्यांत येईल. तसेच प्रस्तावित बांधकामाच्या नकाशानुसार बांधकाम साहित्यांची गुणवत्ता व दर्जा प्रस्तावित इमारतीचे स्टील डिझाईननुसार उभारणी तसेच इमारतीची स्टॅबिलिटी व आयुष्यमानाबाबत संबंधित विकासकर्ता, वास्तुविशारद, सल्लागार अभियंता, स्ट्रक्चरल अभियंता व बांधकाम पर्यवेक्षक जबाबदार राहिल.
- ५) अर्जदाराने मंजूर बांधकाम परवानगीनुसार वि.योजनेतील रस्ते, अंतर्गत रस्ते, खुली जागा, वि.योजनेतील आरक्षणे व प्रस्तावित योजनेतील इमारतीची आखणी सिमांकन मोजणीद्वारे करणे आवश्यक असून अशी मोजणी करताना प्रस्तावातील रस्त्यांच्या सभोवतालच्या रस्त्यांशी समन्वय साधणे आवश्यक आहे.
- ६) अर्जदाराने वि.योजनेतील रस्ते व अंतर्गत रस्ते म.न.पा.स हस्तांतरीत करणे आवश्यक आहे. तसेच या जागेवर व पोहोच मार्गावर कुठल्याही स्वरुपाचे बांधकाम/अतिक्रमण होणार नाही याची दक्षता घ्यावी लागेल.
- ७) प्रस्तावित बांधकाम नकाशामध्ये दर्शविलेली सामासिक अंतरे प्रत्यक्ष जागेवर उपलब्ध होणे आवश्यक असून त्या जागा कायमस्वरुपी खुल्या ठेवणे आवश्यक राहिल
- ८) बांधकामाचे साहित्य सार्वजनिक रस्त्यावर न ठेवता स्वतःच्या जागेत ठेवण्यांत यावे.
- ९) पाया तपासणीपूर्वी अर्जदार यांनी इमारतीची भूकंप विरोधक संरचनेचे आराखडे व डिझाईन परवानाधारक व अहर्ताधारक स्ट्रक्चरल इंजिनियर ह्यांचेकडून तयार करून घेऊन महानगरपालिकेकडे सादर करणे आवश्यक असून त्याप्रमाणे इमारतीचे बांधकाम करणे अनिवार्य आहे
- १०) नियम क्र.६(४) नुसार अपेंडीक्स-१२ मध्ये पायापर्यंतचे बांधकाम पूर्ण झाल्याची सूचना दिल्यानंतर अपेंडीक्स-१३ नुसार पाया तपासणी प्रमाणपत्र प्राप्त केल्यानंतरच पायावरील बांधकाम करणेत यावे
- ११) शासन निर्णय दि.२२/७/९८ नुसार जागेच्या दर्शनी भागावर बांधकामाच्या तपशिलासह बांधकाम परवानगीचा फलक लावणेत यावा.
- १२) बांधकामास प्रारंभ करण्यापूर्वी अर्जदार यांनी मोक्यावर ट्रायल पिट घेऊन, भारवहन क्षमता तपासणे आवश्यक असून (त्याप्रमाणे इमारतीची संरचना करणे आवश्यक आहे)
- १३) इमारतीच्या छतावरील पावसाळ्यातील पाणी पाईपद्वारे जमिनिवर घेण्याची व्यवस्था करणे तसेच सदरच्या पाण्याचा जमिनीत निचरा होणेसाठी तळ मजल्यावर झिरप खड्डा करणे आवश्यक आहे.
- १४) प्रस्तावित बांधकामास पाया तपासणी प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये, अन्यथा तो अनाधिकृत समजून कार्यवाही करण्यांत येईल.
- १५) शासन निदेश दि.१९/९/१९९५ नुसार विद्युतशक्तीला पर्याय म्हणून सौरउर्जेवर पाणी तापविण्याची योग्यती व्यवस्था करणेत यावी.
- १६) प्रस्तुत प्रकरणी इमारतीमधील स्टिल्टची उंची ही २.४ मी पेक्षा जास्त असता कामा नये व त्याचा वापर हा वाहनतळासाठीच करण्यांत यावा तसेच तो कायम स्वरुपी खुल्या ठेवण्यात यावा व भविष्यकाळात तो कोणत्याही परिस्थित बंदिस्त करता कामा नये.
- १७) प्रस्तुत प्रकरणी प्रस्तावित केलेली खुली जागा (R.G.) ही वापर दाखल्यापूर्वी विकसित करणे व ती कायम खुली ठेवणे हे आपणांवर बंधनकारक राहिल.
- १८) मा.तहसिलदार, भिवंडी यांचेकडील विनिश्चितीआदेश क्र.महसुल/क-१/टे-१०/जबा/एसआर-२०/२०१६ दि.२७/५/२०१६ मधील अट क्र.५ ची पूर्तता ही बांधकाम सुरु करणेपूर्वी करणे आपणांवर बंधनकारक राहिल. तसेच अट क्र. ९ व १० मधील बाब ही आपणांवर बंधनकारक राहिल.
- १९) इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौणखनिजाचे स्वामित्वधन जिल्हाधिकारी यांचेकडे भरले असल्याचा दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- २०) प्रकल्पाच्या ठिकाणी काम करणाऱ्या कामगारांच्या पात्र शाळाबाह्य मुलांसाठी शिक्षणाची सोय करणे आपणांवर बंधनकारक राहिल.
- २१) मा.उच्च न्यायालय जनहित याचिका क्र.२१३/२०१३ मध्ये देण्यांत आलेल्या आदेशानुसार आपल्या बांधकाम प्रकल्पामध्ये २०० पेक्षा जास्त बांधकाम कामगार असल्यास बांधकामाच्या ठिकाणी Facilitation Center उभारण्यांत यावे व त्याचा उपयोग कामगारांसाठी राबविण्यांत येणाऱ्या योजना, त्यासाठी अर्ज व त्यासंबंधीची इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया, नोंदणी नुतनीकरण करण्याची प्रक्रिया, बांधकाम कामगारांचे बँक खाते उघडणे इ. सर्व प्रकारची कामे करणे आपणांवर बंधनकारक राहिल.
- २२) नविन इमारतीच्या आतील बाजूस तसेच इमारतीसमोरील रस्त्याचे सी.सी.टी.व्ही. चित्रिकरण करण्यासाठी बांधकामाच्या ठिकाणी सी.सी.टी.व्ही यंत्रणा कार्यान्वित करणे आपणांवर बंधनकारक राहिल.



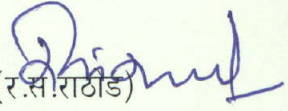
(Handwritten signature)

- २३) प्रस्तुत प्रस्तावाच्या अनुषंगाने जमा करावयाचा उपकर हा पाया तपासणीपूर्वी किंवा बांधकाम प्रारंभ प्रमाणपत्रापासून एक वर्षाचे आत जे पहिले घडेल तेव्हा मनपात जमा करणे आपणांवर बंधनकारक राहिल.
- २४) प्रस्तुत प्रकरणी मनपाचे स्थानिक संस्था कर विभागाचा ना-हरकत दाखला पाया तपासणी अर्जापूर्वी सादर करणे आपणांवर बंधनकारक राहिल.
- २५) बांधकाम परवानगी प्रकरणी बांधकाम प्रारंभापूर्वी व वापर दाखल्यापूर्वी मनपा वृक्ष अधिकारी यांचा ना-हरकत दाखला घेणे आपणांवर बंधनकारक राहिल.
- २६) प्रस्तुत प्रकरणी महाराष्ट्र शासनाच्या पर्यावरण विभागाकडील ना-हरकत दाखला हा इमारत वापर दाखल्यापूर्वी सादर करणे आपणांवर बंधनकारक राहिल.
- २७) प्रस्तुत प्रकरणी इमारतीची उंची ही २४ मी पेक्षा जास्त असल्याने महाराष्ट्र शासनाच्या अग्निशमन विभागाकडील ना-हरकत दाखला हा बांधकाम सुरु करणेपूर्वी सादर करणे आपणांवर बंधनकारक राहिल.
- २८) उपरोक्त अटी व शर्तीच्या पूर्ततेनंतर अर्जदारांवर वि.नि.नियमावलीतील नियम क्र६(२) नुसार अपेंडीक्स ११ मध्ये बांधकाम प्रारंभ करणेसाठी अर्ज करणे बंधनकारक आहेत. कोणत्याही परिस्थितीत अर्जदाराने प्रारंभ प्रमाणपत्र घेतल्याशिवाय बांधकाम/विकास करता येणार नाही.अन्यथा ते अनधिकृत समजण्यात येईल.

उपरोक्त अ.क्र.१ ते २८ मधील कोणत्याही अटी व शर्तीचा भंग केल्यास ही परवानगी मु.प्रां.म.न.पा.चे कलम २५८ अन्वये रद्द अथवा स्थगित करण्यांत येईल व अशी बांधकामे अनधिकृत समजून पूढील कारवाई करण्यांत येईल. तसेच म.प्रा.व न.र.अधि.१९६६ चे कलम ५२,५३,५४ नुसार फौजदारी कार्यवाहीस पात्र राहिल, याची कृपया नोंद घ्यावी.



मा.आयुक्त साो. यांचे आदेशान्वये


(र.स.राठीड)

सहाय्यक संचालक, नगररचना,
भिवंडी-निजामपूर शहर महानगरपालिका.
भिवंडी.

- प्रत:- १) मा.जिल्हाधिकारी, ठाणे यांना माहितीस्तव सादर
२) सहाय्यक संचालक, नगररचना ठाणे ह्यांचेकडे माहितीस्तव अग्रेषित.
३) प्रभाग अधिकारी, प्रभाग समिती क्र. ह्यांचेकडे माहितीस्तव रवाना.
४) संगणक व्यवस्थापक, संगणक विभाग यांना सदरची बांधकाम परवानगीची प्रत मनपाचे संकेतस्थळावर प्रसिध्द करणेसाठी रवाना.

भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी जि.ठाणे.



बां.प्र.क्र./४६/२०१८-२०१९
जा.क्र.न.र.वि./प्रा.प्र./ ३१८४
दिनांक: २१/११/२०१८

सुधारीत बांधकाम परवानगी

(म.प्रा.व न.र.अधि.१९६६ चे कलम ४५ (१) व ५३(३) व मु.प्रा.म..न.पा.अधि.१९४९ चे कलम २५३ नुसार)

प्रति,

श्रीम. अर्चना गुरुनाथ टावरे व इतर-२ तर्फे कुलमुखत्यारपत्रधारक

मे. ऑरनेट बिल्डकॉन डेव्हलपर्स तर्फे भागीदार मे. ऑरनेट इन्फ्रा होल्डींग प्रा.लि. तर्फे श्री. सुनिल गुप्ता
द्वारा : श्री. दुराज कामणकर, मे.के.के व असो.

१२०, एन.जी.कंपा, धामणकर नाका, भिवंडी

संदर्भ :- १) या कार्यालयाकडील बांधकाम परवानगी जा.क्र.न.र.वि./२६६

दि. २४/०१/२०१७

२) या कार्यालयाकडील जोता तपासणी प्रमाणपत्र जा.क्र.न.र.वि./१६१७

दि. १४/०६/२०१७

३) आपला दि. २४/०४/२०१८ रोजीचा अर्ज

निम्नलिखित मौजे-टेमघर येथील स.नं. १२०/२ पै जागेमध्ये संदर्भिय क्र.१ अन्वये एका इमारतीचे रहिवास वापरासाठीचे बांधकाम करण्यांस परवानगी मंजूर करण्यांत आली होती. त्यानुसार संदर्भ क्र. २ अन्वये सदर इमारतीस जोता तपासणी प्रमाणपत्र मंजूर करण्यांत आलेले आहे. आता आपण प्रस्तावालगत असलेल्या मौजे-टेमघर येथील स.नं. १२०/३ पै मधील २५०.०० चौ.मी. क्षेत्राचा बांधकाम परवानगीमध्ये समाविष्ट करून व हस्तांतरणीय विकास हक्क क्षेत्र वापरून यापूर्वी मंजूर करण्यांत आलेल्या इमारतीवर वाढीव बांधकाम तसेच एका नवीन इमारतीचे बांधकाम करण्यांचे प्रस्तावित करून त्यानुसार संदर्भ क्र. ३ अन्वये सुधारीत बांधकामाचे नकाशे मंजूरीसाठी सादर केले आहेत

त्यानुसार आपण दि. २६/१०/२०१८ रोजी बांधकामाचे परवानगीसाठी पूर्तता केली असून त्याचा विचार करता खाली नमुद करण्यांत आलेल्या अटी व शर्तीच्या अधिन राहून सोबतच्या मंजूर नकाशा प्रमाणे इमारतीचे खालील प्रमाणे बांधकाम करण्यांस परवानगी देण्यांत येत आहे.

जागा मौजे टेमघर येथील स.नं. १२०/२ पै व स.नं. १२०/३ पै मधील ५६९५.४० चौ.मी.

बांधकामाचा वापर :- रहिवास वापरासाठी

बांधकामाचा तपशिल :- (मंजूर नकाशाप्रमाणे.)

अ.क्र	इमारतीचे टाईप	संख्या	मजले	बांधकामक्षेत्र (चौ.मी.)
१	ए	१	तळमजला ---- वाहनतळ	---
			पहिला मजला ---- रहिवासी	४७६.०२
			दुसरा मजला ---- रहिवासी	४७६.०२
			तिसरा मजला ---- रहिवासी	४७६.०२
			चौथा मजला ---- रहिवासी	४७६.०२
			पाचवा मजला ---- रहिवासी	४७६.०२
			सहावा मजला ---- रहिवासी	४७६.०२
			सातवा मजला ---- रहिवासी	४७६.०२
			अंशत: आठवा मजला ---- रहिवासी	४५५.८८
			अंशत: नववा मजला ---- रहिवासी	२०३.१०
			अंशत: दहावा मजला ---- रहिवासी	२०३.१०
				४१९४.२२

२	बी	१	तळमजला ---- वाहनतळ	---
			पहिला मजला ---- रहिवासी	४८१.७५
			दुसरा मजला ---- रहिवासी	४८१.७५
			तिसरा मजला ---- रहिवासी	४८१.७५
			चौथा मजला ---- रहिवासी	४८१.७५
			पाचवा मजला ---- रहिवासी	४८१.७५
			सहावा मजला ---- रहिवासी	४८१.७५
			सातवा मजला ---- रहिवासी	४८१.७५
			अंशतः आठवा मजला ---- रहिवासी	४४५.९७
			नववा मजला ---- रहिवासी	४८१.७५
			दहावा मजला ---- रहिवासी	४८१.७५
			अकरावा मजला ---- रहिवासी	४८१.७५
			बारावा मजला ---- रहिवासी	४८१.७५
			अंशतः तरावा मजला ---- रहिवासी	३६२.१५
			अंशतः चौदावा मजला ---- रहिवासी	३१०.३७
			अंशतः पंधरावा मजला ---- रहिवासी	३१०.३७
				६७२८.११
			जिना,पॅसेज,बाल्कनीखालील वाढीव क्षेत्र	९९३.४२
			एकुण	११९१५.७५

अटी व शर्ती :-

- १) प्रस्तुतची परवानगी ही तिच्या निर्गमनाच्या दिनांकापासून एक वर्षाच्या कालावधी पूर्तीच वैध राहिल तत्पूर्वी आपण बांधकामास प्रारंभ केला पाहीजे अथवा मुदतवाढीचा अर्ज केला पाहीजे, अन्यथा ती रद्द झाल्याचे समजण्यांत येईल.
- २) प्रस्तुतची बांधकाम परवानगी ही अर्जदाराने प्रस्तावासोबत सादर केलेल्या कागदपत्रांच्या आधारावर देण्यांत आलेली आहे. त्यामुळे उक्त कागदपत्रांमध्ये भविष्यात काही त्रुटी आढळून आल्यास अथवा त्यांची विधीग्राह्यता संपुष्टात आल्यास, अथवा न्यायालयीन स्थगिती/हुकुम लपवून ठेवल्यास परवान्याची विधीग्राह्यता संपुष्टात येईल.
- ३) जागेच्या मालकी हक्काबाबत काही वाद निर्माण झाल्यास त्यास पूर्णतः अर्जदार जबाबदार राहतील तसेच अस्तित्वातील भाडेकरुंची पर्यायी व्यवस्था करण्याची जबाबदारी परवानगीधारक यांचेवर राहिल.
- ४) अर्जदाराने नियोजित इमारतीचा वापर मंजुरीनुसार करावयाचा असुन या व्यतिरीक्त जागेवर वेगळा वापर केल्यास ही परवानगी रद्द समजण्यांत येईल. तसेच प्रस्तावित बांधकामाच्या नकाशानुसार बांधकाम साहित्यांची गुणवत्ता व दर्जा प्रस्तावित इमारतीचे स्टील डिझाईननुसार उभारणी तसेच इमारतीची स्टॅबिलिटी व आयुष्यमानाबाबत संबंधित विकासकर्ता,वास्तुविशारद,सल्लागार अभियंता,स्ट्रक्चरल अभियंता व बांधकाम पर्यवेक्षक जबाबदार राहिल.
- ५) अर्जदाराने मंजुर बांधकाम परवानगीनुसार वि.योजनेतील रस्ते,अंतर्गत रस्ते,खुली जागा,वि.योजनेतील आरक्षणे व प्रस्तावित योजनेतील इमारतीची आखणी सिमांकन मोजणीद्वारे करणे आवश्यक असून अशी मोजणी करताना प्रस्तावातील रस्त्यांच्या सभोवतालच्या रस्त्यांशी समन्वय साधणे आवश्यक आहे.
- ६) अर्जदाराने वि.योजनेतील रस्ते व अंतर्गत रस्ते म.न.पा.स हस्तांतरीत करणे आवश्यक आहे.तसेच या जागेवर व पोहोच मार्गावर कुठल्याही स्वरुपाचे बांधकाम/अतिक्रमण होणार नाही याची दक्षता घ्यावी लागेल.
- ७) प्रस्तावित बांधकाम नकाशामध्ये दर्शविलेली सामासिक अंतरे प्रत्यक्ष जागेवर उपलब्ध होणे आवश्यक असुन त्या जागा कायमस्वरुपी खुल्या ठेवणे आवश्यक राहिल
- ८) बांधकामाचे साहित्य सार्वजनिक रस्त्यावर न ठेवता स्वतःच्या जागेत ठेवण्यांत यावे.
- ९) पाया तपासणीपूर्वी अर्जदार यांनी इमारतीची भूकंप विरोधक संरचनेचे आराखडे व डिझाईन परवानाधारक व अहर्ताधारक स्ट्रक्चरल इंजिनियर ह्यांचेकडून तयार करुन घेऊन महानगरपालिकेकडे सादर करणे आवश्यक असुन त्याप्रमाणे इमारतीचे बांधकाम करणे अनिवार्य आहे
- १०) नियम क्र.६(४) नुसार अपॅडीकस-१२ मध्ये पायापर्यंतचे बांधकाम पूर्ण झाल्याची सूचना दिल्यानंतर अपॅडीकस-१३ नुसार पाया तपासणी प्रमाणपत्र प्राप्त केल्यानंतरच पायावरील बांधकाम करणेत यावे
- ११) प्रस्तावित बांधकामात फ्लाय अॅश विटा व त्या आधारीत साहित्य वापरणे आपणांवर बंधनकारक राहिल.



१२) शासन निर्णय दि.०७/०८/२०१७ नुसार जागेच्या दर्शनी भागावर बांधकामाच्या तपशिलासह व स्ट्रक्चरल इंजिनियर,सिव्हील इंजिनियर आणि ठेकेदार यांची नावे व दुरध्वनी क्रमांक यासह बांधकाम परवानगीचा फलक लावणेत यावा.

१३) इमारतीच्या छतावरील पावसाळ्यातील पाणी पाईपद्वारे जमिनिवर घेण्याची व्यवस्था करणे तसेच सदरच्या पाण्याचा जमिनीत निचरा होणेसाठी तळ मजल्यावर झिरप खड्डा करणे आवश्यक आहे.

१४) शासन निदेश दि.१९/९/१९९५ नुसार विद्युतशक्तीला पर्याय म्हणून सौरउर्जेवर पाणी तापविण्याची योग्यती व्यवस्था करणेत यावी.

१५) मनपाच्या पाणी पुरवठ्याची क्षमता व शहराची वाढती लोकसंख्या विचारांत घेता,बांधकामाला पाणीपुरवठा करणे मनपास शक्य होत नसल्यास अशावेळी अर्जदाराने स्वखर्चाने विंधन विहीर / कुपनलिका बांधण्यांत यावी.

१६) विषयाधीन इमारतीत ओला कचरा व सुका कचरा यांचे वर्गीकरण व त्यांची विल्हेवाट लावणे याबाबत योग्य ती स्वतंत्र उपाय योजना ही इमारत वापर दाखल्यापूर्वी कार्यान्वित करणे आपणांवर बंधनकारक राहिल.

१७) शासन निर्णय दि. १५/०१/२०१६ नुसार प्रकल्पामध्ये सांडपाणी प्रक्रीया व पुनर्वापर करणेबाबतची व्यवस्था करणे आपणांवर बंधनकारक राहिल.

१८) बांधकामास प्रारंभ करण्यापूर्वी अर्जदार यांनी मोक्यावर ट्रायल पिट घेऊन, भारवहन क्षमता तपासणे आवश्यक असुन (त्याप्रमाणे इमारतीची संरचना करणे आवश्यक आहे)

१९) प्रस्तावित बांधकामास बांधकाम प्रारंभ प्रमाणपत्र,पाया तपासणी प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये, अन्यथा तो अनाधिकृत समजुन कार्यवाही करण्यांत येईल.

२०) प्रस्तुत प्रकरणी इमारतीमधील स्टिल्टची उंची ही २.४ मी पेक्षा जास्त असता कामा नये व त्याचा वापर हा वाहनतळासाठीच करण्यांत यावा तसेच तो कायम स्वरुपी खुल्या ठेवण्यात यावा व भविष्यकाळात तो कोणत्याही परिस्थित बंदिस्त करता कामा नये.

२१) भिवंडी-निजामपूर शहर महानगरपालिकेने यापूर्वी पत्र क्र.न.र.वि./२६६,दि.२४/०१/२०१७ अन्वये मंजूर केलेले बांधकाम नकाशे हे विषयाधीन सुधारीत बांधकाम नकाशांना दिलेल्या मंजूरीमुळे निष्प्रभावीत (Superseeds) करण्यांत येत आहेत.

२२) प्रस्तुत प्रकरणी प्रस्तावित केलेली खुली जागा (R.G.) ही वापर दाखल्यापूर्वी विकसित करणे व ती कायम खुली ठेवणे हे आपणांवर बंधनकारक राहिल.

२३) प्रस्तुत प्रकरणी इमारत प्रकार बी या इमारतीचे जोता तपासणी पूर्वी सदर जागेतील हाय टेन्शन वायर ही बांधकाम परवानगी क्षेत्राबाहेर स्थलांतरीत करमे आपणांवर बंधनकारक राहिल.

२४) शासनाच्या अग्निशमन विभागाकडील क्र.एमएफएस/५१/१/७३८,दि.१९/१०/२०१८ रोजीचे ना-हरकत दाखल्यातील अटी व शर्तीचे पालन करणे आपणांवर बंधनकारक राहिल.

२५) प्रस्तुत प्रकरणी होणारी उपकराची रक्कम ही बांधकाम प्रारंभ प्रमाणपत्राचे निर्गमनाचे एक वर्षाचे आंत किंवा जोता तपासणी प्रमाणपत्रापूर्वी जे आधि घडेल त्यावेळेचे चालू वार्षिक बाजार मुल्य दर तक्त्यानुसार महानगरपालिकेत जमा करणे आपणांवर बंधनकारक राहिल.

२६) इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौणखनिजाचे स्वामित्वधन जिल्हाधिकारी यांचेकडे भरणे आपणांवर बंधनकारक राहिल.

२७) प्रकल्पाच्या ठिकाणी काम करणाऱ्या कामगारांच्या पात्र शाळाबाह्य मुलांसाठी शिक्षणाची सोय करणे आपणांवर बंधनकारक राहिल.

२८) मा.उच्च न्यायालय जनहित याचिका क्र.२१३/२०१३ मध्ये देण्यांत आलेल्या आदेशानुसार आपल्या बांधकाम प्रकल्पामध्ये २०० पेक्षा जास्त बांधकाम कामगार असल्यास बांधकामाच्या ठिकाणी Facilitation Center उभारण्यांत यावे व त्याचा उपयोग कामगारांसाठी राबविण्यांत येणाऱ्या योजना,त्यासाठी अर्ज व त्यासंबंधीची इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करीता आवश्यक प्रक्रीया,नोंदणी नुतनीकरण करण्याची प्रक्रीया,बांधकाम कामगारांचे बँक खाते उघडणे इ. सर्व प्रकारची कामे करणे आपणांवर बंधनकारक राहिल. तसेच प्रकल्पाच्या ठिकाणी काम करणाऱ्या बांधकाम कामगारांसाठी/कर्मचाऱ्यांकरीता बांधकामाच्या ठिकाणी(परिसर) तात्पुरत्या स्वरुपात सेप्टीक टँकसह शौचालयाची व्यवस्था करणे आपणांवर बंधनकारक राहिल.



२९) नविन इमारतींच्या आतील बाजूस तसेच इमारतीसमोरील रस्त्याचे सी.सी.टी.व्ही. चित्रिकरण करण्यासाठी बांधकामाच्या ठिकाणी सी.सी.टी.व्ही यंत्रणा कार्यान्वित करणे आपणांवर बंधनकारक राहिल.

३०) उपरोक्त अटी व शर्तीच्या पूर्ततेनंतर अर्जदारांवर वि.नि.नियमावलीतील नियम क्र६(२) नुसार अपेंडीक्स ११ मध्ये बांधकाम प्रारंभ करणेसाठी अर्ज करणे बंधनकारक आहेत. कोणत्याही परिस्थितीत अर्जदाराने प्रारंभ प्रमाणपत्र घेतल्याशिवाय बांधकाम/विकास करता येणार नाही.अन्यथा ते अनधिकृत समजण्यात येईल.

उपरोक्त अ.क्र.१ ते ३० मधील कोणत्याही अटी व शर्तीचा भंग केल्यास ही परवानगी मु.प्रां.म.न.पा.चे कलम २५८ अन्वये रद्द अथवा स्थगित करण्यांत येईल व अशी बांधकामे अनधिकृत समजून पूढील कारवाई करण्यांत येईल. तसेच म.प्रा.व न.र.अधि.१९६६ चे कलम ५२,५३,५४ नुसार फौजदारी कार्यवाहीस पात्र राहिल, याची कृपया नोंद घ्यावी.



(श्रीकांत वि.देव)

प्र. सहाय्यक संचालक, नगररचना
भिवंडी-निजामपूर शहर महानगरपालिका.
भिवंडी

मा.अतिरीक्त आयुक्त साो. यांचे मंजूरीने

- प्रत:- १) मा.जिल्हाधिकारी, ठाणे यांना माहितीस्तव सादर
२) सहाय्यक संचालक,नगररचना ठाणे ह्यांचेकडे माहितीस्तव अग्रेषित.
३) प्रभाग अधिकारी,प्रभाग समिती क्र. ह्यांचेकडे माहितीस्तव रवाना.
४) संगणक व्यवस्थापक,संगणक विभाग यांना सदरची बांधकाम परवानगीची प्रत मनपाचे संकेतस्थळावर प्रसिध्द करणेसाठी रवाना.

SUMMARY FOR PROPOSED RESIDENTIAL COMPLEX OF ORNATE BUILDCON DEVELOPERS AT BHIWANDI, KALYAN

SR. NO.	DESCRIPTION	TOTAL CONNECTED LOAD IN 'KW'	TOTAL MAXIMUM DEMAND IN 'KW'
1	RESIDENTIAL FLOOR -ALL FLATS	5058.00	2023.20
2	SHOPS	30.00	12.00
3	OFFICES	1176.00	470.40
4	COMMON AREA & LIFT LOBBY AREA -RESIDENTIAL	45.07	36.05
5	COMMON AREA & LIFT LOBBY AREA -COMMERCIAL	1.72	20.20
6	STAIRCASE AREA - RESIDENTIAL	25.25	13.27
7	STAIRCASE AREA - COMMERCIAL	1.27	1.02
8	REFUGE AREA (RESIDENTIAL	2.68	2.15
9	TERRACE AREA (RESIDENTIAL & COMMERCIAL)	18.58	14.87
10	LIFT - 15 H.P. EACH- RESIDENTIAL	100.71	23.87
11	LIFT - 15 H.P. EACH- COMMERCIAL	11.19	0.00
12	GROUND FLOOR STILT PARKING AREA	25.81	16.77
13	EXTERNAL & FAÇADE LIGHTING - RESIDENTIAL	40.00	32.00
14	EXTERNAL & FAÇADE LIGHTING - COMMERCIAL	10.00	54.02
15	PLUMBING LOAD FOR RESIDENTIAL- DOMESTIC PUMP	55.92	44.74
16	PLUMBING LOAD FOR RESIDENTIAL- FLUSHING PUMP	55.92	44.74
17	PLUMBING LOAD FOR COMMERCIAL- DOMESTIC PUMP	7.46	5.97
18	PLUMBING LOAD FOR COMMERCIAL- FLUSHING PUMP	7.46	5.97
19	STP PLANT FOR TOWER 'A, B, C & D'	150.00	120.00
20	PUMP ROOM & STP VENTILATION FOR TOWER 'A, B, C & D'	20.00	16.00
21	BOREWELL/TANKER WATER TRANSFER PUMP	10.00	8.00
22	FIRE FIGHTING LOAD- RESIDENTIAL	450.00	
23	FIRE FIGHTING LOAD- COMMERCIAL	75.00	
	TOTAL	7378.04	2965

ESTIMATED AVERAGE ANNUAL ELECTRICITY CONSUMPTION FOR PROPOSED RESIDENTIAL COMPLEX OF ORNATE BUILDCON DEVELOPERS AT BHIWANDI, KALYAN

SR.NO	LOAD DESCRIPTION	AVG (KW)	QTY	AVG.HRS/ DAY	AVG.KWH/ DAY
1	Residential Load -Consider 50% as D.F. on Total maximum Demand	1011.6	1	4	4046
2	Shops	12.0	1	12	144
3	Offices	470.4	1	12	5645
4	Lift Lobby & Common Area Load - Residential	36.1	1	16	577
5	Lift Lobby & Common Area Load - Commercial	20.2	1	16	323
6	Terrace Floor	14.9	1	16	238
7	Staircase Load - Residential	13.3	1	16	212
8	Staircase Load - Commercial	1.0	1	16	16
9	Lift Load - Residential	100.7	8	6	4834
10	Lift Load- Commercial	11.2	1	6	67
11	Common area load - Refuge Area	2.7	1	8	21
12	Car Parking Ground Floor Load	25.8	1	8	207
13	External Lighting - Residential	40.0	1	8	320
14	External Lighting - Commerical	10.0	1	8	80
15	Plumbing Load - Domestic Water Pump- Residential	55.9	4	2	447
16	Plumbing Load - Flushing Water Pump- Residential	55.9	4	2	447
17	Plumbing Load - Domestic Water Pump- Commercial	7.5	1	2	15
18	Plumbing Load - Flushing Water Pump- Commercial	7.5	1	2	15
	Average KWH/ Day				17655
	Average KWH/ Annum				6444227
REDUCTION IN CONSUMPTION BY USING ENERGY SAVING MEASURE					
A	By Using CFL / T5 Lamps & Electronic Ballast				
	Basis of comparision				
	Diff Between 28W T5 and 40W T8 lamp			12 W which comes to 30%	
	Diff Between 11W CFL and 20W T8 lamp			9 W which comes to 45%	
	Hence Overall Saving can be considered as 37%				
B	By using LED Light in Lift Lobbies				50%
C	Basis Ballast comparision				
	Watt losses for VPIT copper ballast compared to electronic ballast	5W		which comes to 20% for T5 and 30% for CFL	
	Hence Overall Saving can be considered as 25%				
D	VFD by using Lift				30%
E	60% External Lighting will be on Solar lighting system				60%

FOR COMMON AREA					
	Area	Per day unit consumption	Saving Percentage	Per day Unit Consumption with saving	Saving in Unit
A	Saving Due to CFL Lamp				
1	CFL/T5 Light for Common Area	228	37	84	144
B	Saving Due to LED Lamp				
2	LED Light for Lift lobby and common area	900	50	450	450
C	Saving Due to Electronic Ballast				
1	Common Area lighting	228	25	137	91
2	Lift Lobby for common area	900	25	540	360
D	Saving Due to VFD				
1	Saving in lift by using VFD	4901	30	2941	1960
Average KWH/Day saving					3005
Average KWH/Annual saving					1096949
TOTAL ANNUAL SAVING					1096949
SAVING IN PERCENTAGE %					17
E	Saving Due to Solar Lighting				
1	Saving Due to Solar Lighting for COMMON AREA/landscape area LOAD	400	100	0	400
2	Saving Due to Solar Lighting for Staircase & Terrace Floor	466	100	0	466
Average KWH/Day saving					866
Average KWH/Annual saving					316243
TOTAL ANNUAL SAVING					316243
SAVING IN PERCENTAGE %					5

ENERGY SAVING ANALYSIS FOR PROPOSED RESIDENTIAL COMPLEX OF ORNATE BUILDCON DEVELOPERS AT BHIWANDI, KALYAN					
	Description	AVG.KWH/DAY	AVG.KWH/YRS		
	Estimated Average Annual Electricity Consumption	17655	6444227		
REDUCTION IN CONSUMPTION BY USING ENERGY SAVING MEASURE					
1	By Using CFL / T5 Lamps for common areas	Overall Saving can be 37%			
2	By Using LED Light in Lift lobby	Overall Saving can be 50%			
3	By Using electronic ballast	Overall Saving can be 25%			
4	By Using VFD for Lifts	Overall Saving can be 30%			
5	By Using Solar lighting for External Light	Overall Saving can be 100%			
ANNUAL SAVING					
		Per day unit consumption	Saving Percentage	Per day Unit Consumption with saving	Saving in Unit
1	Total Saving Due to CFL Lamp for Common	228	37	84	144
2	Total Saving Due to LED Light for Lift Lobby & Staircase	900	50	450	450
3	Total Saving Due to Electronic Ballast for common	1128	25	677	451
4	Total Saving Due to VFD for Lift,	4901	30	2941	1960
Average KWH/Day saving					3005.34
Average KWH/Annual saving					1096949.22
TOTAL ANNUAL SAVING					1096949
SAVING IN PERCENTAGE %					17.02
1	Total Saving Due to Solar Lighting	866	60	0	866
Average KWH/Day saving					866.42
Average KWH/Annual saving					316243.01
TOTAL ANNUAL SAVING					316243
SAVING IN PERCENTAGE %					5

ORNATE BUILDCON DEVELOPERS



Date: 10/05/2022.

To,
The Principal Secretary, SEIAA,
Environmental Department,
Room No. 217, 2nd Floor, Annex Bldg,
Mumbai - 400 032.

Sub: Proposed Residential bldg on land bearing S. No. 120, H. No. 2(pt), H. No. 2(pt), H. No. 2(pt), 3, S. No. 123, H. No. 1B, 1C, 1D of village Temghar, taluka Bhiwandi, District Thane.

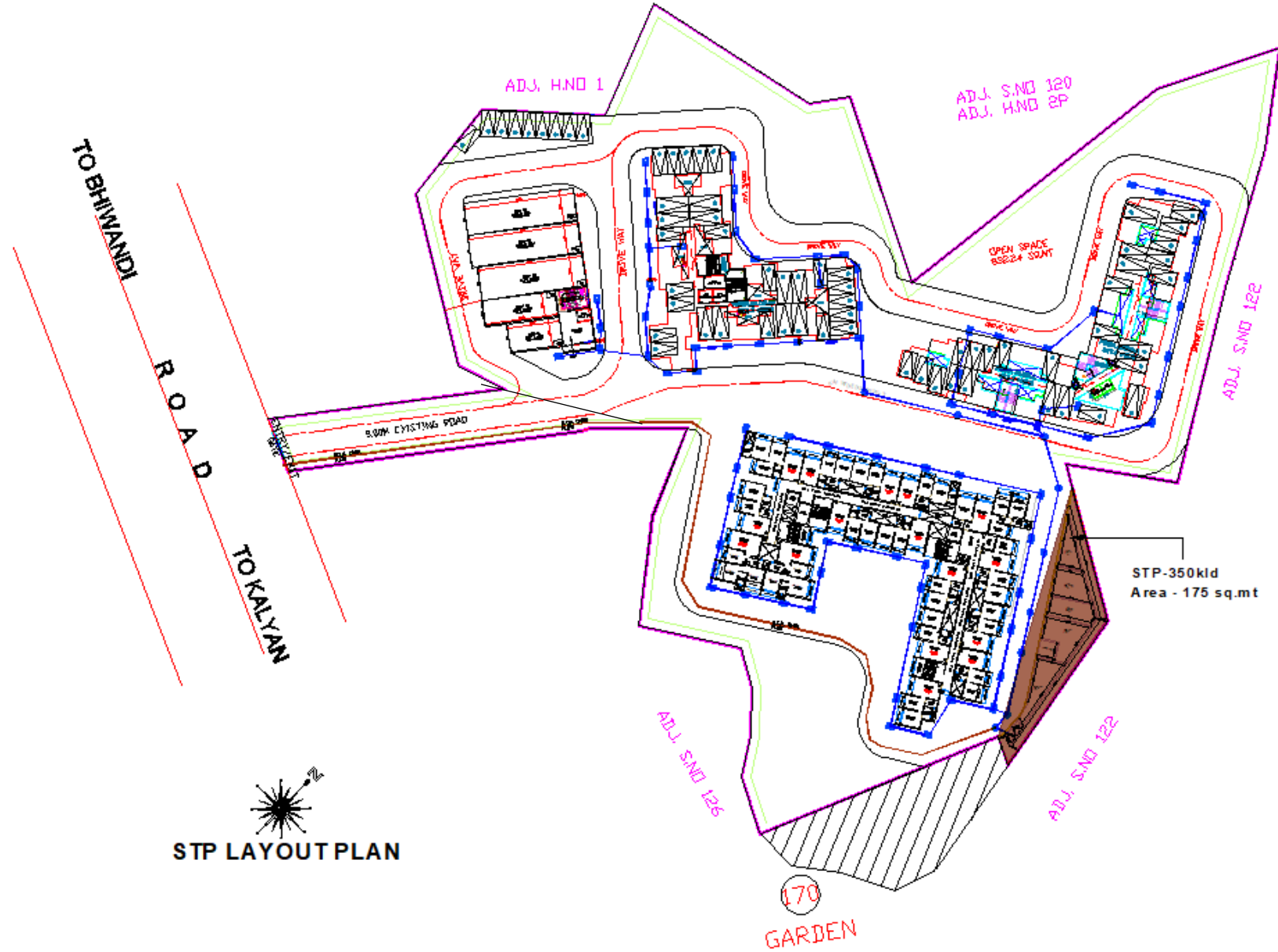
Ref: Approved plan no. 3868 dtd 02/12/2021.

We, M/s. ornate Buildcon Developers executing the project at bldg on land bearing S. No. 120, H. No. 2(pt), H. No. 2(pt), H. No. 2(pt), 3, S. No. 123, H. No. 1B, 1C, 1D of village Temghar, taluka Bhiwandi, District Thane known as "Ornate Kallisto". We undertake that; we will provide annual maintenance of STP for 10 years or till formation of society whichever is later.

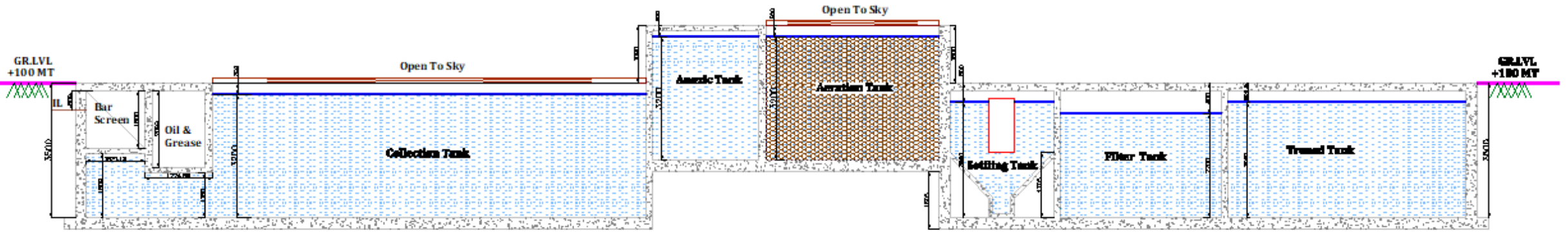
Thanking you,
For, Ornate Buildcon Developers.



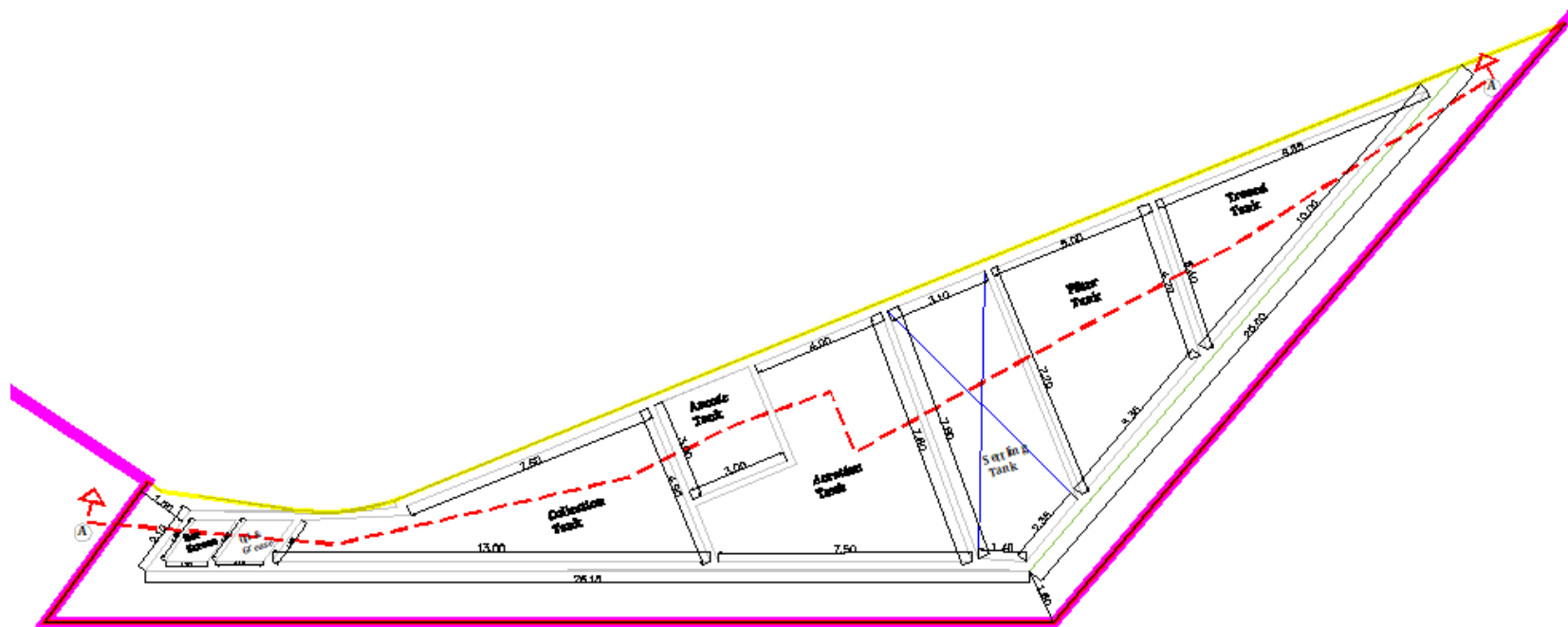
LOCATION OF STP



STP PLAN & SECTION

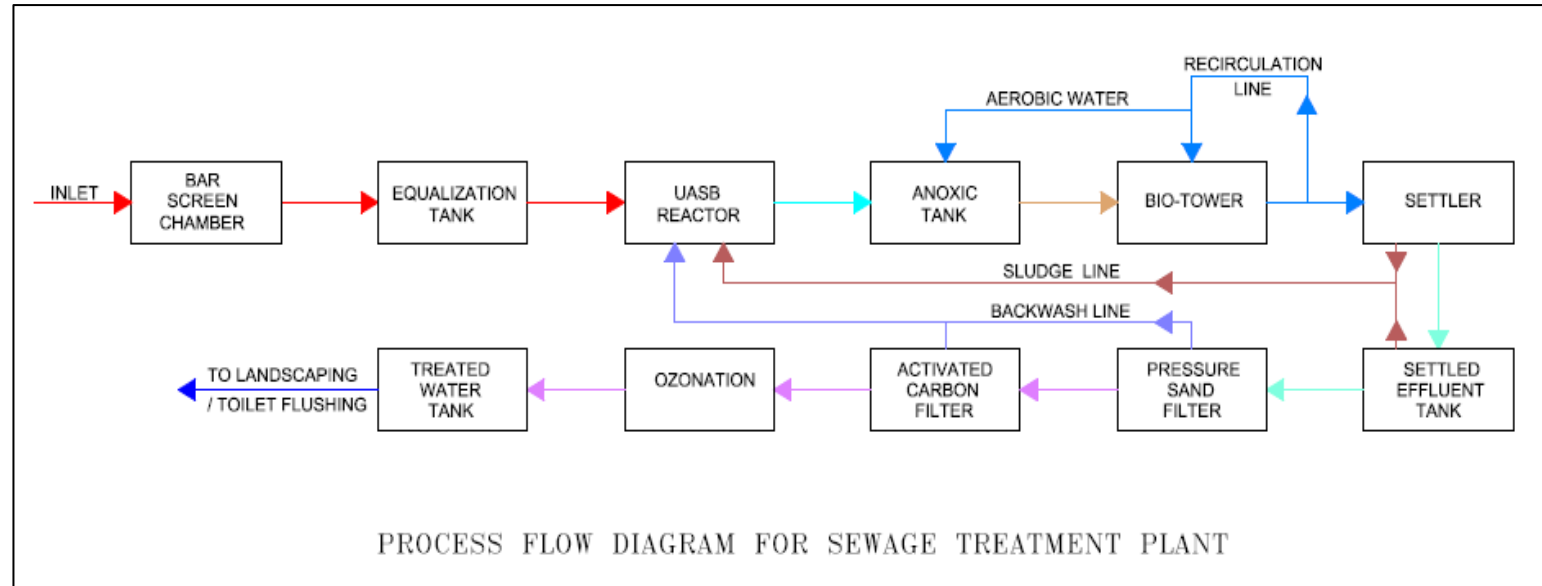


SECTION - 'A A



STP - 350 KLD (AREA - 175 SQ.MT)

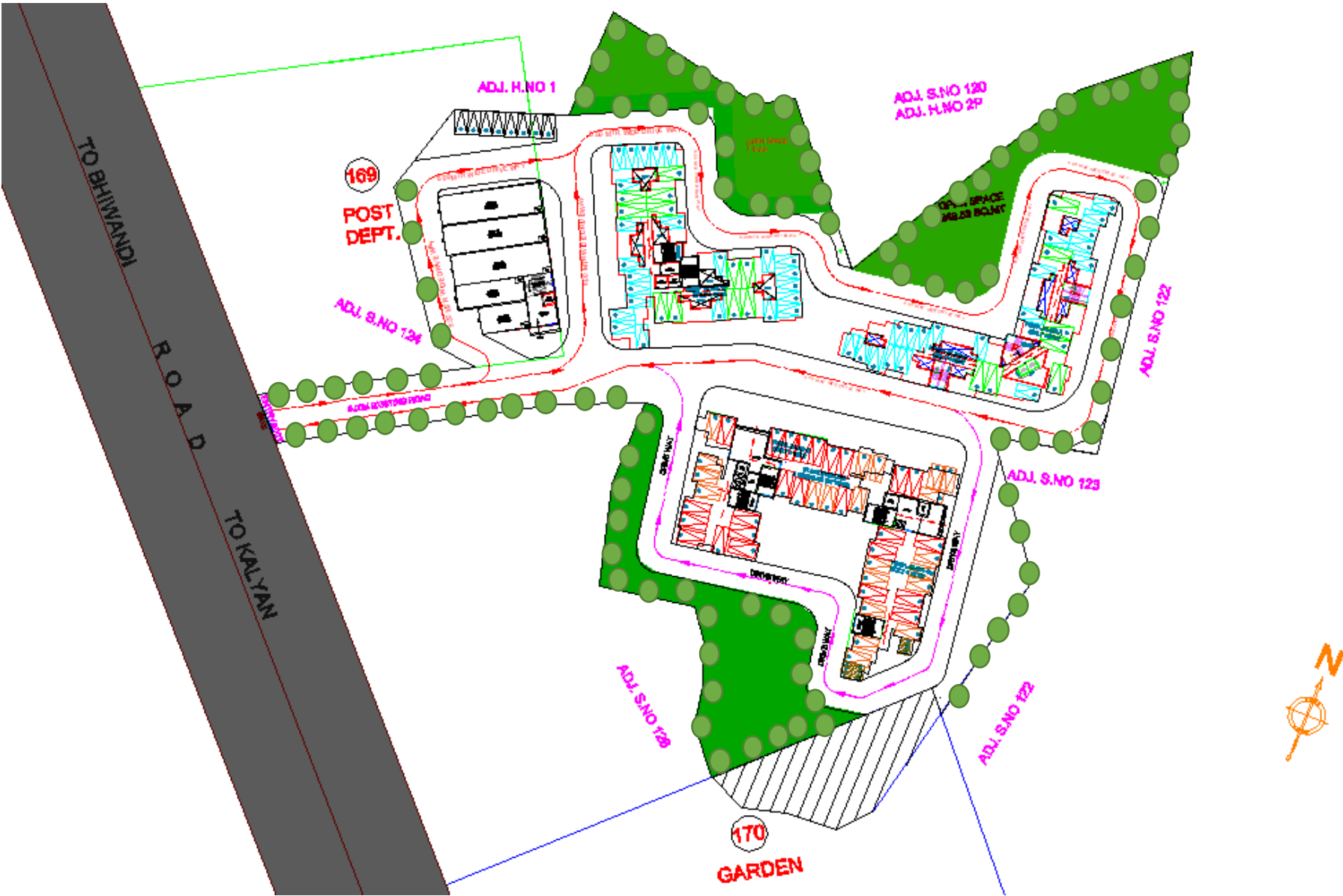
PROCESS FLOW FOR STP



Sewage Characteristics:

Parameter	Values	
	Before Treatment	After Treatment
pH	6.5 – 7.5	7 – 7.5
BOD 3 days at 27deg °C	200 – 400 mg/l	< 10 mg/l
COD	600 – 700 mg/l	<30 mg/l
Suspended Solids	150 – 200 mg/l	<20 mg/l
Oil & Grease	>50 mg/l	<10 mg/l

Annexure 15 – Landscape plan



PROPOSED TREES DETAILS

Trees to be retained:

Sr. No.	Scientific Name	Common Name	No. of Trees
1.	<i>Millettia pinnata</i>	Karanj	3
2.	<i>Thespesia populnea</i>	Bhend	2
3.	<i>Tamrindus indica</i>	Tamrind	4
4.	<i>Syzygium cumini</i>	Jambhul	1
5.	<i>Saraca indica</i>	Ashoka	10
6.	<i>Azadirachta indica</i>	Neem	9
7.	<i>Mangifera indica</i>	Mango	6
8.	<i>Borassus flabellifer</i>	Tad	1
9.	<i>Cordia dichotoma</i>	Bhokar	2
10.	<i>Cassia fistula</i>	Bahawa	3
11.	<i>Delonix regia</i>	Gulmohar	4
12.	<i>Eucalyptus globulus</i>	Nilgiri	1
13.	<i>Hibiscus rosa-sinensis</i>	Shoeflower	5
14.	<i>Neolamarckia cadamba</i>	Kadam	1
15.	<i>Psidium guajava</i>	Guava	2
16.	<i>Samanea saman</i>	Rain Tree	2
	Total		56

Proposed Trees :

Sr. No.	Botanical Name	Common Name	Quantity (nos.)
1.	<i>Neolamarckia cadamba</i>	Kadam	14
2.	<i>Azadiracta indica</i>	Neem	10
3.	<i>Saraca asoca</i>	Sita Ashoka	15
4.	<i>Magnolia champaca</i>	Son chapa	17
5.	<i>Albizia lebbek</i>	Shirish	17
Total no of trees proposed			73

Total no. of trees proposed 129 nos.
Existing trees to be retained: 56 nos.
Newly proposed trees: 73 nos.

ENVIRONMENT MANAGEMENT PLAN

**OF
For**

**Proposed Residential cum Commercial project under 33 (11) A of DCPR
2034 & Reg. 17 (1) of DCPR 2034**

At

**Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P),
123/1(P)**

(SCHEDULE 8(a) CATEGORY B2)

**PROJECT PROPONENT
M/s. Ornate Buildcon Developers**

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1 INTRODUCTION

1.1 PURPOSE OF THE REPORT

The purpose of this document is to address the environmental impacts of the proposed project, proposed the mitigation measures and formulate Environment Management Plan in order to keep a check on the impacts during construction phase and recurring impacts during operational stage of the project.

As per the Environmental Impact Assessment (EIA) Notification-2006 and subsequent amendments, a prior Environmental Clearance from the State Level Environmental Impact Assessment Authority (SEIAA), Maharashtra is essential for this project and therefore the submission of Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP), as per the guidelines of Ministry of Environment and Forests (MoEF) is essential. As per the Environmental Impact Assessment (EIA) Notification dated 14th September 2006 the proposed project falls under Schedule 8(a) Category B2.

Proposed Residential cum Commercial project under 33 (11)A of DCPR 2034 & Reg. 17 (1) of DCPR 2034 At Plot bearing Survey no. 120/2(P), 120/3, 123/1(P), 123/1(P), 123/1(P). Proposed By M/s. Ornate Buildcon Developers.

1.2 DETAILS OF PROJECT PROPONENT

S. No.	Particulars	Details
1.	Name of the applicant	M/s. Ornate Buildcon Developers
2.	Registered Address	Ornate Kallisto, Near Sai Baba Temple, Kalyan - Bhiwandi road, Temghar, Tal. Bhiwandi, Dist. Thane 421302.
3.	Address for correspondence	B/1007, Kanakia Wallstreet, Andheri Kurla Road, Chakala, Andheri East, -Mumbai 400093.
	Name	Mr. Sunil Sedhmal Gupta
	Designation (Owner/Partner/CEO)	Partner
	Address	B/1007, Kanakia Wallstreet, Andheri Kurla Road, Chakala, Andheri East, -Mumbai 400093.
	Pin Code	400093
	E-mail	plans@ornateuniversal.com
	Telephone No.	022 40975600
	Fax No.	

1.3 PROJECT BRIEF

S. No.	Particulars	Details
1.	Name of the project/s	Proposed Residential cum Commercial project "Ornate Kallisto" under 33 (11)A of DCPR 2034 & Reg. 17 (1) of DCPR 2034 At Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) Proposed By M/s. Ornate Buildcon Developers
2.	S. No. in the schedule	8 (a) B2

S. No.	Particulars	Details
3.	Proposed capacity /area/length/ tonnage to be handled/command area/lease area/number of wells to be drilled	10800.00 m ²
4.	New/Expansion/Modemization	New
5.	Existing Capacity/ Area etc.	-
6.	Category of project i.e.' A' or 'B'	B
7.	Does it attract the general condition? If yes, please specify.	No
8.	Location	
	Plot/Survey/Khasra No.	Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P)
	Village	Temghar
	Tehsil	Bhiwandi
	District	Thane
	State	Maharashtra
9.	Nearest railway station	Bhiwandi road Railway Station
	Nearest airport	(3.53 km) Chatrapati Shivaji International airport- 30Km
10.	Nearest Town, city, District headquarters along with distance in kms.	Thane 15 km New Administrative Building, Mahapalika Bhavan, Almeda Road, Chandan Wadi, Pachpakhadi, Thane West, Thane, Maharashtra 400602 8.25 km.
11.	Village Panchayats, Zilla Parishad, Municipal Corporation, Local body (complete postal address with telephone nos. to be given)	Bhiwandi-Nizampur City Municipal Corporation Juna ST Road, Old SP Stand, New Building, opp. Rajiv Gandhi Flyover, Bhiwandi, Maharashtra 421302

2 PROJECT DESCRIPTION

The project is proposed by M/s. Ornate Buildcon Developers. Total plot area of the land is 10,800.00 sq. m. Proposed Total construction area is 46,867.80 sq. m.

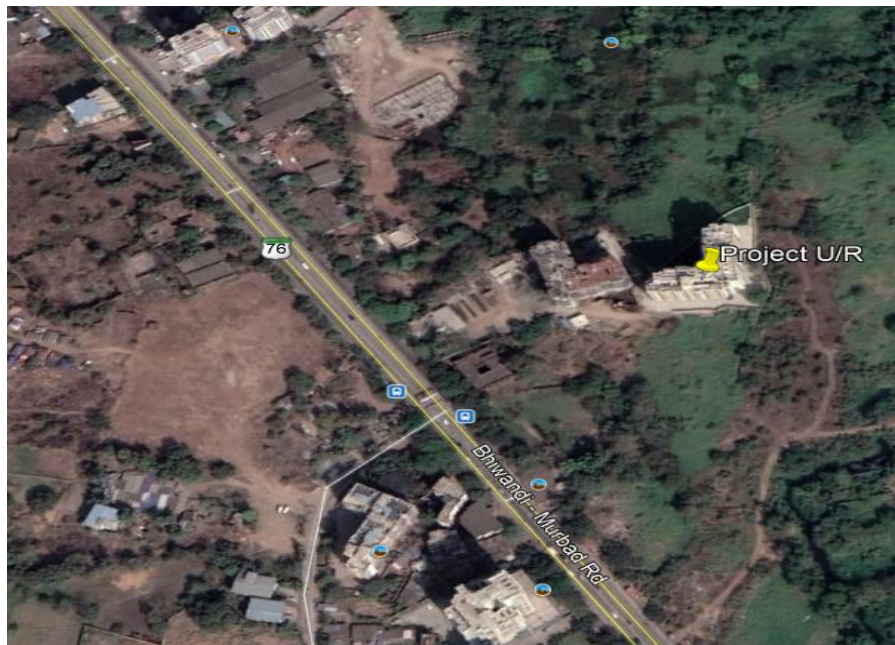
The proposed project comprises of buildings of building Configuration:

1. Wing A (Residential) Stilt+10 floors
2. Wing B (Residential) Stilt+17 floors
3. Wing C (Residential) Stilt+18 floors
4. Wing D (Residential) Stilt+18 floors
5. Wing E (Commercial) G+ 7 floors

2.1 LOCATION OF THE PROJECT

The Project is in Temghar village, in Bhiwandi Tehsil, District Thane. The project has access from 9 m wide existing road. The project is falls under the jurisdiction of Bhiwandi-Nizampur City Municipal Corporation. There are existing schools, colleges, hospitals etc basic facilities within 5 km radius. The project has a good

connectivity to the project site; well connected with different type Railway's, roadways like Bhiwandi Railway Station. There are nearby bus stops of local bus service.



Latitude: 19°16'31.43"N

Longitude: 73° 4'50.32"E

Figure 2-1 Google Image

2.2 SIGNIFICANCE OF THE PROJECT

The project is a new project. Other amenities have been also proposed. These all together will add to the infrastructure of the surrounding area and increase the aesthetic appeal as well. The project will fulfill the demand of ever-increasing population in the areas of Temghar, Bhiwandi. Location of the project is situated at Temghar which is easily accessible to nearby railway stations, bus depot Mumbai Nasik Highway etc.

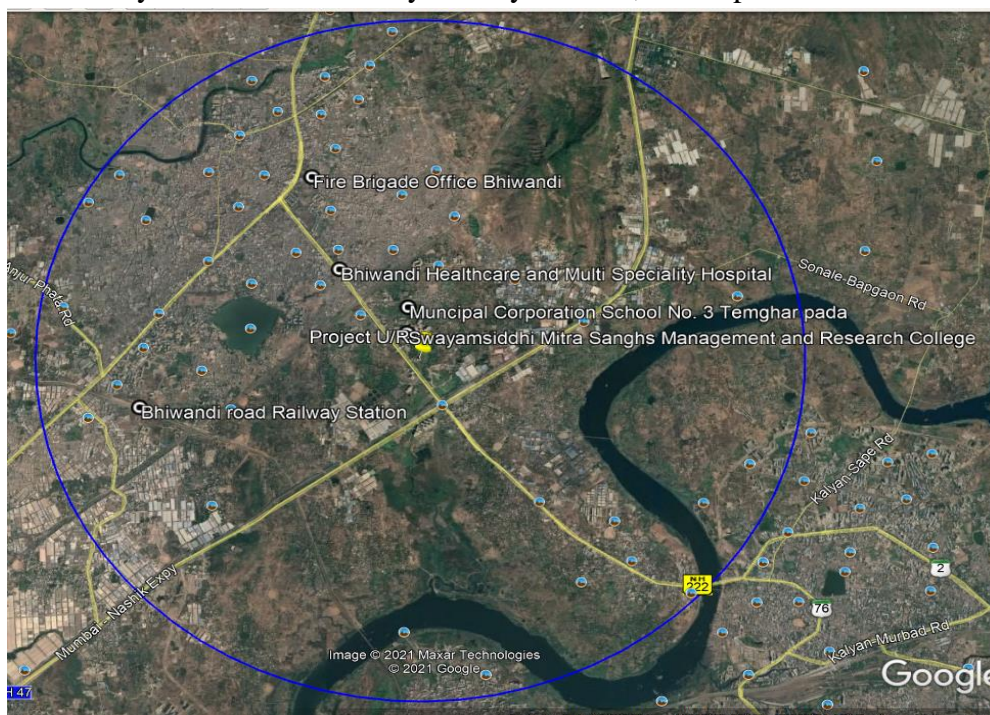


Figure 2-2 location plan and surrounding infrastructure

Table 2-1: Basic Amenities and Infrastructure in the Area

	Site	Name	Distance from proposed site
Transportation infrastructure	Nearest Road	9 m wide existing road Kalyan Murbad road	Abutting Road to Site
	Nearest Highway	Mumbai Nasik Expressway	0.74 km
	Nearest Railway Station	Bhiwandi road Railway Station	3.53 km
	Nearest Bus Stop	Temghar Phata	1 km
	Nearest Airport	Chhatrapati Shivaji International Airport	36 km
Health Infrastructure	Nearest Hospital	Bhiwandi Health Care Multi Speciality Hospital	1.67 km
Education Infrastructure	Nearest School	Municipal Corporation School no. 58, Temghar pada, Sonale village	0.75 km
	Nearest College	Swayamsiddhi Mitra Sanghs Management and Research College	0.45 km
Safety	Nearest Fire Station	Fire Brigade Office-Bhiwandi, Gulzar Nagar	3.00 km





Figure 2-3 Site photos

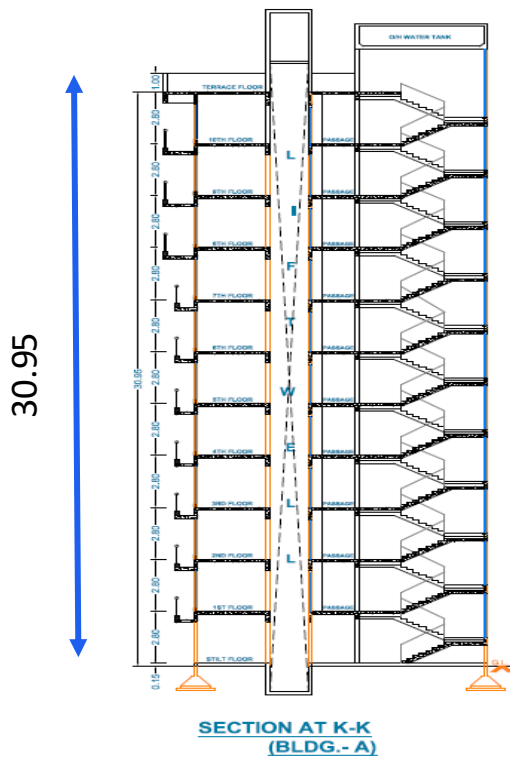
2.3 PROJECT DETAILS

Bldg. Type	Configuration
Wing A (Residential)	Stilt+10 floors
Wing B (Residential)	Stilt+17 floors
Wing C (Residential)	Stilt+18 floors
Wing D (Residential)	Stilt+18 floors
Wing E (Commercial)	G+ 7 floors

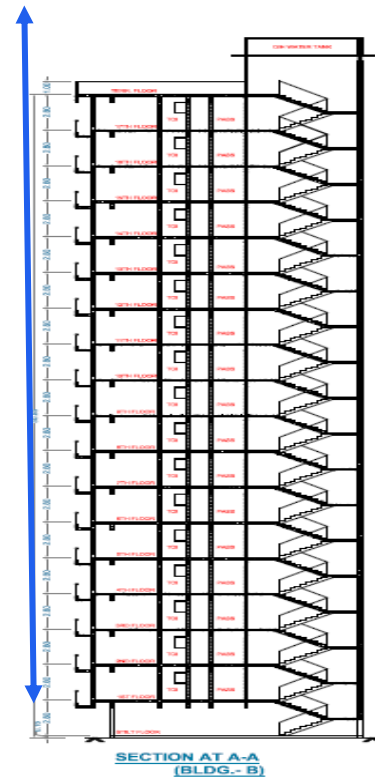


Figure 2-4 Project Layout

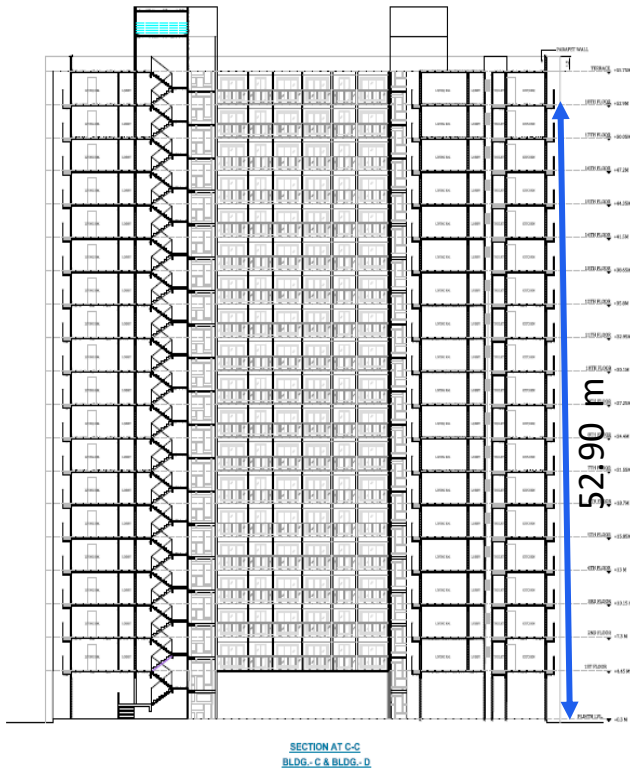
Building B: Stilt+17 floors



Building B: Stilt+17 floors



Building C & D: Stilt+18 floors



Building C & D: Stilt+18 floors

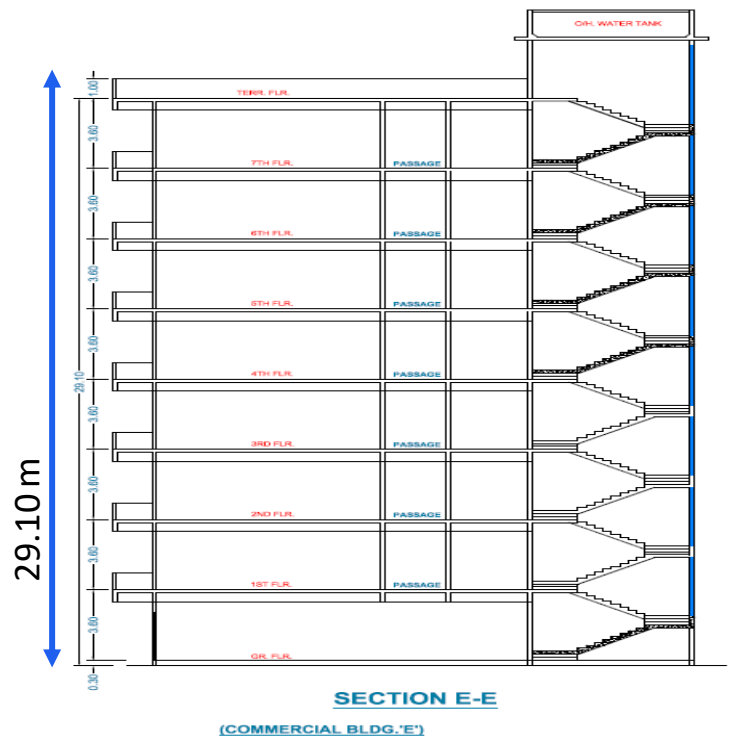


Figure 2-5 Building Section

2.4 WATER SUPPLY

2.4.1.1 Water Requirement

The various types / quality of water requirements are as follows:

- **Domestic Water and drinking water:** Potable water for domestic needs shall be supplied by BNCCM.
- **Flushing Water:** Flushing water shall be sourced from the in-house sewage treatment plant (STP). The treated effluent for flushing shall be obtained after tertiary treatment at STP. The tertiary treatment shall comprise of multi-grade filters, activated carbon filters and UV Treatment Units.
- **Swimming Pool:** It is proposed to provide swimming pool with recirculation and filtration system.
- **Irrigation Water:** Water required for irrigation of landscape areas shall be sourced from the recycled water from STP and shall have acceptable parameters as per governing requirement.

2.4.1.2 Sewage Treatment

Sewage Treatment Plant shall be designed for capacity estimated daily domestic water demand & flushing water demand. Sewage treatment shall consist of primary, secondary & tertiary treatment. The treated water shall be used for Flushing and Landscaping.

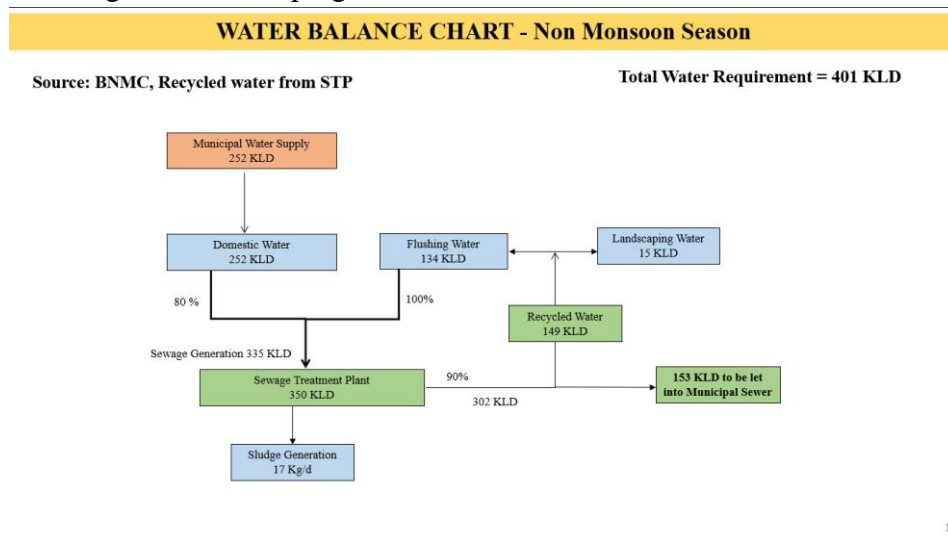


Figure 2-6 Water regime Dry season

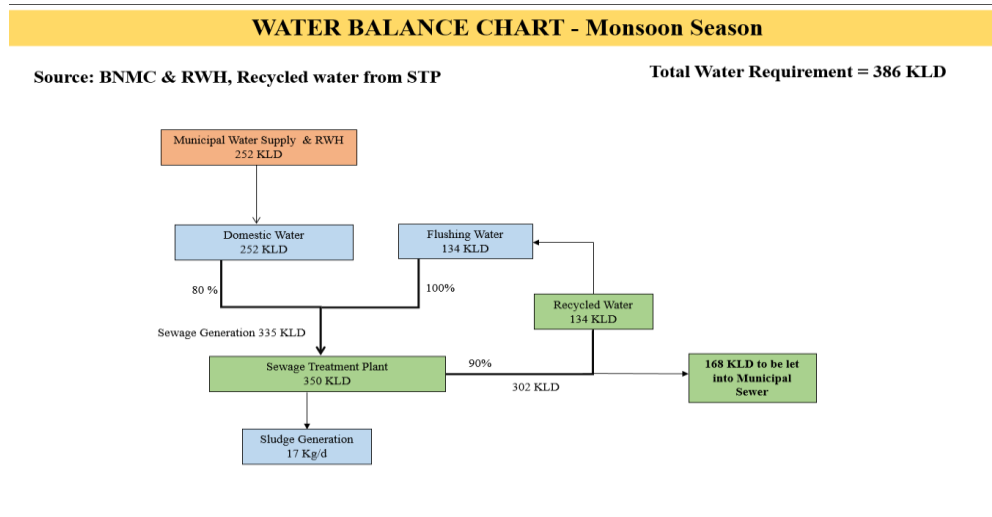


Figure 2-7 Water regime Wet season

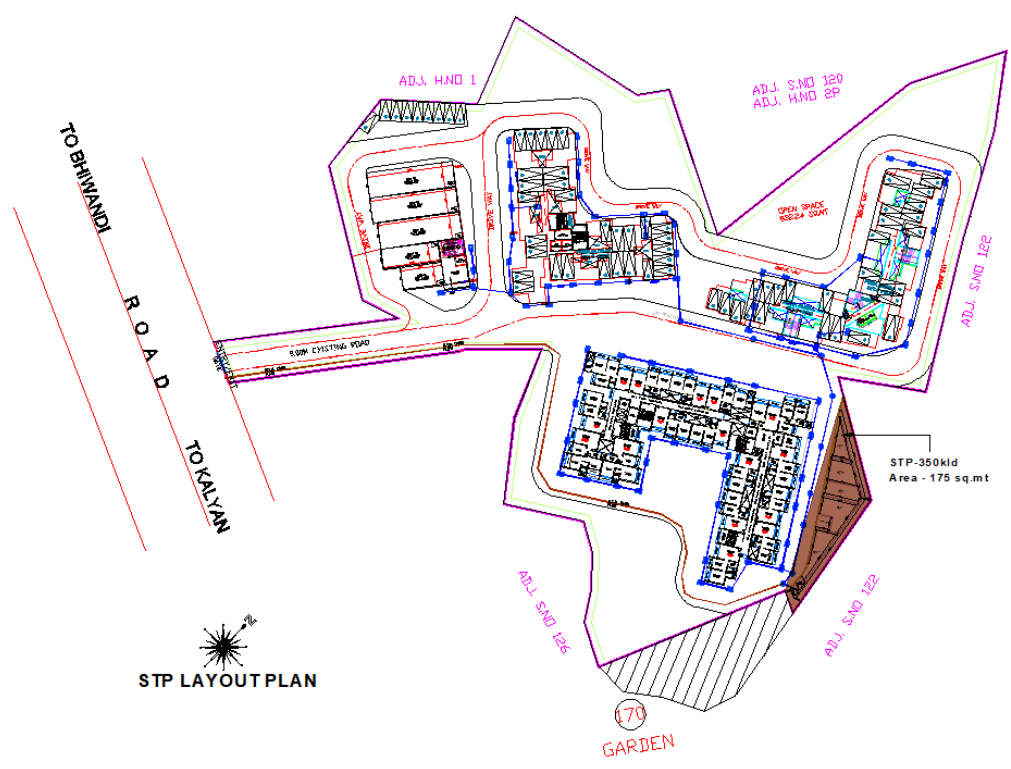
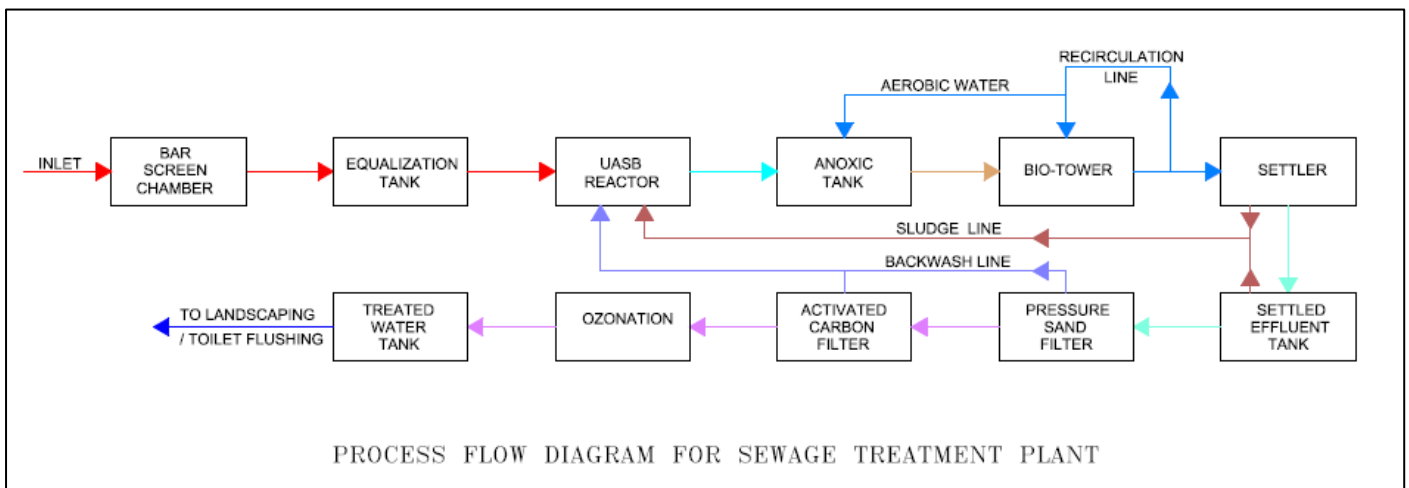


Figure 2-8.1- STP Location



PROCESS FLOW DIAGRAM FOR SEWAGE TREATMENT PLANT

Figure 2-9 Flow Schematic of MBBR

Table 2-2 Sewage Characteristic

Parameter	Values	
	Before Treatment	After Treatment
pH	6.5 – 7.5	7 – 7.5
BOD 3 days at 27deg °C	200 – 400 mg/l	< 10 mg/l

COD	600 – 700 mg/l	<30 mg/l
Suspended Solids	150 – 200 mg/l	<20 mg/l
Oil & Grease	>50 mg/l	<10 mg/l

2.5 SOLID WASTE DISPOSAL

2.5.1.1 Construction phase waste Management

Table 2-3 Construction Phase

Sr. No.	Particulars	Quantity	Units	Management
1	Top soil	1543	CuM	Will be used for landscaping
2	Empty cement bags	26160	Nos.	To be handed over to local recyclers
3	Steel	3	MT	To be handed over to local recyclers
4	Aggregates	7	MT	To be used as a layer for internal roads and building boundary wall.
5	Broken Tiles	675	Sq. mt.	Waste tiles to be used as china mosaic for terraces.
6	Empty Paint Cans (20 liter / can)	654	Nos.	To be sold to recycler
1	Top soil	1543	CuM	Will be used for landscaping

2.5.1.2 Operation phase waste Management

Table 2-4 Operation Phase Waste

No of flats, Shops (nos.)	Population (nos.)	Biodegradable waste (kg/day)	Non Biodegradable waste (kg/day)

Residential	608	3105		
Commercial	103	309		
Total			899	576
Management			Composting by OWC- manure produced will be used at site for landscaping	Will be handed over to recycler

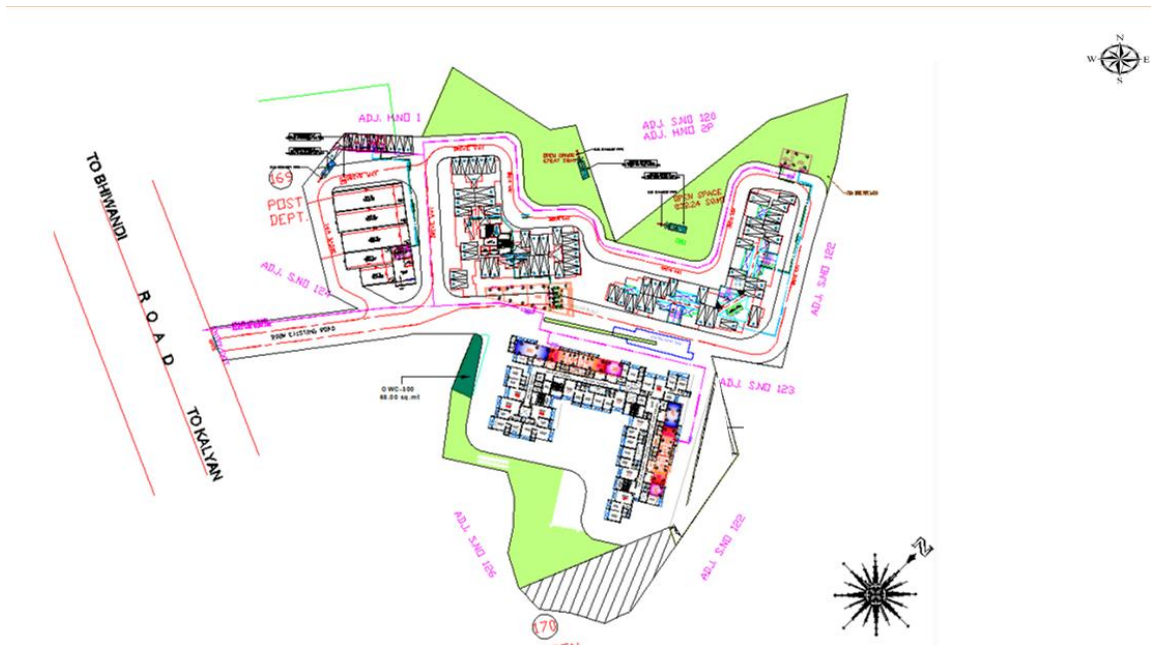


Figure 2-10 OWC location

2.6 POWER REQUIREMENT

During construction power shall be required for lighting, electrical appliances like elevators, drillers, welding machines, steel cutting machines etc.

Table 2-5 Operation Phase power requirement

SOURCE	ADANI ELECTRICITY
Connected Load	6775 kW
Maximum Load	2656 kW
D.G. Set	3 x 250 KVA, 1 x 320 KVA, 1 x 200 KVA

Table 2-6 Total Energy saving

SR.NO	LOAD DESCRIPTION	AVG (KW)	QTY	AVG.HRS/ DAY	AVG.KWH/ DAY
1	Residential Load -Consider 50% as D.F. on Total maximum Demand	1018.8	1	4	4075
2	Shops	14.4	1	12	173
3	Offices	211.2	1	12	2534
4	Lift Lobby & Common Area Load - Residential	25.1	1	16	402
5	Lift Lobby & Common Area Load - Commercial	15.4	1	16	246
6	Staircase Load - Residential	10.6	1	16	169
7	Staircase Load - Commercial	0.6	1	16	9
8	Lift Load - Residential	89.5	8	6	4297
9	Lift Load- Commercial	11.2	1	6	67
10	Common area load - Refuge Area	3.6	1	8	28
11	Car Parking Ground Floor Load	25.3	1	8	202
12	External Lighting - Residential	40.0	1	8	320
13	External Lighting - Commerical	10.0	1	8	80
14	Plumbing Load - Domestic Water Pump- Residential	45.0	4	2	360

15	Plumbing Load - Flushing Water Pump-Residential	45.0	4	2	360
16	Plumbing Load - Domestic Water Pump-Commercial	7.5	1	2	15
17	Plumbing Load - Flushing Water Pump-Commercial	7.5	1	2	15
	Average KWH/ Day				13354
	Average KWH/ Annum				4874034

FOR COMMON AREA

	Area	Per day unit consumption	Saving Percentage	Per day Unit Consumption with saving	Saving in Unit
A	Saving Due to CFL Lamp				
1	CFL /T5 Light for Common Area	231	37	85	145
B	Saving Due to LED Lamp				
2	LED Light for Lift lobby and common area	648	50	324	324
C	Saving Due to Electronic Ballast				
1	Common Area lighting	231	25	138	92
2	Lift Lobby for common area	648	25	389	259
D	Saving Due to VFD				
1	Saving in lift by using VFD	4364	30	2618	1746
	Average KWH/Day saving				2566.31
	Average KWH/Annual saving				936703.34
	TOTAL ANNUAL SAVING				936703
	SAVING IN PERCENTAGE %				19.22
E	Saving Due to Solar Lighting				
1	Saving Due to Solar Lighting for COMMON AREA/landscape area LOAD	400	100	0	400
2	Saving Due to Solar Lighting for Staircase	178	100	0	178
	Average KWH/Day saving				578.50
	Average KWH/Annual saving				211151.04
	TOTAL ANNUAL SAVING				211151
	SAVING IN PERCENTAGE %				4.33

ENERGY SAVING CALCULATIONS – Summary

		Per day unit consumption	Saving Percentage	Per day Unit Consumption with saving	Saving in Unit
1	Total Saving Due to CFL Lamp for Common	231	37	85	145
2	Total Saving Due to LED Light for Lift Lobby & Staircase	648	50	324	324
3	Total Saving Due to Electronic Ballast for common	879	25	527	351
4	Total Saving Due to VFD for Lift,	4364	30	2618	1746
	Average KWH/Day saving				2566.31
	Average KWH/Annual saving				936703.34
	TOTAL ANNUAL SAVING				936703
	SAVING IN PERCENTAGE %				19.22
1	Total Saving Due to Solar Lighting	578	60	0	578
	Average KWH/Day saving				578.50
	Average KWH/Annual saving				211151.04
	TOTAL ANNUAL SAVING				211151
	SAVING IN PERCENTAGE %				4.33

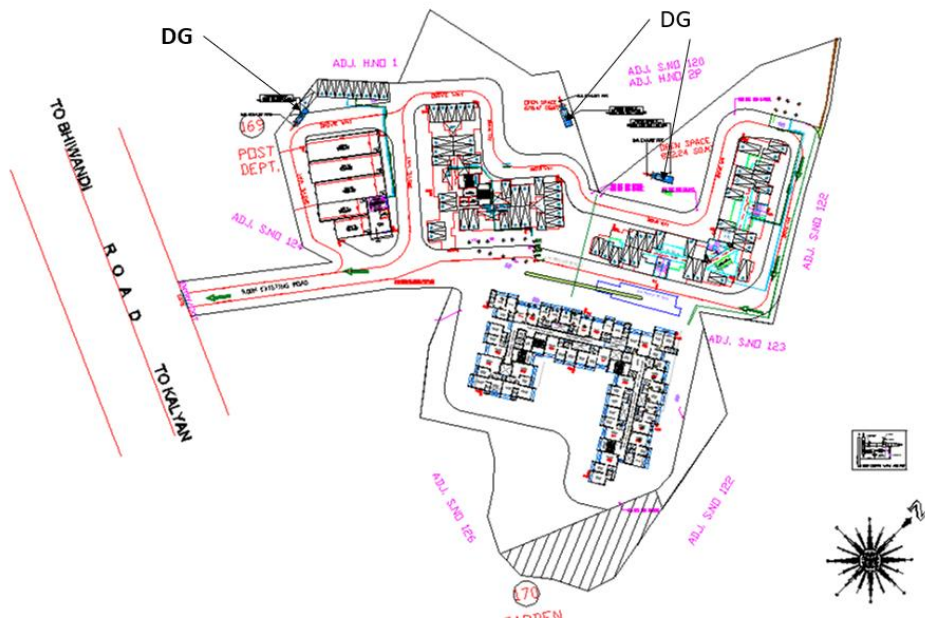


Figure 2-11 DG set location

3 PROPOSED MITIGATION MEASURES

The main objective of this chapter is to suggest mitigation measures to avoid anticipated negative impacts of the proposed activity during the construction and operation phase.

The impacts are identified by anticipating the changes that might take place due to the proposed activities at the project site.

The project would create impact on the environment in two distinct phases.

- During the construction Phase which may be regarded as temporary or short term.
- During the operation phase.

The mitigation measures are anticipated by identifying pollution sources characteristics, quantification and prediction during construction and operation phase.

3.1 LAND ENVIRONMENT

3.1.1.1 Impacts considered for Construction Phase

- Change in natural land cover can affect surface run-off.
- The solid waste generation during & after construction, operation of the proposed project can result into land pollution.
- Disposal of demolition waste.
- Storage of construction material/chemicals.
- Accidental spillage of Hazardous chemicals leads to soil contamination.
- Solid Waste generation during construction phase by workers dwelling on site.

3.1.1.2 Impacts Considered in Operation Phase

- The solid waste generation during operation of the proposed project.
- Incidental dispersal of domestic waste / sewage from the project.

3.1.1.3 Solid waste Management

The solid waste generated at the project would be from residential. The segregated bio-degradable waste will be treated in composting machine.

Solid waste Management plan with transport, collection, storage, disposal for all types of wastes

Garbage collection bins are provided in each building. Final screening shall be done with dedicated efforts. It is expected that residents will segregate the waste at source. The philosophy of solid waste management at proposed project will be to encourage the four R's of waste i.e. waste reduction, reuse, recycling, and recovery (materials & energy). This will result in lesser reliance on land filling. Regular public awareness meetings will be conducted to involve the residents in the proper segregation, storage, recycling and individual composting options and techniques. The Environmental Management Plan for the solid waste focuses on three major components during the life cycle of the waste management system, i.e. collection & transportation, treatment or disposal and closure & post closure care of treatment/disposal facility.

- **Collection:** Adequate number of people will manage to collect the waste from each building and deliver it to the composting machine in closed containers.

Segregated solid waste will be collected from each wing of the building. Final screening shall be done with dedicated efforts. The non-biodegradable waste shall be disposed through the authorized contractor. The bio-degradable waste will be subjected to treatment in composting machine.

- **Segregation:** The waste will be segregated at source by flat /office owners. They will segregate garbage in two different colour buckets.
- **Storage:** The bio-degradable waste will be treated on daily basis.
- **Disposal:** Manure generated by treating Bio-degradable waste will be used in garden. Non-biodegradable waste will be disposed through authorized recycler.
- **Area requirement:** Room is proposed for the storage and treatment of the solid waste.

3.1.1.4 E-Waste Management

Various types of electrical and electronic wastes (computers, CDs, etc.) may be generated. E-waste will be handed over to Swachh / Authorized Agency for disposal.

3.1.1.5 Hazardous Solid Waste

This is a predominantly residential project. Its Solid Waste is covered by Municipal Solid Waste (Management & Handling) Rules 2016. The Hazardous Waste (Management, Handling and Trans boundary movement) Rules 2016, in its Rule No. 2(e) has stated certain exemptions, in which inter alia MSW or municipal establishments are not covered as Hazardous. Although this is so, the Project Proponents feel their responsibility towards identification and mitigation of the menace of Hazardous Waste, camouflaged within Municipal Solid Waste. The Hazardous Waste will originate at two periods namely A) during construction and B) during operation later.

[a] During construction phase we may come across four Hazardous Waste described below-

Domestic Hazardous Waste (Construction Phase)

No.	Cat	Description	Precautions	Disposal
1	21.1	Waste from use of paints-pigments	Only during construction phase. Inventory will be kept minimum and JIT (just in time) principle shall be followed in purchasing.	Empty paint containers will be taken back by vendor

[b] During operation phase we may come across following Hazardous Waste as below-

Domestic Hazardous Waste / E-waste (Operation phase)

No.	Description	Precautions	Disposal
1	CFL, e-waste like AA batteries, Mobile batteries etc.	This waste will be collected separately at source.	Will be sent to Authorized agency.

Asbestos will not be used during the operation phase. Transformer oil will be handled by power utility agency Power.

3.1.1.6 Mitigation considered for Construction Phase

- Structure demolished. During Demolition phase, C & D rules 2016 will be followed.
- During the construction phase, building was designed so as to cause minimum changes in the earlier land cover pattern. Green belt development on virgin land ensures the infiltration of rain water. Since Incremental run-off due to the project is brought to minimum by providing rain water harvesting Tanks.

- Spillage of waste oil from DG sets is avoided by collecting it in a container. Then it is handed over to the authorized recycler. Oil and grease traps are provided in order to avoid their entry into storm water channel and its further seepage into ground water.
- All materials will be stored in covered sheds to avoid dispersal due to wind
- Storage places will be designed as per material specifications/type, with all precaution of fire norms
- Proper covering will be provided to prevent damages due to water seepages at godowns especially cement, top soil etc.
- Separate area for hazardous materials like paint containers, varnish cans etc. will be handed over to authorized dealer.
- The solid waste generated due to workers on the site will be segregated and given to authorized recycler.
- Sanitation facilities will be provided for labours.

3.1.1.7 Mitigation considered for Operation Phase

- Segregation and collection of biodegradable & non-biodegradable waste. Biodegradable waste will be treated in composting Machine. Dry garbage will be handed over to authorized recycler for disposal and further treatment.
- OWC is proposed.
- Avoiding spillage of waste oil from DG sets by collecting it in a container before handing it over to the authorized recycler approved by CPCB.
- Providing Sewage Treatment Plant and regular maintenance of the project premises will result in maintaining the land environment.
- Use of dried STP sludge as manure after treating it in OWC machine.
- The agreement with authorized agency. The preparation of treatment and disposal shall be done well in advance of bringing the project operational.
- Awareness training will be arranged for the staff, residents to make them aware to the need of not making litter indiscriminately.
- Arrangements such as provision of garbage bins shall be made for collection,
- Horticultural waste and garden sweepings shall not be subjected to open burning, but will be used for mulching.
- The collected waste shall be quickly removed in closed/covered vehicles.
- Awareness shall be spread to segregate the waste as organic, inorganic and inert. Staff will be appointed to supplement this.
- Waste storage shall not be unsightly.
- Waste handling shall be by manual methods, and multiple handling shall be avoided.

3.2 WATER ENVIRONMENT

3.2.1.1 Impacts considered during Construction Phase

- Increased water demand during construction phase for site preparation, water spraying for dust suppression, for construction activities, curing, domestic and other water requirements for labours and staff onsite
- Waste water disposal by construction labours and staff can lead to pollution.

3.2.1.2 Impacts considered during Operation Phase

- Lowering the infiltration capacity and increased run off.
- Increased run off, water logging in the low-lying areas.
- Stress on existing water supply & generation of waste water.

3.2.1.3 Domestic Usage

- a) Use of water efficient plumbing fixtures (ultra-flow toilets and urinals, low flow sinks, water efficient dishwashers and washing machines). Water efficient plumbing fixtures use less water with no marked reduction in quality and service.
- b) Leak detection and repair techniques.
- c) Sweep with a broom and pan where possible, rather than hose down for external areas.
- d) Meter water usage, employ measurement and verification methods. Monitoring water use is a precursor for water management.
- e) Awareness campaign to disseminate knowledge on strategies and technologies that can be used for water conservation.

3.2.1.4 Horticulture

- a) Drip irrigation and controlled tap system shall be used for the lawns and other green area. Drip irrigation can save between 15-40% of the water use, compared with other watering techniques.
- b) Plants with similar water requirements may be grouped on common zones to match precipitation heads and emitters.
- c) Use of low-volume, low-angle sprinklers for lawn areas.
- d) Select controllers with adjustable watering schedules and moisture sensors to account for seasonal variations and calibrate them during commissioning.
- e) Selecting a drought resistant grass and using lawn chemicals and fertilizer sparingly also reduces watering needs.
- f) Place 3 to 5 in. of mulch on planting beds to minimize evaporation.

3.2.1.5 Rain Water Harvesting System

Run-off from the terrace shall be channelized to a rain water harvesting tank as per the local bylaw requirement, which shall be provided at a strategic location. The overflow from the tank shall be diverted to the building storm water drain.

Storm Water Drainage - Separate and independent rain water drainage system shall be provided for collecting rain water from terrace, paved area, lawns and roads. Independent rain water down takes of appropriate size and number shall be provided. Run-off from the terrace shall be channelized to a Rain water harvesting tanks as per the local bylaw's requirement. The overflow from these tanks shall be to the building storm water drain.

3.2.1.6 Storm Water Drain Network

Storm water drainage will comprise of covered RCC rectangular channel. In addition to this the channel is proposed with perforated FRP frame & cover with suitable opening at every 5m c/c throughout the SWD channel on road side to collect the run off from the road. Internal storm water drain will be further connected to external Municipal drain

3.2.1.7 Mitigation considered for Construction Phase

- Wastage of water used for construction curing shall be avoided.
- Curing agents will be used.
- Septic tanks will be provided for waste water from labour camps.
- Proper management of channelization of water to avoid water logging at site.
- Regular site sanitation and maintenance of cleanliness will ensure sanitary conditions.

Storm water during rainy season will be connected to the existing natural drainage pattern without disturbing it as far as possible.

3.2.1.8 Mitigation considered for Operation Phase

- STP is proposed for treating wastewater generated in the project.
- STP technology - MBBR
- STP location- Under ground
- Provision of storm water drainage system with adequate capacity & proper maintenance of storm water drainage will ensure maximum recharge.
- Use of water efficient technologies (plumbing fittings) in the project to reduce water consumption
- Treatment of waste water by Sewage Treatment Plant. Recycling of STP treated water for flushing and gardening will help reduce the fresh water demand of the project.
- Recharge tanks with bore well are proposed. The overflow of the same will be connected to internal storm water drain.
- Stand by pumps are provided for STP.
- If STP is non-functional, bypass to Municipal drain.

3.3 AIR ENVIRONMENT

3.3.1.1 Impacts considered for Construction phase

- Increased level of dust and other air pollutants due to infrastructure development, building construction and other related activities.
- Emissions from vehicles carrying building material as well as the construction machinery.
- Emissions from DG sets, if any, used during construction phase.

3.3.1.2 Impacts during operation phase of the Project

- Emission from vehicular movement
- Emission from D.G sets

3.3.1.3 Mitigation considered for Construction Phase

- Source Specific Recommended Management and Mitigation Measures for construction phase
- Construction phase impacts are expected to have a short duration, due to the phase timelines.
- Construction site shall be barricaded using sheets to avoid dust entering into other residential areas.
- Separate entry and exit for the existing occupants and construction vehicles will ensure smooth traffic movement
- The use of water sprays on areas being constructed and material transfer points will ensure that the soil stays moist and compact for an increased period of time, thereby reducing dust emissions.

- Wind-blown dust from exposed stockpiles should be managed through covering – netting, vegetation and/or rock cladding.
- Reducing the drop height of the material reduces the dust generation at site.
- Since construction roads would mostly be temporary, it is customary to regulate particulate emissions from haul roads by employing a watering programme.
- Washing of truck tyres while going out.
- The geo net will be used.
- Works generating dust will be done away from the buildings.
- Use of DG sets, if any, shall be as per CPCB norms.
- Water sprinkling at a regular interval is recommended for achieving 90 to 91% of control efficiency during summer season.
- Selecting and planting air pollution abating plant species for greenbelt development is suggested.
- Logistic plan, phasing of activity to be prepared keeping in view the predominant wind direction during that period. E.g. Material storage/stockpiling to be stored in crosswind direction to reduce the impact of dust emission in downwind direction of the site.

3.3.1.4 Mitigation considered for Operation Phase

- Operation phase impacts are expected due to generation of additional vehicular traffic due to proposed project and operation of DG set.
- 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 norms so that ground level concentrations of the pollutants released are minimal.

3.4 NOISE ENVIRONMENT

3.4.1.1 Impacts considered for Construction phase

- Construction equipment noise
- construction vehicular traffic noise

The major source of noise during this phase is construction equipment noise and noise due to transport of construction material (vehicular noise). List of the equipment used during construction phase along with its noise levels are as mentioned below.

Table 3-1: List of Construction Equipment

Activity	Equipment	Activity equivalent continuous sound pressure level Leq at 10m (dB)
Site preparation		
Ground excavation	Backhoe	92
	Tracked excavator	87
	Dump truck	82
Tipping fill &	Dump truck	82
Spreading fill	Loader	76

Trenching	Wheeled excavator	83
	Dumper	73
	Compressor	84
	Pneumatic breaker	86
	Track excavator	80
	Dumper	74
	Tracked loader	82
Unloading and levelling hardcore	Tipper lorry	85
	Tracked loader	82
Rolling gravel / bricks	Baby Roller	80
Concreting operation		
Pumping concrete to foundation and compaction	Lorry mounted concrete pump	81
	Compressor	72
General activity		
Drilling concrete	Handheld pneumatic rock drill	90
Hammering	Hammer	79
Distribution of material	Dumper	68
	Lift truck	94
Arrival and departure of vehicular		
Unloading	Lorry pulling up	70

3.4.1.2 Observation

It is observed that the most of the working of equipment exceeds the limit which makes it mandatory to take up some mitigate measures to control and bring the noise within permissible limit.

3.4.1.3 Impacts considered for Operation phase

- Vehicular traffic from the project
- Operation of DG set (in case of power failure).

3.4.1.4 Mitigation considered for Construction Phase

Table 3-2: Mitigation Measures for Noise and vibration during construction phase

Standard Mitigation measures		Proposed Mitigation measures by proponent	
For Construction phase:			
For noise control	For control of vibration	For noise control	For control of vibration
Design consideration and project layout			
Construct noise barrier such as temporary wall or piles of excavated material between noisy		Temporary GI sheet shall be used around the project periphery. They shall be acting as noise barriers between the construction	

activity and noise sensitive receivers		site and the surrounding area.	
Re-route truck traffic away from residential streets or streets with fewest homes.		Internal road is used by the vehicles of transport of materials.	
Site equipment on the construction site should be as far away from noise sensitive site as possible		Temporary GI sheets shall act as noise barriers wherever construction is in progress.	No sensitive site with respect to vibration observed near the project site. PP has also planted noise abatement species during construction.
Sequence of operations			
Combine noisy operation to occur in the same time period.	NA	NA	
Avoid nighttime activity as sensitivity to noise and vibration increases by 10 times during night hours.		Activities generating noise shall be avoided during night time.	
Alternative construction methods			
Use specially quieted equipment, such as quieted and enclosed air compressor, mufflers on all engines		Motor, mixer, compressor and pump will be enclosed and proper lubrication maintain	
Use of PPE like earplugs etc. by construction workers.		PPE like helmets, earplugs etc. will be provided to the construction workers.	

3.4.1.5 Mitigation considered for Operation Phase

1. D.G set will be kept in enclosure. The D.G Set shall conform to CPCB standards.
2. Proper traffic vehicular movement will be maintained and banning of hooters within project site unless emergency will be followed.
3. Green belt will be developed that can act as noise controller.

a) Dust (particulate matter) filtering plant species

- Mango (*Mangifera indica*)
- Ashoka (*Polyalthea longifolia*)
- Pongamia (*Derris indica*)
- Umbrella (*Thespepsia populnea*)

b) Plantation on Central verge of the two-way roads

It is recommended that this area should be well utilized by planting trees and shrubs. This will not only serve aesthetic purpose but also functional being physical barrier for the glare of head lights of the vehicles which is essential for effective and safe operation of the roads during dark hours. Planting may be done either in single or double row depending upon the space available. Since these plants are closer to the automobile exhaust, their capacity for pollution tolerance should be considered before selection. About 2614.84 sq. m will be maintained as green area. Total 129 nos. of trees are proposed.

3.5 BIOLOGICAL ENVIRONMENT

3.5.1.1 Impacts considered for Construction phase

- During construction phase there is every possibility of dust pollution, which is likely to affect construction workers, as also plant physiology in the form of closing of stomata etc. in areas surrounding the site. Dusts may lead to partial clogging of respiratory tracts in insects and other fauna in nearby areas.

3.5.1.2 Mitigation proposed for Construction phase

- Regular or sustained intrusions of men or equipment into nesting areas of birds should be avoided to the maximum possible extent.

3.5.1.3 Mitigation proposed for Operation phase

- Since this is a predominantly residential project away from forest area; thereby no remarkable adverse impact on ecology is anticipated. Moreover, additional plantation within the site will enhance biodiversity and aesthetical status of the area.
- Since there are no wild animals within the project site, no adverse impact is envisaged.
- All water bodies are located beyond 2 km of project site. No adverse impact is anticipated due to project activities.
- No eco-sensitive receivers or rare/endangered species of fauna were observed in study area. The impacts of the project will be mainly due to vegetation clearance as substantial number of trees is coming in the building line. To mitigate the impacts, it has been suggested to the project proponent to retain maximum possible number of trees; additional trees shall be planted.
- Wastewater generated on the project shall be treated in STP hence there will not be any impact on aquatic ecology of the surrounding area.
- Air emissions generated within the project premises will be always monitored / controlled to reduce the impact on terrestrial ecology. There will be development of green space / green belt within the proposed plant premises, which leads to reversing the various negative impacts associated with plant operation as well as it, can also help develop terrestrial and avian ecology with positive effect in the long run.

- **Plantation, Landscaping and Ecological Management**

Enhancement of the current ecology at the proposed site will entail the following measures:

a) Plantation and Landscaping

Plantation and landscaping in the project area will help to improve the terrestrial habitat for birds, effectively serve as pollutant absorbent, act as recreation place for the residents and add to overall aesthetics of the area.

b) Green Belt Development Plan

The plantation matrix adopted for the green belt development includes pits. In addition, earth filling and manure may also be required for the proper nutritional balance and nourishment of the sapling. It is also recommended that the plantation has to be taken up randomly and the landscaping aspects could be taken into consideration.

For the purpose of pollution attenuation, the green belt shall be developed in three tiers as stated below:

The selection of plant species for the development depends on various factors such as climate, elevation and soil. The list of plant species, which can be suitably planted, and having significant importance will be proposed. The plants should exhibit the following desirable characteristics in order to be selected for plantation.

- The species should be fast growing and providing optimum penetrability.
- The species should be wind-firm.
- The species should form a dense canopy.
- As far as possible, the species should be indigenous and locally available
- Species tolerance to air pollutants like SPM, SO₂ and NO_x should be preferred.
- The species should be permeable to help create air turbulence and mixing within the belt.
- There should be no large gaps for the air to spill through.
- Trees with high foliage density, leaves with larger leaf area and hairy on both the surfaces.
- Ability to withstand conditions like inundation and drought.
- Soil improving plants (Nitrogen fixing, rapidly decomposable leaf litter).
- Attractive appearance with good flowering and fruit bearing.
- Bird and insect attracting tree species.
- Sustainable green cover with minimal maintenance

Maintenance of Plantation

Necessary steps to take for better results are:

- One/ two years old seedlings will be planted for plantation.
- Regular de-weeding, mulching of seedlings and application of oil cakes and organic manure will be carried out to boost up the growth.
- Watering of the plantation during the dry season.

4 ENVIRONMENTAL MONITORING PROGRAM

4.1 IMPLEMENTATION SCHEDULE OF MITIGATION MEASURES

A monitoring program has been detailed out in which the frequencies of measurement, the planned location of measurement and detailed budgets are listed.

The environmental monitoring program includes following:

- Ambient air quality
- Monitoring of exhausts from DG sets
- Noise level monitoring
- Water quality monitoring
- Wastewater Analysis

The MoEF & CC approved laboratory is appointed for the environmental monitoring during construction and operation phases. There will be one record section for recording all the sampling frequencies and analysis reports.

The mitigation measures suggested in the Chapter-4 should be implemented so as to reduce the impact on environment due to the construction and operations of the proposed project. In order to facilitate easy implementation, mitigation measures are phased as per the priority implementation. The priority of the implementation schedule is given in below Table

Table 4-1: Implementation Schedule of mitigation measures for construction phase

Sr. No	Recommendations	Stage	Frequency
1	Land contamination control measures	During site preparation	Once
2	Air pollution control measures	During construction period	Daily
3	Water pollution control measures	During site preparation and construction period	Once
4	Noise pollution control measures	During construction and demolition	Once
5	Greenbelt and green cover development	Phase wise manner in relation to phase wise development during construction phase of the project and during operation phase of the Project	

4.2 ENVIRONMENTAL MONITORING:

4.2.1.1 Air & Noise Monitoring

1. During construction phase

The ambient air quality for the parameters PM₁₀, SO₂, PM_{2.5} and NO_x shall be monitored six monthly. During construction phase, the major air pollutant of prime concern is PM₁₀ as impacts of other emissions such as SO₂, NO_x & CO will not be significant because the nature of sources is such that the emissions are distributed spatially and as well as temporal. Dust emissions from construction activities shall require comprehensive mitigation measures as explained earlier.

The noise level shall be checked during construction activities. The noise level shall be recorded by the project proponents themselves and record shall be kept for daily readings. The location shall be selected in the area where there are chances of high noise levels. The noise emitted from heavy duty construction equipment during construction period being high shall require occupational preventive measures and temporary noise barriers for noise attenuation.

2. During operation phase

The ambient air quality for the parameters PM 10, PM 2.5, SO₂, NO_x and Noise levels shall be monitored quarterly as per guidelines at six different locations within the project site to ascertain that they are within the prescribed limits. The emissions from these DG sets are only limited while they are in operation. In this area the chances of power failure are very remote. Still the emissions of DG sets shall be monitored as per guidelines quarterly by taking test run of DG sets.

During operational period to control emissions from DG sets, stack heights of DG sets shall be given as per CPCB guidelines. With regards to concern from vehicular emissions, the exhaust emissions due to rise in peak hour traffic will be mitigated by adopting traffic management measures and permitting vehicles having valid PUC.

During operational period the major noise pollution source will be DG sets and surrounding traffic activity. In order to prevent adverse noise exposure to the occupants, optimal mix of mitigation measures such as low noise generation units, acoustic enclosures will be provided.

4.2.1.2 Water & Wastewater Management & Analysis

The water supplied by BNCMC at generally is of good quality but still to ascertain its quality as a precaution it shall be checked quarterly for physicochemical and bacteriological parameters. Water conservation shall be done with the help of recharging tanks and using it for domestic purpose and thereby minimizing requirement of fresh water from BNCMC

Treatment of waste water in Sewage Treatment Plants and its reuse for secondary requirements like flushing, gardening etc. is committed in this project thereby avoiding water pollution and reuse of treated water.

Storm water drainage shall be adequately designed to take the runoff. These drains shall have silt and oil and grease traps to avoid pollution of water in drains outside the plot. Proper maintenance of storm water drainage shall be done to avoid choking of drains and flooding on site.

4.2.1.3 Environment, Health and Safety-Terms Followed on Site

4.2.1.3.1 Environment

- Ambient noise level shall be monitored to conform to limits specified for Commercial limits during day & night; during construction phase-
- Acoustic Enclosure shall be provided for equipment like DG, concrete pumps etc.
- Dust preventive measures like sprinkling of water on internal roads, barricading, providing nets on working floors etc.
- 3R's principles to be followed for Reduce, Reuse, and Recycle of construction material.
- Oil tray shall be used wherever required controlling the Oil spillage from machineries.
- Soil & Ground Water shall be tested to ascertain that there is no threat to groundwater quality- The ground water level & quality shall be monitored regularly during construction phase.
- A regular housekeeping schedule instituted. Cleaning measures and frequency will be selected according to the pollutants generated in a space. Low-odor cleaning agents will be used. Spills of water or solvent will be cleaned up immediately

4.2.1.3.2 Safety

- Site periphery is fenced not only to isolate the public & site premise but also to restrict the unauthorized entry at the site.
- Arrangement for site security & access done to avoid any traffic congestion near the Entry & Exit points.
- Site induction training for new workmen & onsite training for specific subject like working at height, welding, and cutting etc. Shall be conducted.
- Formation of Site Safety Committee & meeting with them as per BOCWA to resolve the site safety issues if any.

- Hard barricading to external edges of floor, cut outs and openings.
- Covering of cut outs, voids, ducts, etc.
- Portable fire extinguishers and other safety provisions made at working areas.
- Availability & use of Personal Protective Equipment.
- Permit to Work procedure shall be implemented.
- Implementation plan for Emergency procedure & Mock drill for Emergency Evacuation & to reduce the potential risk done every six monthly.
- During night time all construction area shall be properly illuminated.
- Regular calibration of all construction equipment's shall be carried out

4.2.1.3.3 Health

- Health checkup Camps conducted for labors in Monsoon season.
- Regular Pest control done at site such as larvicides & fogging to control the mosquito breeding and outbreak of related diseases.
- Adequate Provision for drinking water shall be provided for construction work men at the site. Drinking Water tested regularly/frequently.
- First aid room provided at the site with trained and certified first aider throughout the construction period.
- Potable water is available at site through authorities and shall be used as drinking water for the staff and workers working on the project. Construction water requirements shall be met using treated water from STP. Water storage facilities and tanks are provided at a location where the risk of contamination is minimum.

Table 4-2: Construction phase Monitoring schedule and Cost

S.No.	Pollution Monitoring	Parameters	Frequency	Location	Reporting schedule	Unit cost per Sampling & Analysis (Rs.)	No of Locations	Samples per locations (No.)	No. Of years of construction	Remarks
1	Air quality	NAQQS Ambient air quality monitoring	Quarterly	At major Construction area. (total 3 locations)	RO Nagpur, MPCB	5000	3	3	7	Will be given to a Private authorized laboratory on contract basis for regular checkup, hence the set up cost is not involved
	Air quality	*Stack air monitoring in stack	Quarterly *Only of DG is operational	DG sets installed	RO Nagpur, MPCB	5000	1	3	7	
2	Noise Level	Ambient Noise level during day and night time	Daily by pp	At major Construction area. (total 3 locations)	RO Nagpur, MPCB	200	7	3	7	
3	Drinking Water Analysis	Analysis of water for physical, chemical, biological parameters.	Monthly	At source (municipal/ tankers)	RO Nagpur, MPCB	8000	1	3	7	
4	Soil	-	Biannuly	Top soil if any	RO Nagpur, MPCB	5000	1	3	7	

Table 4-3: Operation phase Monitoring schedule and Cost

S.No.	Pollution Monitoring	Parameters	Frequency	Location	Reporting schedule	Unit cost per Sampling & Analysis (Rs.)	No of Locations	Samples per locations (No.)	No. Of years of construction	Remarks
1	Air quality	*Stack air monitoring in stack	Quarterly *Only of DG is operational	DG sets installed	RO Nagpur, MPCB	5000	1	3	7	Will be given to a Private authorized laboratory on contract basis for regular checkup, hence the set-up cost is not involved.
2	STP treatedwater	Parameters of STP output	Daily by PP	At STP	RO Nagpur, MPCB	5000	1	3	7	
3	OWC manure	Parameters of OWC output	Monthly by PP	At OWC	RO Nagpur, MPCB	5000	1	3	7	

5 ENVIRONMENTAL MANAGEMENT PLAN

5.1 INTRODUCTION

Environmental Management Plan (EMP) deals with the evaluation of significance of unavoidable or residual impacts following mitigation and the proposed monitoring.

5.2 OVERVIEW

The Environmental Management Plan (EMP) is as it specific plan developed to ensure that the project is implemented in an environmentally sustainable manner where all contractors and subcontractors including consultants understand the potential environmental risks arising from the proposed project and take appropriate actions to properly manage the risks. EMP also ensures that the project implementation is carried out in accordance with the design by taking appropriate mitigate action stored adverse environmental impacts during its lifecycle. The plan outlines existing and potential problems that may adversely affect the environment and recommends corrective measures where required. Also, the plan outlines roles and responsibilities of the key personnel and contractors who are entrusted with the specific responsibility to manage the entire area.

Environment Management Plan comprises following points -

1. Objective
2. Organization & Environmental Cell
3. Design – Management
4. Design – Monitoring
5. Design – Emergency
6. Legal Obligation
7. Schedules
8. Funds

5.2.1.1 Objective

- To define the components of environmental management.
- To prepare a checklist for statutory compliance.
- To prepare environmental organization.
- To prepare a schedule for monitoring & compliance.

5.2.1.2 Organization & Environment Cell

Table 5-1: ORGANIZATION & ENVIRONMENT CELL

No.	Designation	Qualification	Facet	Responsibility
1	Management Representative	Member of the apex body representing buildings	Environmental Issues	Person from federation responsible for environmental issues and decisions related to environment.
2	Project Manager	B.E. (Five years' experience)	Construction Phase – Site in-charge	Material waste minimization, labour camp sanitation, Noise, oil grease &

No.	Designation	Qualification	Facet	Responsibility
				vibration nuisance control, accident prevention.
3	Environmental Coordinator/ Society Representative	M.Sc. (Environmental Science) Two years' experience in Environmental Monitoring and reporting.	Air	Monitoring PUC control, Noise & odour mitigation measures
			Water	Water budget, O&M of water supply & Monitoring functioning of waste water treatment plant.
			Solid waste	Monitoring Segregation, collection, composting & disposal
			Greening	Monitoring tree plantation, Lawn development, storm water management
			Monitoring	Field observation, Laboratory tests, interpretation & reporting.
			Compliance reporting	Six Monthly post EC Compliance and State Pollution Control Board consents
			Public relation & Press	Documentation, training
4	Operators-2 nos.	B. Sc. Equivalent	Field work with sampling	Operation and sampling of environmental facilities and reporting to Environmental Coordinator.
5	Field Workers 10	SSC, if possible	Site management & Sanitation	Solid waste collection and site maintenance.

Project Manager shall be responsible for implementation of EMP. Project Manager and his team shall review effectiveness of the system on *monthly basis*. All project safety issues and environmental issues, non-compliances shall be discussed and resolved in this meeting. The Project Manager will review the management plan to accommodate any changes to the project conditions which may have an effect on the effectiveness of the EMP and achievement of environmental objectives like material use, machineries, processes of disposal of waste and wastewater etc. When any Non-conformance or incident is detected, it shall be corrected and records of the same shall be maintained to avoid recurrence of the same describing cause of such non-conformance and incident.

Following are detailed list of activities for construction phase-

Construction phase	Activities	EMP applicability
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Site Establishment	<ul style="list-style-type: none"> • Fences & hoardings to site compound. • Temporary services • Temporary access roads. 	Required throughout the duration of this phase.
Foundations & Ground works	<ul style="list-style-type: none"> • Lift Pit; Formwork. • Steel reinforcement • Place concrete • In ground hydraulic services. • In ground electrical services. 	Required throughout the duration of this phase.
Fit Out & Finishes	<ul style="list-style-type: none"> • Steel Stud wall & ceiling framing • Windows & glazed doors • Electrical services • Hydraulic services • Mechanical services • Plasterboard wall & ceiling linings • Cement Rendering • Carpentry & joinery fit out • Tiling • Painting 	Required throughout the duration of this phase
External Works	<ul style="list-style-type: none"> • Concrete Footpaths • Formwork edge boards. • Sand blinding & plastic membrane. • Steel reinforcement. • Place concrete. 	Required throughout the duration of this phase
Transportable Building Site Establishment	Fences & hoardings to site compound.	Required throughout the duration of this phase
Transportable Building Foundations	Detailed excavation. Footings; -Fix Steel reinforcement. - Place concrete	Required throughout the duration of this phase.
Transportable Building Delivery & Installation	Deliver to site on trucks Crane into position Connect Services to buildings.	Required throughout the duration of this phase.

Implementation of EMP shall be the responsibility of the developer and contractor.

3. Impact Matrix and Mitigation Measures

Sr.No	Media	Aspect	Mitigation measures	Responsibility
1	Air	Construction related air emissions, including dust,	Water Sprinkling within the site on the internal roads. Covered material storage area specifically for gravels and cement	Site Engineer Project Proponent/ Site Contractor

		on neighbouring and nearby receptors.		
		Vehicular movement for transportation of materials and equipment	All contractor vehicles shall be PUC compliant Wind breaks in the form of site barricades shall reduce the generation of fugitive dust from the site Internal roads shall be constructed before start of the construction. Paving or construction of roads will reduce the abrasion thereby reducing the dust generation.	
		Clearance of vegetation	Trees will be planted during construction phase	
		Excavation	Site logistics management will done for proper moment and loading/unloading Signage board will used	
2	Noise	Vehicle movement for transportation of materials and equipment	Noise generating vehicles operated only during the daytime and maintained properly to avoid generation of high noise due to lack of wear and tear.	Project Proponent/ Site Contractor
		Operation of Machinery during Construction	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.	

3 (a)	Ground Water	Groundwater contamination	<p>No ground water extraction for construction activity.</p> <p>During construction the entire water shall be fulfilled through the tanker water.</p> <p>The entire waste water generated through the labours shall be diverted into mobile STP.</p>	Site Engineer / Safety Officer
(b)	Surface Water	Surface water contamination	<p>waste water will be generated in construction phase</p> <p>Storm water drain with silt trap shall be constructed along the construction activity.</p> <p>All sanitary waste from the site shall be diverted into mobile STP</p> <p>All the debris resulting from the site shall be isolated from the waste water and disposed of separately generally through dedicated handling agency.</p> <p>An oil trap shall be provided in the drainage line to prevent contamination by</p> <ul style="list-style-type: none"> - accidental spillage of oil / grease - Wash down area for cleaning of vehicles wheels shall be provided and wheel <p>Waste water shall be drained properly. Provision of settling pit and baffled oil water separator.</p>	Site Engineer / Safety Officer
4	Land use and aesthetics	<p>Demolition of exiting structure</p> <p>Clearance of vegetation</p> <p>Excavation for basement and foundation</p>	<p>Demolition with due permission from local body and c & d waste handling guidelines</p> <p>Demolition will be done as per C and D Waste management rules 2016.</p> <p>Clearance of vegetation limited to project footprint.</p> <p>Proper management and use of top soil and its reuse for greenbelt development.</p> <p>Excavated earth will be managed on site to the maximum for refilling and internal roads disposed of as per the C&D Waste Management Rules, 2016.</p> <p>During construction most of the waste materials shall be re used or sold to the recyclers.</p>	Project Proponent

			<p>The following measures shall be adopted to prevent/ reduce soil contamination:</p> <ul style="list-style-type: none"> - 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 <p>Lubrication waste oil shall be collected separately in drums and shall be disposed of as per the stipulations of Consent order and HW authorization from MPCB</p>	
5	Socio-economic Environment	Displacement of any community or economic resources	<p>In addition to the operation phase staff of around 100 persons, mostly local skilled and unskilled labourers shall be engaged in construction activities.</p> <p>Provision of health and safety services</p> <p>Provide temporary employment generation opportunities to local people, especially in unskilled categories.</p>	Project Proponent
6	Traffic Management	Heavy vehicular movement	<p>Vehicular movement will be restricted to daytime only and adequate parking facility will be provided. On site excess roads will be utilized for construction.</p> <p>PUC Certified vehicles were used.</p> <p>Traffic management will be ensured.</p>	Project Proponent
7	Ecology, flora and fauna	Site development during construction	Retention of existing tree covers by retaining and transplantation of Existing trees.	Project Proponent

4. Environmental Inspection

Weekly inspection shall be conducted by **Site Engineer** of the site. These site visits shall also be conducted after adverse climatic incidence occurred. **This report and observations shall be submitted to Project Manager.**

The site manager will then update the project team for any specific issues at the weekly tool box session and monitor the implementation of action items.

Environmental Agencies may also be called for inspection on quarterly basis for review and suggestion on the effectiveness of the EMP.

Items listed	Action Required Or Observations	Action by	Signature	Date
Is there any evidence of runoff from site?				
Are stockpiles covered?				
Are access roads free from dirt/mud?				
Is there excessive noise coming from site during the week?				
Are there adequate no of bins and are they placed at appropriate locations?				
Is there overflow of any bin observed?				
Is there any waste which is dumped/thrown elsewhere than in the bin?				
Is the waste and vehicle carrying waste checked at the gate for covers and type of waste?				
Are there hazardous waste generated during any activity/phase of construction?				
Is the hazardous waste stored in separate place and managed as per Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008,amended 2011)				
Is there incidence of dumping hazardous waste in general bins?				
Is the dust suppression plan being followed?				
Is there a traffic management plan in place/available?				
Are there hazards identified to local people due to transportation to the site?				
Are there incidences of leakage of oil and diesel and is the contaminated soil disposed of in the appropriate manner?				

Items listed	Action Required Or Observations	Action by	Signature	Date
Are there leakages of water pipelines or wastage of water?				
Is there adequate no of sanitary facilities provided to the site workers (min 5 no of toilets/100 workers)?				
Is first aid kit provided in the site office				

5. Audit Schedule

Audit shall be conducted **every 6 months by external Environmental Agency**. Key areas to be audited are following system and records -

3. Compliance of conditions of Environmental Clearance
4. Compliance of conditions of Consent to Establish
5. Compliance to other applicable statutory and regulatory requirements
6. Environmental Statement (submitted annually) to SPCB
7. Records of operation of equipments and generation of pollution (Air and Noise pollution)
8. Abiding CPHEEO norms and Hazardous Wastes(Management, Handling and Trans boundary Movement) Rules, 2008,amended 2011)

The Audit report shall be distributed to -

- a. Project Manager
- b. Site Engineer
- c. Legal/liasoning officer

The audit report shall be discussed in management review meeting.

6. Communication with neighbours and handling of complaints

Site shall be displayed with contact details of Project Manager to be contacted in case of any query or complaint regarding activities related to the project.

Advertisement about the grant of environmental clearance shall be made in two newspapers - local and English languages. Tentative start date of the project shall also be made publically.

The EMP shall be strictly followed to minimize the impact of project activities on surrounding environment and local residents, procedure shall be in place to record and manage complaints regarding the activities of the project.

Complaint Register shall be provided at security office for lodging the complaint against any activity creating nuisance to the local residents. The particular complaint shall be reported to the Project Manager as soon as the complaint is received. The security officer shall report the incident to the Site Engineer and Site engineer shall communicate the matter to Project Manager.

Complaint Register:

Sr. No.	DATE	TIME	NAME OF INDIVIDUAL	COMPLAINT	DATE ON WHICH RECEIVED	ACTION TAKEN	CLOSED ON

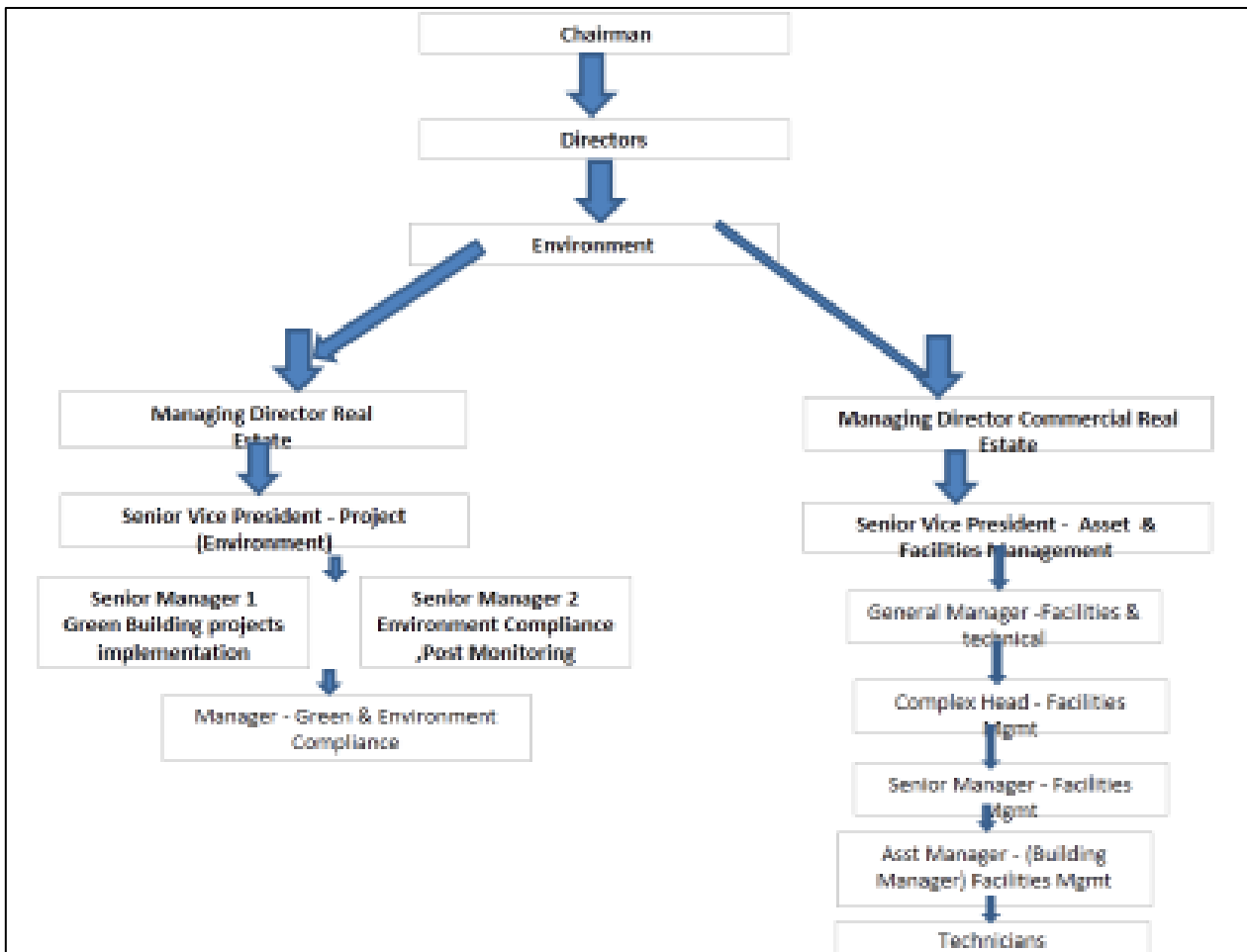


Figure 5-1 Flow chart of Responsibility of the Developer

Monitoring Schedule: (During Construction & Operational Phase)

Table 5-2: Monitoring Schedule

Sr. No.	Environmental Monitoring	Parameters	Frequency	Location
1	Ambient Air quality	PM10, PM2.5, SO2, NOX, CO	Quarterly	Total 3 locations around periphery of the site.
2	Noise Level	Equivalent noise level	Quarterly	Total 3 locations around periphery of the site.
3	Exhaust from DG Set	SPM, SO2, NOx	Quarterly	Stack of DG set.
4	Drinking Water	pH, Temperature, EC, Turbidity, Total dissolved solids, Calcium, Magnesium Total hardness, Chlorides, Sulphates, Nitrates, DO, COD, BOD, Iron, Zinc Manganese (Physico- chemical and bacteriological parameters as per the source and utilization of water)	Quarterly	Domestic water tank

5.2.1.3 Design Emergency –

Emergency Preparedness & Response (EPR)

Table 5-3: Management Plan

No.	Emergency	Action
1	Collapse of temporary structure	<ul style="list-style-type: none"> • Declare emergency by sounding siren, activate team • Barricade affected area, restrict entry, evacuate to Assembly Point. • Take head count • Carry stretchers to endanger site. • Rescue persons trapped under debris • Call for ambulance, carry first aid box • With responsible person send to nearest hospital. • When emergency is over, declare so by siren • Announce everyone to attend normal work. • Report & record action taken • Note what improvements are needed.
2	Fire at construction site	<ul style="list-style-type: none"> • Declare emergency by sounding siren, activate team • Rush to that area with fire fighter • Commence extinguishing the fire. • Call external fire brigade if necessary. • Carry stretchers to endanger site. • Rescue persons trapped in fire • Stop vehicle movement (except emergency vehicles) • Take head count • Call for ambulance, carry first aid box

No.	Emergency	Action
		<ul style="list-style-type: none"> • With responsible person send seriously injured to nearest hospital. • When emergency is over, declare so by siren • Announce everyone to attend normal work. • Report & record action taken • Note what improvements are needed.
3	Persons falling from height	<ul style="list-style-type: none"> • Giving exact location, call for ambulance • Reach the scene forthwith • Carry stretchers to endanger site. • Give first aid to injured person • With responsible person send the injured to nearest hospital. • Report & record action taken • Note what improvements are needed.
4	Material (brick-steel) falling from height	<ul style="list-style-type: none"> • Declare emergency by sounding siren, activate team • Carry stretchers to endangered site. • Take head count • Call for ambulance, carry first aid box. Use it. • With responsible person send to nearest hospital. • When emergency is over, declare so by siren • Announce everyone to attend normal work. • Report & record action taken • Note what improvements are needed.
5	Abrupt heavy rain washing the area or spillage.	<ul style="list-style-type: none"> • Declare emergency by sounding siren, activate team • Evacuate all to Emergency Assembly Area, at a higher altitude • Take head count.
6	Case of earthquake	<ul style="list-style-type: none"> • Declare emergency by sounding siren, activate team • Evacuate all to Emergency Assembly Area, smooth & fast. • Immediately on normalcy take up search operation • Extinguish fire, if any • Report & record action taken • Note what improvements are needed.
7	Case of riot/ mob	<ul style="list-style-type: none"> • If small gathering of 10-20, discuss with them & call security • If mob of 20-40, call supervisor & extra security. Also call respective sub-contractor & settle • If mob over 50 workers, isolate them from others in the work station. Call police if out of control
8	Diseases (Diarrhoea, Jaundice, Cholera, Malaria etc)	<ul style="list-style-type: none"> • Clean all water tanks • Send water samples for tests • Disinfect water with care • Canteens not to keep food open • Arrange medical facility & awareness
9	Terrorist attack (bomb threat, gun-fire, suicide attack)	<ul style="list-style-type: none"> • Alert security guards, informing possible weapon • Keep infrastructure ready like wireless, transport, ambulance • Contact police control room
10	a. Cement slurry	<ul style="list-style-type: none"> • Collect and reuse the cement slurry • Dilute slurry by spraying water

No.	Emergency	Action
		<ul style="list-style-type: none"> • Use PPE like gum boot, hand gloves
	b. Heavy rain	<ul style="list-style-type: none"> • Keep handy, plastic sheet/ tarpaulin to cover area being concreted. • Stop concreting activity • Cover electrical equipment • Restrict vehicle speeds • Protect drainage line

5.2.1.4 Statutory Responsibilities

A checklist is given here to point out the added responsibilities. As per needs, reference may be made to standard books.

Table 5-4: Water (Prevention & Control of Pollution) Act, 1974 (No. 6 Of 1974)

S. No.	Section	Responsibility of the occupier
1	19	Ascertain that the place where your activity is located is inside the declared Water Pollution and control area whereby the provisions of this act apply.
2	20(2) & (3)	Give information to SPCB on abstraction of water or discharge of wastewater, on its treatment and disposal, as may be asked. Else punishable under section 41(1) or under section 42(1)(d), see below.
3	21(3)(e)	Decide in time on division of sample into two parts and so inform the officer taking sample.
4	23	Not that SPCB has power to enter your premises and has power for search and seizure. Obstructions punishable under section 42(1) (b) see below.
5	24(1) (a)	No person to knowingly cause pollution to stream. Else punishable under section 43, see below. Enhanced penalty under section 45 for second offence, see below.
6	24(1) (b)	No person to knowingly cause an aggravation of pollution. Else punishable under section 43, see below.
7	25(1) & 26	No person shall establish or operate his activity without having a valid consent from SPCB. Else punishable under section 44, see below.
8	25(4) & 26	Conditions imposed by the consent are binding on the occupier (unless appealed and relief received). Else punishable under section 44, see below
9	27(2)	Submit a Review application to the board if aggrieved by the consent conditions or refusal of consent.
10	28	If aggrieved by refusal of consent, or by any unreasonable conditions in the consent or the same is not reviewed by SPCB, prefer an appeal before the appellate authority within a specified time of 30 days on prescribed form with documents and fees.
11	29	If felt that the appellate Authority has not dealt with your request taking both legality and propriety into consideration, make a Revision Application to the state government writing all facts and prayer.
12	31(1)	Forthwith intimate an occurrence, or such apprehension, of accident, unforeseen act or event to SPCB and other relevant authorities
13	32(1)(c)	Follow instructions of SPCB, where issued, regarding mitigating a situation arising from accident, unforeseen act or event. Else punishable under section 41(2), see below

S. No.	Section	Responsibility of the occupier
14	33(3)(1)	Follow the directions of the court, where issued, regarding restraining pollution of stream and desist from such action as may cause pollution. Else punishable under section 41(2), see below
15	33 A	Where a situation arises, submit a detailed, comprehensive, timely reply to show cause Notice of intended directions of closure etc. and convey your due diligence. This is a time when you can commit for some quick stop gap arrangement and a promise of good behavior, to save situation if you can.
16	33 A	Submit again a latest detailed, comprehensive, timely reply inviting attention to the present safe situation due to your honest stop- gap arrangements, if so, on receipt of confirmed directions of closure etc or follow the directions and so inform. Else punishable under section 41(2) see below.
	Penalties	
17	41(1)	Non-compliance with sections 20(2) or 20(3), punishable with imprisonment for a term which may extend to ten thousand rupees or with both.
18	41(2)	Non-compliance of sections 32(1)(c) or 33(2) or 33 A, punishable with imprisonment for a term which shall not be less than one year and six months but which may extend to six years and fine.
19	42(1)	Do not play with board notices put up, pillars or properties, obstruct persons, fail to furnish information, fail to intimate occurrences, and give false information. Else punishable under this section 42(1) with imprisonment for a term which may extend to three months or with fine which may extend to three months or with fine which may extend to thousand rupees, or with both.
20	42(2)	Do not tamper with interfere or knowingly alter a flow- measuring device that is required to follow the provisions of section 25 and 26. Else punishable under this section 42(2), with imprisonment for a term which may extend to ten thousand rupees, or with both.
21	43	Where provisions of section 24 are contravened, punishable with imprisonment for a term which shall not be less than one year and six months but which may exceed to six years and with fine.
22	44	Where provisions of section 25 or of 26, are contravened, punishable with imprisonment for a term which shall not be less than two years but which may extend to six years and with fine.
23	45	Where provisions of section 24 or 25 or 26 are contravened for second time, punishable with imprisonment for a term which shall not be less than two years but which may extend to seven years and fine.
24	45A	Where any other provisions of this act or Directions there under are contravened, punishable with imprisonment which may extend to ten thousand rupees or with both.

Table 5-5: Environment (Protection) Act, 1986 (No.29 Of 1986)

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.

No.	Section	Responsibility of the Occupier
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

5.3 COST OF ENVIRONMENTAL MANAGEMENT PLAN:

I. Construction phase:

Sr. No.	Particulars	Details	Cost (Rs. In Lacs/annum)
1	Air Environment	Water sprinkling, green belt development, covered storage area	2
2	Noise Environment	Noise barricades and green belt developments	2

3	Water Environment	Septic tank soak pits, drainage with sedimentation tanks	1.5
4	Good health practices	Site sanitation and health care	1.5
5	Environment monitoring	Air, water, noise soil monitoring during construction phase	1
	Total		8

II. Operation phase:

Sr. No.	Particulars	Capital Cost (Rs. in Lacs)	O & M Cost (Rs. in Lacs)
1	Rain Water Harvesting	10	1
2	Solid Waste Management	12	4
3	Sewage Treatment Plant	45	10
4	Energy Conservation	40	4
5	Landscaping	12	2
	Total	119	21

6 PROJECT BENEFITS

6.1 INTRODUCTION

The proposed project is new project, it will help in upliftment of standard of living of people, add to the existing infrastructure and improve the overall aesthetic of the project. The proposed project consists of commercial component which would provide job opportunity to the surrounding population. The project shall affect the socio-economy, physical infrastructure and biological environment. The project will result in the improvement of life relative localities. Some anticipated beneficial impacts of the projects are as follows:

- Improvement in the physical infrastructure
- Improvement in the social infrastructure
- Employment skilled
- Others

6.2 IMPROVEMENT IN THE PHYSICAL INFRASTRUCTURE

The project will provide many facilities for improvement of the physical environment. This is a well-designed project and uses the sustainable development policy. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicle. The proposed project has a greenery area which helps to protect the environmental quality. A well designing of drainage system also provided in the project, its controls the overflow of water during the rainy season.

6.3 IMPROVEMENT IN THE SOCIAL INFRASTRUCTURE:

6.3.1.1 Employment skilled

The project provides an employment opportunity for the local community, as tender specification for construction and operation would include a favorable employment opportunity for the locals.

The main principles are outlined below:

- 1 Employment strategy would provide for preferential employment of local labor.
- 2 General recruitment procedures will be transparent, public and open to all.
- 3 Recruitment procedures will be publicized in advance.
- 4 There will be no discrimination on basis of gender, caste or other factors.

Contractors would be required to abide to employment priority towards locals and abide by the Indian labor laws regarding standards on employee terms and conditions.

6.4 OTHERS

1. The landscaping and green belt will be designed and trees will be planted in the open areas, around the plot along footpaths and dividers. The trees will be improved the ornamental property of the plot.
2. Create employment opportunities for formal and informal Sectors.

APPENDIX IV (See rule 5 (1)) POSSESSION NOTICE (for immovable property)
Whereas, The undersigned being the Authorized Officer of the INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PL136029) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 16.10.2022 calling upon the Borrowers KAMLA KAR NAMDEV KAMBLI, GAURI KAMLA KAR NAMDEV KAMBLI AND IRSHAD AHMED SIDDIQUI to repay the amount mentioned in the Notice being Rs.15,93,812.51/- (Rupees Fifteen Lakhs Ninety Three Thousand Eight Hundred Twelve and Paise Fifty One Only) against Loan Account No. HLH11N00308802 as on 10.02.2022 and interest thereon within 60 days from the date of receipt of the said Notice.

Notice Regarding Possession of Immovable Property u/s 13(4) of SARFAESI Act, 2002 r/w. Rule 8 (1) of Security Interest (Enforcement) Rules, 2002
Whereas, The undersigned being the Authorized Officer of the Kotak Mahindra Bank Ltd. under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 03-06-2021 and subsequently published the same on 14-06-2021 in Free Press Journal and Navshakti, Mumbai editions, calling upon the parties; 1) M/s Arcadia Share & Stock Brokers Private Limited 2) M/s Arcadia Computers & Software 3) M/s Hexagon Vyapar Private Limited 4) Mr. Anthony Sequera 5) Mrs. Jean Sequera 6) Mr. Nitin Brahmbhatt 7) Mrs. Manisha Brahmbhatt 8) Ms. Priya Sequera 9) Mr. Ramesh Amratlal Brahmbhatt, to repay the amount mentioned in the notice being INR 35,06,50,222.83 (Rupees Thirty Five Crores Six Lakhs Fifty Thousand Two Hundred Ninety Two and Paise Sixty Three Only) as on 02-06-2021 together with further interest and other charges thereon at the contractual rates from 03-06-2021 until it's payment / realization ("outstanding amount") within 60 days from the date of the said Demand Notice.

PUBLIC NOTICE
We, M/s. Ornate Buildcon Developers, hereby bring to the kind notice of general public that Environment Department; Government of Maharashtra has been accorded in Environmental Clearance for "Ornate Kallisto - Residential cum Commercial Project" on plot bearing S.No. 120, Hisaa 2(PT), 2(PT), 2(PT), 3(PT), 123(1P), 123(1P), 123(1P) Village Temghar, Tal: Bhiwandi, Dist-Thane, vide letter dated 8th July 2022 bearing file No. SIA/MH/MIS/180954/2020 and E.C Identification No. EC22B038MH179324. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at http://parivesh.nic.in/ M/s. ORNATE BUILDCON DEVELOPERS

PHYSICAL POSSESSION NOTICE
Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No-B3, WIFIT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604
Whereas The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Bank Limited.

DESCRIPTION OF THE IMMOVABLE PROPERTY
FLAT NO- 206, 2ND FLOOR LABDHI LIFESTYLE, TYPE C HYACINTH S NO.81, HISSA NO. 1, 2, AND 3 DAHWALI TARIF WAREDI, NERLA RAIGARH RAIGARH, TALUKA KAJURAT, RAIGARH-410101, MAHARASHTRA.
Date: 18.10.2022 Authorized Officer
Place: Raigad INDIABULLS HOUSING FINANCE LIMITED

PUBLIC NOTICE
This is to inform/ notice you that my Client MR. YASH TEJPAL SHAH PARTNERS OF M/S. NATIONAL TRADING CO., has agreed to get transferred/ attorned below mentioned VLT premises in his name from the name of original tenant M/S. NATIONAL TRADING CO. If any person/s, bank, society or company has any claim, right, objection in respect of the said VLT/Arches then submit it at my below address or The Estate Officer (Estate), 'G' South Ward Office, Municipal Building, N. M. Joshi Marg, Lower Parel, Mumbai 400013 within 14 days from this notice, failing which, any claim/s, shall be considered as waived off/ abandoned/ given up or surrendered.

PUBLIC NOTICE
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Aadhar Housing Finance Ltd.
Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.
Panel Branch : Shop No.-13&14, Ground Floor, Shree Bhagwanti Heritage, Sector - 21, Kamathe, Navi Mumbai - 410209 (MH).

PUBLIC NOTICE
LATE MR. DHONDU SHANTARAM TULASKAR who died intestate at Mumbai on 25.07.2012, during his life time, in the capacity of a Mill-Worker of Apollo Textile Mills, Mumbai, was allotted tenement bearing No : 1/B/16/1602 under the Mhada Mill Workers Housing Scheme at Kalachowky-Mazagon, Mumbai vide letter No : जा.क्र.अपुअ(पान)/पु.मं./गिणी सं.क्र. १/१५५५/१५ dated 13.09.2012 more particularly described in the SCHEDULE below and since his death on 25.07.2012 Legal Heir-ship Certificate was issued by Tehsil Office, Andheri, Mumbai Suburban dated 29.07.2013 declaring SMT. SUREKHA DHONDU TULASKAR (Wife), SMT. SAMIDHA SATYAWAN KELUSKAR (Married daughter- maiden name MS. KALPANA DHOINDU TULASKAR) and two sons MR. PRAMOD DHONDU TULASKAR and MR. SAMIP DHONDU TULASKAR as the only legal heirs, who vide RELEASE DEED dated 18.01.2014 was executed amongst themselves, releasing the Scheduled Flat/Tenement in favor of SMT. SUREKHA DHONDU TULASKAR (Wife) duly supported by Notarized Affidavit, Undertaking and Indemnity Bond from the concerned parties.

Bank of Baroda
NOTICE TO BORROWER
(UNDER SUB-SECTION(2) OF SECTION 13 OF THE SARFAESI ACT, 2002)
Place:-Mumbai Date:-4-10-2022
To, Mrs. Geetanjali Jayant Deshmukh (Borrower) & Mr. Jayant Shankar Deshmukh, (Co-borrower) B-604, Paras Nagar, Building No. 5, Shankar Lane, Near Jain Temple Kandivali-West, Mumbai-400067

Stressed Assets Recovery Branch, Mumbai (05168) - The International Building, 6th Floor, 16 Maharsi Karve Road, Churchgate, Mumbai - 400020.
Phone: 022-22053163/64/65, Email- sbi.05168@sbi.co.in

APPENDIX IV POSSESSION NOTICE (for immovable property)
Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

SMT. SUREKHA DHONDU TULASKAR this was seized and possessed and was the Lawful Allottee/Owner of flat No. 1602 in Bldg. No. 1/B, Siddhivayak Co-operative Housing Society Ltd., as mentioned in the Schedule below, vide Allotment Letter Ref : जा.क्र.अपुअ(पान)/पु.मं./गिणी सं.क्र. १/१५५५/१५ dated 05.01.2015, Possession Letter Cum Commission Receipt जा.क्र.अपुअ(पान)/गिणी सं.क्र. १/१५५५/१५ dated 05.01.2015.
SMT. SUREKHA DHONDU TULASKAR, the Releasee died intestate at Mumbai on 26.05.2017 due to which the remaining legal heirs SMT. SAMIDHA SATYAWAN KELUSKAR (Married daughter - maiden name MS. KALPANA DHOINDU TULASKAR) and two sons MR. PRAMOD DHONDU TULASKAR AND MR. SAMIP DHONDU TULASKAR executed RELEASE DEED duly Stamp Duty Paid, Registered bearing No: BBE-3-14844-2022 dated 17.08.2022 releasing the Flat/Tenement in favor of MR. PRAMOD DHONDU TULASKAR thus having 100% right, title, interest and share in the Scheduled Property.

Security agreement with brief description of securities (please mention the details of security agreements and details of mortgaged property including total area and boundaries)
Equitable Mortgage of property situate at "Aspire House" Plot No. 40, Road No. Rsc-16/18 Sector-2, C.T.S. No. 1c-2/103 Village: Kandivali Charkop, MHADA Layout, Opp: Indian Education Society, Kandivali-West, Mumbai-400067

Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act 2002
Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated herein after calling upon them to repay the amount within 60 days from the date of receipt of said notice. The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned.

Table with 5 columns: Sr. No., Name of the Borrower(s) / Co-Borrower(s), Description of Secured Asset (Immovable Property), Demand Notice Date & Amount, Date of Possession. Includes details for Pushpa Ramnayan Pandey (Borrower) and Sushli Ramnayan Pandey (Co-Borrower).

MR. PRAMOD DHONDU TULASKAR, intends sale of the Scheduled Property at a valuable consideration. Now therefore I call upon any person/s, party, Juristic, Quasi Judicial, Financial Institution or Bank, otherwise, having any right, title, interest, claim, demand of any nature whatsoever or any objection including by way of Sale, Mortgage, Borrowings, lease, lien, attachment, gift, tenancy, ownership, Lost or Misplaced documents or otherwise in respect of the said flat property Scheduled below, should make it known in writing and in person along with the supporting documents of conclusive proof to the undersigned Advocate at the address given below within 14 days from the date of this Public Notice failing which any such claim shall be deemed to be non-existent, waived, abandoned forever, not binding and the title of MR. PRAMOD DHONDU TULASKAR to the said residential flat shall be presumed to be clear, marketable, and free from all encumbrances and charges or demand if any shall be deemed to have been given up or waived and thereafter, no complaint/objection shall be entertained and the same shall be null and void.

Table with 4 columns: Nature and Type of facility, Limit (Rs. In Lacs), Rate of Interest, Outstanding as on 28.09.2022 (including interest up to 28.09.2022). Includes details for Term Loan (Home loan) with Rs. 341206000/00658 limit and 8.30% rate.

Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act 2002
The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the STATE BANK OF INDIA for an amount and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

SCHEDULE OF PROERTY
All that piece and parcel of Residential Flat No. 1602 on 16th floor of Siddhivayak Cooperative Housing Society Ltd., New Hind Mill, Mhada Sankul, Ram Bhau Bhogale Marg, Ghodapeo, Mazagon, Mumbai-400 033 admeasuring 225 square feet carpet area or thereabouts, a Society constructed in 2012 with still/ground + 22 upper floors and three lifts on a plot of land bearing Survey No. : 749 8/716 lying and being within the revenue village at Mazagon in the Registration District Mumbai City within the limits of E Ward of MCGM.
Dated this 21st October 2022

Edelweiss
Ideas create, values protect
Sd/-
Rajendra V. Ghaisas, Advocate, High Court, Bombay, 67/A, Ranade Road, Shanti Swarup, Ground Floor, Dadar West, Mumbai-400 028 Cell : 98210 64153 / e mail : advocateghaisas@gmail.com

Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act 2002
The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

LIC HOUSING FINANCE LIMITED
4th Floor, Jeevan Prakash Building, PM Road, Fort, Mumbai - 400 001
SYMBOLIC POSSESSION NOTICE (for Immovable property)
Whereas the Authorized Officer/s of LIC Housing Finance Limited, under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Section 13 (2) of the said Act, calling upon the following borrower/s to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of receipt of the said Notices, incidental expenses, costs, charges etc till the date of payment and /or realisation.

ECL FINANCE LIMITED
Regd Office: 5th Floor, Tower 3, Wing B, Kohnoor City Mall, Kohnoor City, Kiro Road, Kurla (W), Mumbai-400070
E-AUCTION - STATUTORY 15 DAYS SALE NOTICE
Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS" for the Amount of recovery mentioned in below table till the recovery of loan dues. The said property is mortgaged by M/s Tanvee Caterers, Ashok Shenoi, Prabhakar Dattatray Aradkar, Prasad Prabhakar Aradkar, Pratibha Prabhakar Aradkar to M/s ECL FINANCE LIMITED for the loan availed by them. The secured creditor is having physical possession of the below mentioned Secured Asset.

Notice to Borrower
Security agreement with brief description of securities (please mention the details of security agreements and details of mortgaged property including total area and boundaries)
Equitable Mortgage of property situate at "Aspire House" Plot No. 40, Road No. Rsc-16/18 Sector-2, C.T.S. No. 1c-2/103 Village: Kandivali Charkop, MHADA Layout, Opp: Indian Education Society, Kandivali-West, Mumbai-400067

Table with 6 columns: Sr No, Loan Account Number of Borrower, Name Of Borrowers, Description of secured Asset, Amount Demanded (Rs.), Date of Demand Notice, Date of Symbolic Possession. Lists 8 borrowers with their respective loan details and secured assets.

पंजाब नेशनल बैंक Punjab National Bank
Circle SASTRA Center, Pocket-E, Mayur Vihar Phase-II, Delhi-110091, Email: cs8075@pnb.co.in, Ph.: 011-22779758, 22785289
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.



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

To,

The Partner
ORNATE BUILDCON
B/1007, Kanakia Wallstreet, Andheri kurla road, Chakala, Andheri East,
Mumbai -400093

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/180954/2020 dated 26 Nov 2020. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH179324
2. File No.	SIA/MH/MIS/180954/2020
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Ornate Kallisto Residential cum Commercial project by M/s. Ornate Buildcon Developers
7. Name of Company/Organization	ORNATE BUILDCON
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 08/07/2022

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

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

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PARIVESH

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/180954/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Ornate Buildcon Developers,
S. No 120, Hissa 2(PT), 2(PT), 2(PT),
3(PT), 123/1(P), 123/1(P), 123/1(P),
Village Temghar, Bhiwandi, District Thane.

Subject : Environmental Clearance for Proposed Residential cum Commercial project at Plot Bearing S. No 120, Hissa 2(PT), 2(PT), 2(PT), 3(PT), 123/1(P), 123/1(P), 123/1(P) village Temghar, Bhiwandi, District Thane by M/s. Ornate Buildcon Developers

Reference : Application no. SIA/MH/MIS/180954/2020

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 149th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 244th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details			
1.	Plot Area (Sq. m)	10800.00			
2.	FSI Area (Sq. m)	28178.56			
3.	Non FSI Area (Sq. m)	18689.24			
4.	Proposed Built up area (FSI + Non FSI) (Sq. m)	46867.80			
5.	Building configuration	Sr. No.	Building Number & Name	Building Configuration	Height
		1.	Wing A (Residential)	Stilt+10 floors	30.95 m
		2.	Wing B (Residential)	Stilt+17 floors	50.5 m
		3.	Wing C (Residential)	Stilt+18 floors	52.90 m
		4.	Wing D (Residential)	Stilt+18 floors	52.90 m
		5.	Wing E (Commercial)	G+ 7 floors	29.10 m
6.	No. of Tenements &	Residential: 608 nos.			

	Shops	Shops: 103 nos.
7.	Total population	3224 nos.
8.	Total Water requirement CMD	401 KLD
9.	Sewage generation CMD	335 KLD
10.	STP Capacity & Technology	350 KLD
11.	STP location	Ground
12.	Total Solid waste quantities	1475 kg/day
13.	RG Area in Sq. m	2614.84 sq. mtrs
14.	Power Requirement	Maximum Demand: 6775 kW Connected Load: 2656 kW
15.	Energy Efficiency	Total Annual Saving: 19.22 % Total Saving Due to Solar Lighting: 4.33%
16.	DG sets capacities	3 x 250 KVA, 1 x 320 KVA, 1 x 200 KVA
17.	Parking 4W & 2W	Required: 139 nos. Provided: 139 nos.
18.	Rain water harvesting Scheme	Recharge pits are proposed
19.	Project Cost in (Cr.)	Rs. 92 crores
20.	EMP Cost	Capital cost: 119 lakhs, O/M cost: 21 lakhs/yr
21.	CER	-

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 244th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain & submit following NOCs:
a) Water Supply, b) CFO NOC, c) SWD NOC.
3. PP to submit architect certificate of construction done at site with Commencement Certificates received from Local Planning authority.
4. PP to increase energy savings from solar energy up to 5%.
5. PP to provide mandatory RG area on virgin land and submit the drawing with calculations as DG set, OWC & UG tanks are shown in RG area .
6. PP to provide for annual maintenance of STP for 10 years or till formation of society, whichever is later.
7. PP to provide 2- wheeler parking as per norms and minimum 25% 4-wheeler and 2-wheeler parking should be equipped with electric charging facility. PP to provide 2-wheeler parking.

8. PP to reduce the discharge of treated sewage to 35%.
9. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.
10. Planning authority to ensure sewer lines and storm water drain network before issuing Occupation Certificate.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 25998.15 m², Non FSI- 12605.50 m² and Total BUA- 38603.65 m² (Plan approval-BC/111/2021-2022/Outward no TPD/PP/3868, dated-02.12.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.

- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and

Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at **Error! Hyperlink reference not valid.**parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO₂, NO_x (ambient levels as well as stack emissions) or critical sector

parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA) 22/6/2022

Copy to:

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