

Consent

From: Consent
Sent: 07 August 2025 12:46
To: 'srothane2@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of October,2024- March, 2025 for Proposed residential & rental housing scheme "Tanvi Eminence" Thane by M/s Kashimira Ceramic Products LLP.
Attachments: PMR of Kashimira Ceramics (Oct,24-Mar,25).pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of October,2024- March, 2025 for Proposed residential & rental housing scheme "Tanvi Eminence" on plot bearing CTS Nos.1442 to 1446, 1491 to 1511, 1586, 1589 to 1600,1629,1630,01646 to 1652, 1792,1829,1882,1723 to 1726, 1793, 1831 to 1881, 1878 to 1881,1953 of village Mire, Tal. & Dist. Thane by M/s Kashimira Ceramic Products LLP.

Reference: 1. Clearance letter no. SEAC-2013/CR-79/TC-I dtd. 04.03.2015.

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/s Kashimira Ceramic Products LLP.

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

Thanks & Regards,
DWIRUKTI PODDAR

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

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



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

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

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

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of October,2024- March, 2025 for Proposed residential & rental housing scheme "Tanvi Eminence" on plot bearing CTS Nos.1442 to 1446, 1491 to 1511, 1586, 1589 to 1600,1629,1630,01646 to 1652, 1792,1829,1882,1723 to 1726, 1793, 1831 to 1881, 1878 to 1881,1953 of village Mire, Tal. & Dist. Thane by M/s Kashimira Ceramic Products LLP.

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2. Environment Department, Mantralaya, Mumbai.

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Authorized Signatory



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

KASHIMIRACERAMICPRODUCTS LLP

Head Office : B/909,AWING,The Capital, G Block, BandraKurla Complex, Bandra (East),Mumbai – 400 051.
Sight Office : Behind Kashmirira police Station, N.H. 8, Near Samwad Studio, Mira Road – 401107, Dist Thane.

Email:kcpllp2010@gmail.com CIN: AAA 2782

Date: 07.08.2025

To,

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

Subject: Present status of Project work for the period of October, 2024 – March, 2025.

Reference: 1. Clearance letter no. SEAC-2013/CR-79/TC-I dtd. 04.03.2015.

Dear Sir,

This is with reference to the above subject, our residential & rental housing scheme "Tanvi Eminence" on plot bearing CTS Nos.1442 to 1446, 1491 to 1511, 1586, 1589 to 1600,1629,1630,01646 to 1652, 1792,1829,1882,1723 to 1726, 1793, 1831 to 1881, 1878 to 1881,1953 of village Mire, Tal. & Dist. Thane

The present project status at site is as follows:

Tanvi Eminence Phase I (Hiraco Eminence Phase I)

Wings	Floors	Status
A	Lower Podium+ Upper Podium+ Stilt +18 Floor	Completed
B	Lower Podium+ Upper Podium+ Stilt +18 Floor	Completed
C	Lower Podium+ Upper Podium+ Stilt +18 Floor	Completed
D	Lower Podium+ Upper Podium+ Stilt +18 Floor	Completed
E	Lower Podium+ Upper Podium+ Stilt +18 Floor	Completed

KASHIMIRACERAMICPRODUCTS LLP

Head Office : B/909,AWING,The Capital, G Block, BandraKurla Complex, Bandra (East),Mumbai – 400 051.
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Email:kcpllp2010@gmail.com

CIN: AAA 2782



Tanvi Eminence Phase II (Hiraco Eminence Phase II)

Wings	Floors	Status
A	Lower Podium+ Upper Podium+ Stilt +12 Floor Part	Completed
B	Lower Podium+ Upper Podium+ Stilt +12 Floor	Completed
C	Lower Podium+ Upper Podium+ Stilt +11 Floor	Completed

Thanking you,

Yours truly,

M/s Kashmirira Ceramic Products LLP




Authorized Signatory

KASHIMIRACERAMICPRODUCTS LLP

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Sight Office : Behind Kashmirira police Station, N.H. 8, Near Samwad Studio, Mira Road – 401107, Dist Thane.

Email:kcpllp2010@gmail.com

CIN: AAA 2782

DATA SHEET

Developer

M/S Kashimira Ceramic Product L. L. P.

Plot Bearing CTS No. 1442 to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/ Other (specify)	Residential Project
2.	Name of the project	Residential Project "Tanvi Eminence"
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> SEAC-2013/CR-79/TC-I Dated 04.03.2015
4.	Location	Plot Bearing CTS No. 1442 to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane
a.	District (s)	Mumbai.
b.	State (s)	Maharashtra.
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Deep Singh.
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Head Office : B/ 909,AWING ,The Capital, G Block, BandraKurla Complex, Santa (East),Mumbai - 400 051. Sight Office : Behind Kashimira police Station, N.H. 8, Near Samwad Studio, Mira Road - 401107, Dist Thane.

6.	Salient features	
a.	of the project	<p>Plot area: 23,292.83 Sq.m</p> <p>FSI Area: 41,241.18 Sq.m.</p> <p>Non FSI Area: 47,580.34 Sq.m</p> <p>Total BUA: 88,821.52 Sq. m.</p>
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u></p> <p>Sewage Treatment Plant with capacity of 500 KLD will be provided for treating the wastewater with MBBR technology.</p> <p>Recycled wastewater will be used for Flushing, gardening etc.</p> <p>2. <u>Water Management:</u></p> <p>Rain Water Harvesting shall be provided to raise the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <p>Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping</p> <p>Non-biodegradable waste will be recycled/ reused/ sold/ handed over to local authorized vendors</p> <p>4. Solar energy will be used as back-up to main source including streets and buildings.</p>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<p>Plot area: 23,292.83 Sq.m</p> <p>FSI Area: 41,241.18 Sq.m.</p> <p>Non FSI Area: 47,580.34 Sq.m</p> <p>Total BUA: 88,821.52 Sq. m.</p>
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers	Not Applicable.

	/ artisan													
a.	SC, ST / Adivasis	---												
b.	Others	---												
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)													
9.	Financial details													
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 186.09 Cr.												
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost: Rs. 236 lakhs O & M Cost: Rs. 39 lakhs/ Year												
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	--												
d.	Whether (c) includes the cost of environmental management as shown in the above	Yes												
e.	Actual expenditure incurred on the project so far	Rs. 145 Crores												
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1"> <thead> <tr> <th>Items</th><th>Amount</th></tr> </thead> <tbody> <tr> <td>Cost of Sewage Treatment Plant (STP)</td><td>1,25,46,280.00</td></tr> <tr> <td>OWC with composing</td><td>12,32,000.00</td></tr> <tr> <td>Annual Maintenance Cost Of STP</td><td>7,20,000.00</td></tr> <tr> <td>Annual Maintenance Cost Of Solid Waste Management</td><td>1,98,000.00</td></tr> <tr> <td>Annual Maintenance Cost Of D.G. Sets</td><td>24,000.00</td></tr> </tbody> </table>	Items	Amount	Cost of Sewage Treatment Plant (STP)	1,25,46,280.00	OWC with composing	12,32,000.00	Annual Maintenance Cost Of STP	7,20,000.00	Annual Maintenance Cost Of Solid Waste Management	1,98,000.00	Annual Maintenance Cost Of D.G. Sets	24,000.00
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Annual Maintenance Cost Of Solid Waste Management	1,98,000.00													
Annual Maintenance Cost Of D.G. Sets	24,000.00													
10.	Forest land required													
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.												
b.	The status of clearing and felling	R.G. Area Provided: 5248.03 Sq. m. A combination of native evergreen trees and												

		ornamental flowering trees, shrubs and palms are planned in the complex. Different species selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	Sept,2010
b.	Date of completion (Actual and/ of planned)	Sept,2020
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	12.11.2024; 19.03.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<ul style="list-style-type: none"> SEAC-2013/CR-79/TC-I Dated 04.03.2015 <p>M/S Kashmirira Ceramic Product L. L. P.</p> <p>Address - Head Office : B/ 909,AWING ,The Capital, G Block, BandraKurla Complex, Bandra (East),Mumbai - 400 051. Sight Office : Behind Kashmirira police Station, N.H. 8, Near Samwad Studio, Mira Road - 401107, Dist Thane.</p>

COMPLIANCE REPORT

Developer

M/S Kashmirira Ceramic Product L. L. P.

Plot Bearing CTS No. 1442 to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane

COMPLIANCE REPORT

TERMS & CONDITIONS

General Conditions for Pre- construction phase:-

1.	This environmental clearance is issued restricting total built up area to 71,288.06 sqm as per approved plans by MBMC & subject to utilization of excess treated water.	PP had complied to the same.
2.	This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.	PP had complied to the same.
3.	Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of tile sewer line to the project site.	PP had complied to the same.
4.	STP capacity shall be increased appropriately considering waste water generation.	PP had complied to the same.
5.	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.	PP had complied to the same.

6.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	PP had complied to the same.
7.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/F AR nonns of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	PP had complied to the same.
8.	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 deparhnent before start of any construction work at the site.	PP had obtained the same.
9.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	PP had complied to the same.

General Conditions for Construction Phase: -

1.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.	Provision had been made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
2.	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 and sanitary facilities is 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.
3.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will

		be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
4.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Arrangement has been made that waste water and storm water do not get mixed.
6.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	All the topsoil excavated during construction activities is stored for use in horticulture/ landscape development within the project site.
7.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Additional soil for leveling of the proposed site had been generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
8.	Green Belt Development shall be canied out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	Green Belt Development had been canied out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept..
9.	Soil and ground water samples will be tested to asceliain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil and ground water samples is tested to asceliain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
10.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	PP has complied to the same.
11.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and nonns with necessary approvals of the Maharashtra Pollution Control Board.	PP has complied to the same.
12.	The diesel generator sets to be used during construction phase should be low sulphur	The diesel generator sets has been used during construction phase should be low sulphur diesel

	diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
13.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The diesel required for operating DG sets is stored in underground tanks and if required, clearance from concern authority shall be taken.
14.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	PP has complied to the same.
15.	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.	PP has complied to the same.
16.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations).	PP has complied to the same.
17.	Ready mixed concrete must be used in building construction.	Ready mixed concrete is used in building construction
18.	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment etc. as per National Building Code including measures from lighting.	The approval of competent authority is obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment etc. as per National Building Code including measures from lighting.
19.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	PP has complied to the same.
20.	Water demand during construction should be reduced by use of pre-mixed concrete, curing	PP has complied to the same.

	agents and other best practices referred.	
21.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	PP has complied to the same.
22.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	PP has complied to the same.
23.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP has complied to the same.
24.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Separation of gray and black water is done by the use of dual plumbing line for separation of gray and black water.
25.	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.	Fixtures for showers, toilet flushing and drinking is of low flow either by use of aerators or pressure reducing devices or sensor based control.
26.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	PP has complied to the same.
27.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	PP has complied to the same.
28.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs	PP has complied to the same.

	and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	
29.	Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	PP has complied to the same.
30.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Noise is controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
31.	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.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site is avoided. Parking should be fully internalized and no public space should be utilized.
32.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Opaque wall is meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
33.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	PP has complied to the same.
34.	Regular supervision of the above and other measures for monitoring should be in place all	PP has complied to the same.

	through the construction phase, so as to avoid disturbance to the surroundings.	
35.	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.	PP has complied to the same.
36.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	PP has complied to the same.
General Conditions for Post- construction/operation phase-		
1.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	PP has complied to the same.
2.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	PP has complied to the same.
3.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	PP is agreeable to same.
4.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	A complete set of all the documents submitted to Department is been forwarded to the Local authority and MPCB.
5.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Condition is Noted.

6.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
7.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities.
8.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	Yes, we noted the condition & agreeable to the same.
9.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
10.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we noted the condition & agreeable to the same.
11.	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	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

	criteria pollutant levels mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
12.	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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, we noted the condition & agreeable to the same.
14	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted & agreeable to the same.
15	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.

16	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
17.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Yes, we noted the condition & agreeable to the same.
18.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
19.	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Yes, we noted the condition & agreeable to the same.
20.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
21.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

Residential Project "Tanvi Eminence"

For

October, 2024 – March, 2025

Developer

M/S Kashimira Ceramic Product L. L. P.

Plot Bearing CTS No. 1442 to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629,
1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878
to 1881, 1953 of Village Mire, Tai & Dist - Thane

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/11/24/02638A			Report Date - 21.11.2024
Name of Customer	M/s. Kashmirira Ceramic Products LLP		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Ambient Air	Sample Collected by	
Sampling locations and Sample Code	EAEPL/A/11/24/02638A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	12.11.2024	Date of Receipt	13.11.2024
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	13.11.2024 to 14.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)		Duration of Monitoring
30°C	58%		8 Hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	81.53	100 µg/m³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	41.00	60 µg/m³	IS 5182 (Part 24) 2019
Sulphur Dioxide (SO ₂)	20.95	80 µg/m³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	23.44	80 µg/m³	IS 5182 Part 6 (2006) Reaffirmed 2022

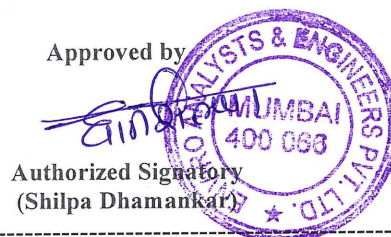
Remark: All the measured values are within NAAQS limits.

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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

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

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/11/24/02638D			Report Date - 21.11.2024
Name of Customer	M/s. Kashimira Ceramic Products LLP		
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/11/24/02638D	Sample quantity and packing	Not Applicable
Date of Sampling	12.11.2024	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical


Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.7	44.6	55	45
Near Center of Site	dB(A) Leq.	54.2	43.4	55	45
Near Backside of Site	dB(A) Leq.	53.2	42.9	55	45
Near Site Office of Site	dB(A) Leq.	52.4	42.3	55	45


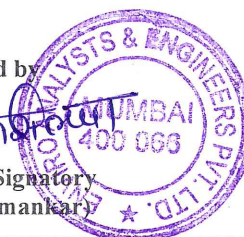
Remark: The noise level was observed to be within CPCB limit at all of the locations.

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)


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

Water Sample Analysis Report

Report No. - EAEPL/W/11/24/02638B			Report Date – 21.11.2024
Name of Customer	M/s. Kashmirira Ceramic Products LLP		
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/11/24/02638B (Near Backside of site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	13.11.2024	Date of Receipt	13.11.2024
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	13.11.2024 to 21.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.58	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	84	IS 3025 (Part 16) 2023
Alkalinity	mg/L	50.75	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	14.5	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	55.78	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg/L	15.23	IS 3025 (Part 40) 1991 Reaffirmed 2019
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	2.78	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	ND	APHA 4500-NO3 B (23 rd Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019


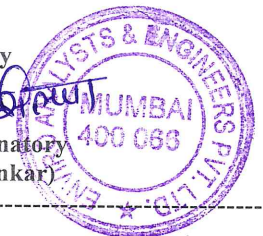
Note: ND – Not Detected

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)


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

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

Water Sample Analysis Report

Report No. - EAEPL/W/11/24/02638B			Report Date – 21.11.2024
Name of Customer	M/s. Kashmirira Ceramic Products LLP		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/11/24/02638B (Near Backside of site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	13.11.2024	Date of Receipt	13.11.2024
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	13.11.2024 to 15.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Biological

Group: Water

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

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


 Authorized Signatory
 (Shweta Sonawane)

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

Soil Sample Analysis Report

Report No. - EAEPL/S/11/24/02638C			Report Date - 21.11.2024
Name of Customer	M/s. Kashimira Ceramic Products LLP		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Soil	Sample Collected by	
Sampling locations and Sample Code	EAEPL/S/11/24/02638C (Near Centre side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	13.11.2024	Date of Receipt	13.11.2024
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	13.11.2024 to 21.11.2024		
Report for the month	NOVEMBER, 2024		


Discipline: Chemical

Group: Soil & Rock

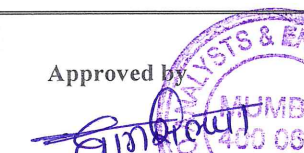
Parameters	Unit	Results	Method
Ph	--	7.96	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	823.11	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	23.14	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	30.53	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.14	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	102.67	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	597.15	IS 14684:1999 (Reaffirmed 2019)
Exchangeable Ca	mg/kg	2308.51	EPA 9080
Exchangeable Mg	mg/kg	215.26	EPA 9080
Sulphate	mg/kg	23.54	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.25	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	4109.07	EPA 3050B
Potassium (K)	mg/kg	1796.51	EPA 3050B
Copper (Cu)	mg/kg	120.54	EPA 3050B
Iron (Fe)	mg/kg	67214.09	EPA 3050B
Lead (Pb)	mg/kg	12.64	EPA 3050B
Zinc (Zn)	mg/kg	257.63	EPA 3050B

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



TC-11189

Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TEST REPORT

Report No - EAEPL/W/03/25/00583			Report Date – 26.03.2025
ULR Number: TC1118925000000583F			
Name of Customer	M/s. Kashmirira Ceramic Products LLP		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling location and Sample Code	EAEPL/W/03/25/00583 (Near Back Side at Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	19.03.2025	Date of Receipt	19.03.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	19.03.2025 to 26.03.2025		
Report for the month	MARCH, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.94	IS 3025 (Part 11) 2022
Total Dissolved Solid	mg / l	76.0	IS 3025 (Part 16) 2023
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
Chlorides as Cl	mg / l	8.32	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg / l	51.79	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg / l	11.22	IS 3025 (Part 40) 2024
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Alkalinity	mg / l	47.03	IS 3025 (Part 23) 2023
Sulphate	mg / l	4.19	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg / l	0.65	APHA 4500-NO3 B (24th Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (24th Edition)
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023

Note: ND – Not Detected

-----End-----

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

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhanankar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepi.com | lab@eaepi.com | Web: www.eaepi.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

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

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



TC-11189

Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TEST REPORT

Report No - EAEPL/W/03/25/00583			Report Date – 26.03.2025
ULR Number: TC1118925000000583F			
Name of Customer	M/s. Kashmirira Ceramic Products LLP		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Tanker Water	EAEPL Laboratory	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/03/25/00583 (Near Back Side at Site)	Sample quantity and packing	250ml X 1 No. St. PP Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	19.03.2025	Date of Receipt	19.03.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	19.03.2025 to 21.03.2025		
Report for the month	MARCH, 2025		

Discipline: Biological

Group: Water

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

End

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

Authorized Signatory
(Shweta Sonawane)

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

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



TC-11189

Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TEST REPORT

Report No - EAEPL/A/03/25/00581			Report Date -26.03.2025
ULR Number: TC1118925000000581F			
Name of Customer	M/s. Kashmirira Ceramic Products LLP		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/03/25/00581 (Near Main gate at Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	18.03.2025	Date of Receipt	19.03.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	20.03.2025 to 22.03.2025		
Report for the month	MARCH, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)		Relative Humidity (%)	Duration of Monitoring
32°C		51%	8 Hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	83.73	100 µg/m³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	41.19	60 µg/m³	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	14.70	80 µg/m³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	20.00	80 µg/m³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

End

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

Reviewed by

(QM/DM)

(Shweta Sonawane)

Approved by

Authorized Signatory

(Shilpa Dhamale)

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

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

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepi.com | lab@eaepi.com | Web: www.eaepi.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

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

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



TC-11189

Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TEST REPORT

Report No - EAEPL/N/03/25/00582			Report Date -26.03.2025
ULR Number: TC1118925000000582F			
Name of Customer	M/s. Kashmirira Ceramic Products LLP		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/03/25/00582	Sample quantity and packing	Not Applicable
Date of Sampling	18.03.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	MARCH, 2025		

Discipline: Chemical**Group: Atmospheric Pollution**

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate at Site	dB(A)	54.3	44.4	55	45
Near Centre side at Site	dB(A)	53.9	43.6	55	45
Near Back Side at Site	dB(A)	53.00	43.3	55	45
Near Sales Office Area.	dB(A)	51.4	41.4	55	45

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

End

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

(QM/DM)

(Shweta Sonawane)**Approved by****Authorized Signatory****(Shilpa Dhamankar)**

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Tel: 022-28541647/48/49/67/68 | E-mail: info@eaep.com | lab@eaep.com | Web: www.eaep.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

TEST REPORT

Report No - EAEPL/S/03/25/00584			Report Date - 26.03.2025
ULR Number: TC111892500000584F			
Name of Customer	M/s. Kashmirira Ceramic Products LLP		Reference – DECLLP/Q/EC/115/2023 DTD. 07.10.2023
Site Address	"Tanvi Eminence" Plot Bearing CTSNo.1442to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tai & Dist - Thane		
Nature and Description of Sample	Soil	Sample Collected by	
Sampling locations and Sample Code	EAEPL/S/03/25/00584 (Near Centre Side at Site)	Sample quantity and packing	1000 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	19.03.2025	Date of Receipt	19.03.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	19.03.2025 to 26.03.2025		
Report for the month	MARCH, 2025		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	8.91	IS 2720 (Part 26):1987, (Reaffirmed 2021)
Electrical Conductivity	µS/cm	875.00	IS 14767:2000, (Reaffirmed 2021)
Soil Moisture	%	20.34	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	30.95	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	611.88	IS 14684:1999 (Reaffirmed 2019)
Organic Matter	%	2.37	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides	mg/kg	107.66	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2307.53	EPA 9030
Magnesium	mg/kg	210.27	EPA 9030
Sulphate	mg/kg	58.94	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	2.16	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	507.33	EPA 3050B
Potassium (K)	mg/kg	276.73	EPA 3050B
Copper	mg/kg	102.39	EPA 3050B
Iron	mg/kg	57882.11	EPA 3050B
Lead	mg/kg	0.92	EPA 3050B
Zinc	mg/kg	48.89	EPA 3050B

End

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

Reviewed by

(QMDM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamanikar)

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

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Government of Maharashtra

SEAC-2013/CR-79/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 4th March, 2015.

To,
M/s. Kashimira Ceramic Product L. L. P.
Behind Kashimira Police Station,
N. H. No. 8, Mira - 401104.

Subject: Environment clearance for Proposed residential & rental housing scheme "Tanvi Eminence" on plot bearing CTS Nos.1442 to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629,1630,01646 to 1652, 1792,1829,1882,1723 to 1726, 1793, 1831 to 1881, 1878 to 1881,1953 of village Mire,Tal. & Dist. Thane by M/s Kashimira Ceramic Products LLP.

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 27th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 73rd, 76th & 81st meetings.

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

Brief Information of the project submitted by you is as-

Name of Project	Residential Project "Tanvi Eminence"
Project Proponent	Kashimira Ceramic Product L. L. P.
Consultant	Name: Dr. D. A. Patil Mahabal Enviro
Type of project:	Residential Project
Location of the project	Plot Bearing CTS No. 1442 to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tal & Dist – Thane
Whether in corporation / Municipal / Other area	Municipal Corporation of Mira Bhayander
Applicability of the DCR	Municipal Corporation of Mira Bhayander

Note on the initiated work (if applicable)	Total constructed work (FSI + Non FSI): Date and area details in the necessary approvals issued by the competent authority	FSI Area – 8004.18 m ² Non FSI Area - 11,581.73 m ² . Total Construction Area - 19,585.91 m ²	
		C.C. No.- MB/MC/TP/138710-11 Dated 15/07/2010 C & D WING – 2 Lvl Podium + Stilt + 1st to 18th floor.	
		Revised C.C. No.- MB/MC/TP/1942/12-13 Dated 06/08/2012 A,B,C,D & E WING – 2 Lvl Podium + Stilt + 1st to 10th floor.	
		C.C. No.- MB/MC/TP/4142/2010-2011 Dated 23/02/2011 A,B & C WING – 2 Lvl Podium + Stilt + 1st to 5th floor.	
LOI / NOC from MHADA / Other approvals (if applicable)	-		
Total Plot Area	23,292.83 m ²		
Deductions	1,302.89 m ²		
Net plot area	21,989.94 m ²		
Permissible FSI (Including TDR etc.)	41,327.68 m ²		
Proposed Built-up Area (FSI & Non-FSI)	FSI Area	41,241.18 m ²	
	Non FSI Area	47,580.34 m ²	
	Total Construction Area	88,821.52 m ²	
Ground coverage percentage (Note: Percentage of plot not open to sky)	48.32 %		
Estimated cost of the project	Rs. 186.09 Crore		
No. of Buildings & its configuration	NO. OF WINGS	BUILDING CONFIGURATION	NO. OF TENEMENTS
	Phase I 6 Wing (A to F)	A,B,C,D,E & F WING: L.P. + U.P. + Stilt + 18 Resi. Floors	478

	Phase II 3 wing (A to C)	A, B & C WING: L.P. + U.P. + Stilt + 14 Resi. Floors.	246
	Total		724
Number of tenants and shops	Tenements: 724 nos. Shops: 21 nos., Club House: 2		
Number of expected residents / users	3,706 nos.		
Tenant density per hector	--		
Height of the building(s)	Max height: 67.50 mtr		
Right of way (width of the road from the nearest fire station to the proposed building)	15.0 m wide D.P. road, 9.0 m wide D.P. road & 12.0 m wide internal road		
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Min 9.0 m		
Existing Structure	--		
Details of the demolition with disposal (if applicable)	N.A.		

Total Water requirement	Dry Season	
	Fresh water (KLD)	333
	Source	Mira Bhayander Municipal Corporation
	Recycled Water (KLD)	191
	Total water requirement (KLD)	498
	Swimming pool make up (cum)	5
	Fire fighting (cum)	100 m ³ for each wing
	Wet Season	
	Fresh water (KLD)	248
	Source	Mira Bhayander Municipal Corporation
	Recycled Water (KLD)	165
	Total water requirement (KLD)	498
	Swimming pool make up (cum)	--

	Fire fighting (cum)	100 m ³ for each wing
--	---------------------	----------------------------------

Rain Water Harvesting (RWH)	Level of ground water table	4.0 m
	Size and No. of RWH tanks and quantity	3 RWH tanks with total capacity 511 m ³
	Location of RWH tank	On lower Podium
	Size and no. of recharge pits and quantity	--
	Budgetary allocation	Capital Cost: 20 Lakhs O & M Cost: 2 Lakhs
UG Tanks	Location of UG tank	On lower podium
Storm Water Drainage	Natural water drainage pattern	Towards south west side
	Quantity of storm water	2480.25 m ³ /hr
	Size of SWD	300mm, 450mm, 600mm, 800 mm
Sewage and waste water	Sewage generation (CMD)	460
	STP Technology	MBBR technology
	Capacity of STP (CMD)	500
	Location of the STP	On Lower Podium
	DG sets (during emergency)	Total Capacity: 915 kVA
	Budgetary allocation	Capital Cost: 65 Lakhs O & M Cost: 13 Lakhs

Solid waste management	Waste generation in the pre construction and construction phase	
	Waste generation	2700 m ³
	Disposal of the construction way debris	
	Waste generation in the Operation phase	
	Dry Waste (kg/d)	1096
	Wet Waste (kg/d)	731
	STP Sludge (dry sludge) (kg/d)	5
	Mode of Disposal of Waste	
	Dry Waste	Dry garbage will be segregated & disposed off to recyclers

	Wet Waste	Wet garbage will be composted using Mechanical Composting and used as organic manure for landscaping.
	STP sludge (dry sludge)	Sludge use as manure for gardening
	Area requirement	
	Location and total area provided for the storage and treatment of the solid waste	Location on Ground
	Budgetary allocation	Capital Cost: 16 Lakhs O & M Cost: 10 Lakhs

Green Belt Development	Total RG Area	5248.03 m ²
	RG area other than green belt (please specify for playground, etc.)	
	RG area under green belt	
	RG on ground	5248.03 m ²
	RG on Podium	--
	Plantation	
	Number and list of trees species to be planted in the ground RG	
	Number and list of shrubs and bushes species to be planted in the podium RG	NA
	Number and list of trees species to be planted around the border of nallah / stream / pond (if any)	NA
	Number, size, age and species of trees to be cut, trees to be transplanted	
	NOC for the tree cutting / transplantation/ compensatory plantation, if any	-
	Budgetary allocation	Capital Cost: 75 Lakhs O & M Cost: 8 Lakhs

Energy	Power supply	
	Maximum demand	4.1 MW

	Connect load	7.7 MW
	Source	Reliance
	Energy saving by non-conventional method <ul style="list-style-type: none"> ▪ Efficient wall systems like solid blocks with fly ash content ▪ Energy efficient lighting using T5 lamps, CFLs in offices and LEDs in Lift Lobby, Toilets & Core area Passages ▪ Solar lighting on street and RG area ▪ Controlling to lights through motion sensors and day light sensors ▪ Use of high energy efficient pumps for fire fighting, UG tanks and STP ▪ Solar Hot water for Residential Wings 	
	Energy saving measures	
	<ul style="list-style-type: none"> • Efficient wall systems like solid blocks with fly ash content • Energy efficient lighting using T5 lamps, CFLs in offices and LEDs in Lift Lobby, Toilets & Core area Passages • Solar lighting on street and RG area • Controlling to lights through motion sensors and day light sensors • Use of high energy efficient pumps for fire fighting, UG tanks and STP • Solar Hot water for Residential Wings 	
	Detail calculations & % of saving	26.9 %
	Compliance of the ECBC guidelines (Yes / No) (if Yes then submit compliance in tabular form)	
	Budgetary allocation	Capital Cost: 60 Lakh O & M Cost: 6 Lakh
	DG set	
	Number and capacity of the DG sets to be used	Capacity of DG Set 630 kVA & 285 kVA
	Type of fuel used	Diesel

Environment Management Plan Budgetary Allocation	Construction phase (with break-up)	
Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs / year)

STP (Tertiary)	65	13
Solar System	60	6
Rainwater harvesting	20	2
Solid Waste Composting plant	16	10
Landscape	75	8
Total Cost	236	39
	Quantum and generation of corpus fund and commitment	Not Applicable as facility is operated by us
	Responsibility for further O & M	All facilities will be leased & entire complex will be maintained by us

3. The proposal has been considered by SEIAA in its 73rd, 76th & 81st meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued restricting total built up area to 71,288.06 sqm as per approved plans by MBMC & subject to utilization of excess treated water.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) STP capacity shall be increased appropriately considering waste water generation.
- (v) 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.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according

commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

- (viii) "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.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (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) 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.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- (xv) 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.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of

all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) 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.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

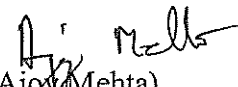
General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
 - (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
 - (ix) 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.
 - (x) 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.
 - (xi) 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.
 - (xii) 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.
 - (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance

without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(Ajay Mehta)
Principal Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Thane.
7. Collector, Thane

8. Commissioner, Municipal Corporation, Mira Bhayander
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 11/3/2015)

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MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure /Orange/LSI

Consent order No: Format I. WBO/RO-HQ/EIC-TN-4878-14/CE/CC-3803 Date-24/04/2014

To,
M/s. Kashimira Ceramic Product LLP,
CTS No 1142 to 1146, 1491 to 1511, 1586, 1589 to 1600, 1629,
1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793,
1831 to 1836, 1878 to 1881, 1953
of Village Mire Tal and Dist Thane

Subject: Consent to Establish for Building/Construction project ORANGE category.
Ref : Minutes of CC meeting held on 10/04/2014

Your application: CE 14010000268
Dated: 08/01/2014

For: Consent to Establish for Building/Construction project

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under
Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and
Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is
considered and the consent is hereby granted subject to the following terms and
conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project of 5 years
whichever is earlier.
2. The proposed capital investment of the project is Rs. 128.98 Crs. (As per
undertaking submitted by project proponent)

For development of land/ plot as new construction activities for construction of Residential
construction Project named as M/s. Kashimira Ceramic Product LLP, CTS No 1142 to
1146, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to
1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire Tal and Dist Thane on Total
Plot Area of 23,292.83 Sq.mtrs and Total Construction BUA of 89,016.83 Sq.mtr
including utilities as per construction commencement certificate issued by local body.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	391.00	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG set (225 KVA)	1	As per Schedule -II

*M/s. Kashimira Ceramic Product LLP *SRO Thane II/VO/L/97333000

2.	DG set (225 KVA)	1	As per Schedule -II
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5. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	724 Kg/day	Organic Waste Converter	Used as Manure
2	Non-Biodegradable	1086 Kg/day	Segregate and Hand over to MCGM for recycling	--

6. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste:

Sr. No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
						Nil

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto.

As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.

10. The Applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the EC and BG of Rs. 10 Lakh for ensuring the compliances.
11. Industry shall submit Board Resolution by 25/04/2014. from company Board, towards starting of construction work, without obtaining consent to establish from the MPC Board thus violated the provisions of Environmental Laws and in future, they will not do such violations and BG of Rs. 2 lakh to be submitted immediately towards submission of Board Resolution
12. This consent is issued without prejudice to the order passed or being passed in criminal case no. 293 of 2014 pending before Hon'ble JMFC, Thane.

For and on behalf of the
Maharashtra Pollution Control Board

(Rajeev Kumar Mital, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1.	2,58,062.51	030236	04/01/2014	Axis Bank

Copy to:

- Regional Officer -Thane and Sub-Regional Officer-Thane -II MPCB,
- They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.
- CC/CAC desk- for record & website updation purpose

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install MBBR based Sewage Treatment Plant (STP) with the design capacity of 400 CMD.

B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27oC)	100
02	Suspended Solids	100
03	COD	250
04	Residual Chlorine	1ppm

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	00
2.	Domestic purpose	486
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	00

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO ₂ Kgs.
01.	DG set (225 KVA)	Acoustic Enclosure	5.0*	HSD	42Ltr/hr	---	---
02.	DG set (225KVA)	Acoustic Enclosure	5.0* each	HSD			

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
5. Conditions during construction phase

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	No generating activity shall be carried out during day time only.

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 5 lakh	15 Days	Towards compliance of consent conditions.	Upto Commissioning of the unit	Five years
2	Consent to Establish	Rs. 10 lakhs	15 Days	Towards compliance condition not to take further effective steps prior to obtaining of Environmental clearance from competent authority.	Till obtaining Environmental clearance from competent authority.	One year
3	Consent to Establish	Rs. 2 lakh	1 Month	Submission of Board Resolution from company towards starting of construction work without obtaining consent to establish from the MPC Board, thus violated the provisions of Environmental Laws and in future, they will not do such violations.	1 Month	4 Months from date of issue of consent.

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



Maharashtra Pollution Control Board

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MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp Cine Planet Cinema, Near
Sion Circle, Sion (E)
Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format 1.0/BO/JD (WPC)/UAN-0000079640/CO/CC-

2007001032

Date: 15/07/2020

To,
M/s. Kashimira Ceramic Products LLP
1442 -1446, 1491-1511, 1586, 1589-1600, 1629,
1630, 1646-1652, 1792, 1829, 1882, 1723-1726, 1793,
1831-1836 etc Mire Village Thane.

Subject: Revalidation of Consent to Establish & 1st consent to Operate for Construction of Residential Building Project. Red Category.

Ref : Minutes of Consent Committee meeting held on 20.03.2020.
Your application MPCB-CONSENT- 0000079640 Dated: 07/09/2019

For: Revalidation of Consent to Establish & 1st Consent to Operate for Construction of Residential Building Project. Red Category. under Section 25 & 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to 31/12/2020.
2. The capital investment of the project is Rs. 169.33 Crs. (As per undertaking submitted by project proponent)

Revalidation of Consent to Establish & 1st Consent to Operate is valid for Construction of Residential Building Project named as, M/s. Kashimira Ceramic Products LLP, 1442 -1446, 1491-1511, 1586, 1589-1600, 1629, 1630, 1646-1652, 1792, 1829, 1882, 1723-1726, 1793, 1831-1836 etc Mire Village Thane For Total plot area of 23,292.83 Sq.mtrs and Total Construction BUA of 88,821.52 Sq.mtrs, (As per EC dt. 04/03/2015) including utilities and services as per construction commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	460	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer.

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	630 KVA	1	As Per Schedule -II
2	DG Set	285 KVA	1	As Per Schedule -II



Maharashtra Pollution Control Board

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5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	731.00 Kg/Day	OWC	Used as Manure
2	Dry garbage	1096.00 Kg/Day	..	Segregate and Hand over to Local Body for recycling
2	STP Sludge	5 Kg/Day	..	Used as Manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. PP shall submit fresh BG of Rs. 10 lakhs towards O & M of pollution control system.
11. Project Proponent shall install online monitoring systems to the O/L of STP for monitoring for BOD, SS and flow at the outlet of STP.
12. The treated domestic effluent shall be 60% recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening & connected to the sewerage system provided by local body.
13. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
14. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: No. SEAC-2013/CR-79/TC-1 dt: 04/03/2015

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	3,38,660.00	000934	07/09/2019	HDFC Bank

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane-II - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.



Maharashtra Pollution Control Board
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Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of 500.00 CMD
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l
5.	NH ₄ N	Not more than	5 mg/l
6.	N Total	Not more than	10 mg/l
7.	Fecal Coliform MPN/100 Ml	Less than	100.0

- C) The treated domestic effluent shall be 60% recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening & connected to the sewerage system provided by local body.

- D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	498.00

- 4) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.



Maharashtra Pollution Control Board
5f0eed3871a8a33141868db4

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

S r. N o.	Stack Attached To	APC System	Heig ht in Mtrs.	Type Of Fuel	Quantity	UOM	S O ₂
1.	DG Set (630 KVA)	Acoustic enclosure	5.00	HSD	100.00	Kg/Hr	-
2.	DG Set (285 KVA)	Acoustic enclosure	5.00	HSD	45.00	Kg/Hr	-

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

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



Maharashtra Pollution Control Board
5f0eed3871a8a33141868db4

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Revalidation of Consent to establish & 1 st Consent to Operate	Rs. 10 lakh	15 Days	Towards operation & maintenance of pollution control systems	31/12/2020	30/04/2021

[Handwritten signature]

Maharashtra Pollution Control Board

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000206614/CE/2503000056

Date: 02/03/2025

To,
M/S. Kashimira Ceramic Product L. L. P.
Tanvi Eminence- CTS No.1442 to 1446,
1491 to 1511, 1586, 1589 to 1600, 1629,
1630, 1646 to 1652, 1792, 1829,
1882, 1723 to 1726, 1793, 183
of Village Mire, Tal & Dist-Thane



Sub: Revalidation of Consent to Establish for residential & commercial construction project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981

- Ref:**
1. Consent to Establish granted on 22/04/2014.
 2. Consent to Establish (Revalidation) & 1st Consent to Operate on 15/07/2020 valid upto 31/12/2020.
 3. Environment Clearance granted on 04/03/2015
 4. Minutes of 12th Consent Committee Meeting (Agenda A) of 2024-2025 held on 04/12/2024

Your application NO. MPCB-CONSENT-0000206614

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

1. **The Revalidation of Consent to Establish is valid up to 31/12/2030**
2. **The capital investment of the project is Rs.236.79 Cr. (As per undertaking submitted by pp).**
3. **The revalidation of Consent to Establish is valid for residential & commercial construction project named as M/S. Kashimira Ceramic Product L. L. P., Tanvi Eminence- CTS No.1442 to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829, 1882, 1723 to 1726, 1793, 1831 to 1836, 1878 to 1881, 1953 of Village Mire, Tal & Dist-Thane on Total Plot Area of 23292.83 SqMtrs for construction BUA of 88821.52 SqMtrs as per EC granted dated 04/03/2015 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to establish dtd. 22/04/2014	23292.83	89016.83
2	Environment Clearance dtd. 04/03/2015	23292.83	89016.83
3	Consent to Establish (Revalidation) & 1st Consent to Operate dated 04/12/2024	23292.83	88821.52

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	0
2.	Domestic effluent	460	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set (630 KVA)	1	As per Schedule -II
S-2	DG Sets (285KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	731 Kg/Day	OWC	Composting by OWC manure produced will be used at a site for landscaping
2	Non-Bio Degradable Waste	1096 Kg/Day	Segregate	Will be handed over to a recycler
3	STP Sludge	25 Kg/Day	Drying	Dry sewage sludge will be used as manure for gardening

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance obtained dtd 04/03/2015 for construction project having total plot area of 23292.83 Sqm and total construction BUA of 88,821.52 Sqm as per specific condition of EC.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	473585.00	MPCB-DR-25960	18/04/2024	NEFT
2	1693000.00	TXN2411003937	29/11/2024	Online Payment
3	955398.00	TXN2502003938	18/02/2025	Online Payment

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **500 CMD for treatment of domestic effluent of 460 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	514.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set	Stack	5.00	HSD 157.5 Lit/Day	1	SO ₂	3.15 Kg/Day
S-2	DG Set	Stack	5.00	HSD 71.25 Lit/Day	1	SO ₂	1.4 Kg/Day

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to establish	10 Lakh	Extend existing BG	Compliance of consent conditions	continue	COU

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

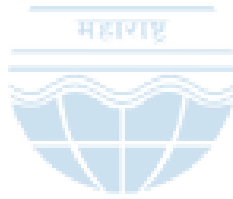
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



DILIP MEVADA & ASSOCIATES

ARCHITECTS & INTERIOR DESIGNERS



APPENDIX XIV
(Regulation No. 6(7))

Building Completion Certificate

To,
The Commissioner / ADTP
Mira Bhayandar Municipal Corporation,
Mira Bhayander,
Thane.

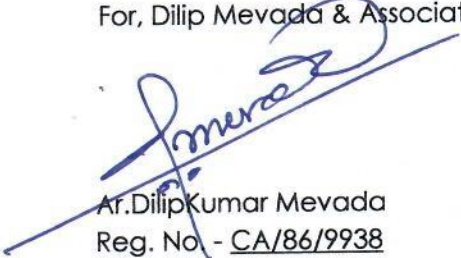
Dear Sir,

I certify that the erection/re-erection or part/full development work in/on building/part building known as "HIRACO EMINENCE PHASE 2" on plot bearing CTS No. C.T.S. No. 1723 To 1726, 1793, 1831 To 1836, 1878 To 1881, 1953, at Village - Mira, Tal. & Dist. - Thane for "KASHIMIRA CERAMIC PRODUCTS LLP" has been designed by Architect Dilip Mevada & Associates. The above work has been completed for WING A & B from stilt level to 12th floor and WING C from stilt level to 11th floor + Terrace inclusive lift machine room, Overhead Water Tanks and stairs + Lower and upper podium. The above work has been completed according to the plan sanctioned by Mira-Bhayander Municipal Corporation vide letter no. MB/MC/TP/4142/2010-11 dated 23/02/2011, letter no. MB/MC/TP/3979/2018-19 dated 24/09/2018, letter no. MB/MC/TP/6408/2018-19 dated 31/01/2019, and letter no. MB/MC/TP/3467/2019-20 dated 21/09/2019.

I have to request you to arrange for the inspection and give permission for the occupation of the building.

Yours Faithfully,

For, Dilip Mevada & Associates


Ar. Dilip Kumar Mevada
Reg. No. - CA/86/9938



DILIP MEVADA & ASSOCIATES

ARCHITECTS & INTERIOR DESIGNERS



APPENDIX XIV
(Regulation No. 6(7))

Building Completion Certificate (Part)

To,
The Commissioner / ADTP
Mira Bhayandar Municipal Corporation,
Mira Bhayander,
Thane

Sir,

I certify that the erection/re-erection or part/full development work in/on building/part building known as "HIRACO EMINENCE PHASE 1" on plot bearing CTS No. C.T.S.No. 1442 to 1446, 1491 to 1511, 1586, 1589 to 1600, 1629, 1630, 1646 to 1652, 1792, 1829 and 1882 under Mira Bhayander Municipal Corporation at village Mira, Taluka & Disc. Thane for "KASHIMIRA CERAMIC PRODUCTS LLP" has been designed by Architect Dilip Mevada & Associates and has been completed for **WING A** from stilt level to 18th floor + Terrace inclusive lift machine room, Overhead Water Tanks and stairs + Lower and upper podium & **BUNGALOW 1 and club house**. The above work has been completed according to the plan sanctioned by Mira-Bhayander Municipal Corporation vide
Letter no. MB/MC/TP/1387/10-11 dated 15/07/2010,
Letter no. MB/MC/TP/1942/12-13 dated 06/08/2012,
Letter no. MB/MC/TP/3869/2018-19 dated 12/09/2018 and
Letter no. MB/MC/TP/3061/2019-20 dated 27/08/2019

I have to request you to arrange for the inspection and give permission for the part occupation of the building.

Yours Faithfully,

For, Dilip Mevada & Associates

Ar.DilipKumar Mevada
Reg. No. - CA/86/9938





मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)



जा.क्र. मनपा/नर/ 9956/2020-29

Bhd. (A4I) 20206

दिनांक:- 06/09/2020

// भाग भोगवटा दाखला //

प्रति,

- 1) मे. काशीमिरा सिरॉमिक्स प्रोडक्ट्स एल.एल.पी. (विकासक)
काशिमिरा पोलीस स्टेशन मागे, एन.एच.8, मिरारोड (पूर्व) - 400104.
- 2) मे. दिलीप मेवाडा अँड असो., (वास्तुविशारद)
116, ब्लू रोड इंडस्ट्री इस्टेट, मागाठाणे, मेट्रो मॉल पुढे,
बोरिवली (पूर्व), मुंबई.

विषय - मौजे मिरा, सिसक्र.1442 ते 1446, 1491 ते 1511, 1586, 1589 ते 1600,
1629, 1630, 1646 ते 1652, 1792, 1829, 1882 या जागेतील इमारत / विंग "अ"
करीता भाग भोगवटा दाखला मिळणेबाबत.

- संदर्भ - 1) वास्तुविशारद मे. दिलीप मेवाडा अँड असो., यांचा दि.19/08/2020 व दि.07/10/2020
रोजीचा अर्ज.
- 2) मा. जिल्हाधिकारी ठाणे यांचेकडील क्र.आरबी-IV/एनएपी/सीआर-17/74 दि.15/07/1974
रोजीचे पत्र व जिल्हाधिकारी ठाणे यांचेकडील क्र.महसूल/क-1/टे-2/सनद/एसआर-
77/2019 दि.31/07/2020 रोजीची सनद सादर.
 - 3) युएलसीचे युएलसी/टिए/टेनं.1/मिरा/एसआर-146, 182, 144 दि.25/10/2007,
युएलसी/टिए/मिरा/एसआर-146/+182+114 दि.27/11/1984 रोजीचे कलम 8(4)
खालील आदेश, युएलसी/टिए/मिरे/कावि/630 दि.07/07/2010 रोजीचे पत्र सादर
 - 4) महानगरपालिकेकडील जा.क्र. मनपा/नर/3061/2019-20 दि.27/08/2019 अन्वयेची
सुधारीत बांधकाम परवानगी.
 - 5) महानगरपालिकेकडील जा.क्र.मनपा/नर/2442/12-13 दि.20/09/2012 अन्वये जोत्याचा
दाखला.
 - 6) महानगरपालिकेकडील जा.क्र.मनपा/नर/5475/19-20 दि.30/01/2020 अन्वये भाग
भोगवटा दाखला.
 - 7) वास्तुविशारद मे. दिलीप मेवाडा अँड असो., यांनी (Building Completion
Certificate) दि.10/08/2020 रोजीचा इमारत पूर्णत्वाचा दाखला.
 - 8) मे. एच. एम. राज यांचेकडील दि.07/03/2020 रोजीचे इमारतीचे बांधकाम
तांत्रिकदृष्ट्या योग्य असलेबाबतचा दाखला.
 - 9) श्री. अजय आत्माराम घुडे यांचा दि.08/08/2020 रोजीचा प्लबींग बाबतचा दाखला.

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)

जा.क्र. मनपा/नर/ 9956/2020-29

Bhd. (A4) 20206

दिनांक:-06/90/2020

- 10) पाणी पुरवठा विभागाकडील जा.क्र.मनपा/पापू/326/2019-20 दि.30/05/2019 रोजीच्या रेन वॉटर हार्वेस्टिंग यंत्रणेची उभारणी केल्याबाबतचा नाहरकत दाखला व जा.क्र.मनपा/पापू/249/20-21 दि.22/06/2020 रोजीची मुदतवाढ
- 11) सार्वजनिक बांधकाम विभागाकडील पत्र क्र.मनपा/साबां/458/2019-20 दि.12/06/2019 रोजीचा सोलर वॉटर हिटींग सिस्टीम कार्यान्वित असलेबाबतचा नाहरकत दाखला व जा.क्र.मनपा/साबां/3379/20-21 दि.11/08/2020 रोजीची मुदतवाढ सादर
- 12) महानगरपालिकाचे वृक्ष प्राधिकरण विभागाकडील पत्र क्र. पत्र क्र.मनपा/वृपा/मिरारोड/446/2018-19 दि.04/10/2019 रोजीच नाहरकत दाखला.
- 13) महानगरपालिकाचे अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/792/2019-20 दि.19/10/2019 रोजीचा नाहरकत दाखला व पत्र क्र. मनपा/अग्नि/1399/19-20 दि.22/01/220 रोजीची मुदतवाढ.
- 14) विद्युत निरीक्षक (उद्वाहक) मुंबई, अधीक्षक अभियंता यांचेकडील दि. दि.07/12/2019 रोजीच्या Licence for working of the lift चे प्रमाणपत्र ची छायाप्रत सादर
- 15) मे. योगेश पी. पटेल यांचेकडील दि.08/08/2020 रोजीचे पर्यवेक्षक अभियंत्यांचे प्रमाणपत्र.
- 16) पर्यावरण विभाग महाराष्ट्र शासन यांचेकडील पत्र क्र.SEAC-2013/CR-79/TC-1 दि.04/03/2015 अन्वये नाहरकत दाखला
- 17) महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील Consent Order No.: Format 1.0/BO/RO-HQ/EIC-TN-4878-14/CE/CC-3803 दि.22/04/2014 रोजीचे पत्र सादर
- 18) विकासकाचे दि. दि.14/08/2020 रोजीचे शपथपत्र.
- 19) मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र.जिकाठा/ जि.आ.नि.कक्ष/ कोरोना/ बांधकामे - परिपत्रक/20 दि.27/04/2020.

विषयांकित जागेमधील मॉजे मिरा, सिसक्र.1442 ते 1446, 1491 ते 1511, 1586, 1589 ते 1600, 1629, 1630, 1646 ते 1652, 1792, 1829,1882 या जागेतील वास्तुविशारद प्रस्तावित इमारत अे करीता इमारत / विंग अे करीता (2 पोजियम + स्टील्ट +18 मजले) एकूण क्षेत्र 3735.72 चौ.मी. चे बांधकाम मंजूर नकाशाप्रमाणे वास्तुविशारद मे. दिलीप मेवाडा अॅण्ड असो., (नोंदणी क्र. सीए/86/9938, दि.23/01/1990 व दि.18/11/2020 पर्यंतची मुदतवाढ) यांच्या देखरेखीखाली पुर्ण झालेले असून सदरचे बांधकाम तांत्रिकदृष्ट्या योग्य असल्याबाबत संरचना अभियंता मे. एच. एम. राज व सदर इमारतीच्या प्लंबिंगचे काम योग्य झालेबाबत श्री. अजय आत्माराम घुडे व यांनी दाखले दिलेले आहेत. यास्तव सदर वरीलप्रमाणे च्या इमारतीसाठी खालील अटीशर्तीच्या अधिन राहून प्रस्तावित इमारतीसाठी भोगवटा दाखला देण्यात येत आहे.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)

जा.क्र. मनपा/नर/ 9956/2020-29

दिनांक:- 06/10/2020

Bhd. (A4I) 20206

अटीशर्ती -

- 1) संदर्भित पत्र क्र. 4 अन्वयेच्या बांधकाम परवानगी / सुधारीत बांधकाम परवानगी मधील अटीशर्तीचे व विकासकाच्या संदर्भ क्र. 18 अन्वयेच्या शपथपत्राचे पालन करणे बंधनकारक राहिल.

जर

- अ) मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांना आवश्यकता वाटल्यास कोणत्याही प्रकारची पुर्तता करणेस कळविल्यानंतर किंवा कोणताही प्रकारचा प्रतिबंध केल्यानंतर त्याचे पालन नाही केल्यास.
 - ब) आपण कोणत्याही प्रकारची माहिती लपवून किंवा चुकीची माहिती सादर करून परवानगी / भोगवटा दाखला प्राप्त करून घेतल्याचे मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांची खात्री झालेनंतर सदरचा दाखला रद्द करणेचे अधिकार मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांना आहेत.
- 2) सदर इमारतीच्या बांधकामामध्ये भविष्यात कोणत्याही प्रकारचे फेरबदल करावयाचे झाल्यास त्याबाबत महानगरपालिकेची परवानगी प्राप्त करून घेणे आवश्यक आहे.
 - 3) सदरच्या दाखल्यामध्ये नमुद केलेल्या वापरा व्यतिरिक्त भविष्यात बदल केल्याचे निदर्शनास आल्यास सदरचा दाखला रद्द समजणेत येवून पुढील कार्यवाही करणेत येईल.
 - 4) सदरच्या दाखल्यामुळे महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 मधील कोणत्याही तरतुदी अन्वयेच्या कार्यवाहीसाठी बाधा येणार नाही.
 - 5) सदरच्या दाखल्यामुळे अर्जदारास त्यांच्या मालकीच्या नसलेल्या कोणत्याही जमिनीचा कोणत्याही प्रकारे वापर करता येणार नाही.
 - 6) सदर जागेच्या मालकीबाबतच्या मा. न्यायालयात सुरु असल्यास मा. न्यायालयाच्या आदेशाचे पालन करणे विकासकावर बंधनकारक राहिल. त्याबाबत महानगरपालिकेची कोणत्याही प्रकारची जबाबदारी राहणार नाही.
 - 7) अर्जदारांनी इमारतीकरीता मल:निस्सारण व्यवस्था, सांडपाणी व्यवस्था, पाणीपुरवठा व्यवस्थाबाबत देखभाल दुरुस्ती करणे बंधनकारक राहिल.
 - 8) सदर इमारतीचा वापर सुरु करणेपुर्वी सदर दाखला वेळी सादर केलेल्या सर्व विभागाकडील नाहरकत दाखला / प्रमाणपत्र / परवानगी यामधील अटीशर्तीची पुर्तता करणे बंधनकारक राहिल.
 - 9) संदर्भित पत्र क्र. 18 मधील हमीपत्रांचे पालन करणे आपणांवर बंधनकारक राहिल.
 - 10) रेखांकनामधील वाहनतळाची जागा कायमस्वरूपी सार्वजनिक वापरासाठी खुली ठेवणे बंधनकारक राहिल.
 - 11) संदर्भित पत्र क्र. 19 मधील अटी व शर्तीचे पालन करणे आपणावर बंधनकारक राहिल.



(डॉ. विजय राठोड, भा.प्र.से.)

आयुक्त

मिरा भाईंदर महानगरपालिका

प्रत - 1) कर संकलक व निर्धारक

2) विभाग प्रमुख, अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिया, मिरारोड (प.)



जा.क्र. मनपा/नर/ ५४७५ /२०१८-२०
Bhd. (Legal) 20201

दिनांक:- ३०/०९/२०२०

// भाग भोगवटा दाखला //

प्रति,

- 1) मे. काशीमिरा सिरॉमिक्स प्रोटक्ट एलएलपी (विकासक)
काशिमिरा पोलीस स्टेशन मागे, एन.एच.८, मिरारोड (पूर्व) - 400104.
- 2) मे. दिलीप मेवाडा अँड असो., (वास्तुविशारद)
116, ब्लू रोझ इंडस्ट्री इस्टेट, मागाठाणे, मेट्रो मॉल पुढे,
बोरिवली (पूर्व), मुंबई

विषय : - मौजे मिरा, सिसक्र.1442 ते 1446, 1491 ते 1511, 1586, 1589 ते 1600, 1629, 1630, 1646 ते 1656, 1792, 1829, 1882 या जागेतील इमारत / विंग बी. सी. डी. ई च्या मर्यादेत भाग भोगवटा दाखला मिळणेबाबत.

- संदर्भ:- 1) मे. दिलीप मेवाडा अँड असो. (वास्तुविशारद) यांचा दि.22/11/2019 व दि.17/01/2020 रोजीचा प्रस्ताव.
- 2) सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र. युएलसी/टिए/टेनं.1/मिरा/एसआर-146, 184, 144 दि.25/10/2007, युएलसी/टिए/मिरा/एसआर-146/+182+114 दि.27/11/1984 रोजीचे कलम 8(4) खालील आदेश, व क्र. युएलस/टिए/मिरे/कावि/630 दि.07/07/2010 रोजीचे पत्र.
 - 3) मा. जिल्हाधिकारी ठाणे यांचेकडील क्र.आरबी-IV/एनएपी/सीआर-17/74 दि.15/07/1974.
 - 4) मिरा भाईंदर महानगरपालिका जा.क्र.मनपा/नर/3869/2018-19 दि.12/09/2018 व जा.क्र. मनपा/नर/3061/2019-20 दि.27/08/2019 अन्वये सुधारीत बांधकाम परवानगी.
 - 5) मिरा भाईंदर महानगरपालिकेकडील जा.क्र.मनपा/नर/2442/12-13 दि.20/09/2012 रोजी इमारत ओ.बी.ई व जा.क्र.मनपा/नर/2005/12-13 दि.24/08/2012 अन्वये इमारत सी व डी करीता जोत्याचा दाखला
 - 6) अग्निशमन विभागाकडील जा.क्र.मनपा/अग्नि/792/2019-20 दि.19/10/2019 नाहरकत दाखला व जा.क्र. मनपा/अग्नि/1399/19-20 दि.22/01/2020 अन्वये मुदतवाढ
 - 7) वृक्ष प्राधिकरण विभागाकडील पत्र क्र.मनपा/वृपा/मिरारोड/446/2018-19 दि.04/10/2019 रोजीच नाहरकत दाखला.
 - 8) सार्वजनिक बांधकाम विभागाकडील पत्र क्र.मनपा/साबां/458/2019-20 दि.12/06/2019 रोजीचा सोलर वॉटर हिटींग सिस्टीम कार्यान्वित असलेबातचा नाहरकत दाखला.
 - 9) पाणी पुरवठा विभागाकडील जा.क्र.मनपा/पापू/326/2019-20 दि.30/05/2019 रोजीच्या रेन वॉटर हार्वेस्टिंग यंत्रणेची उभारणी केल्याबाबतचा नाहरकत दाखला.
 - 10) वास्तुविशारद - मे. दिलीप मेवाडा अँड असो., यांचेकडील दि.17/01/2020 रोजीचा इमारत पूर्णत्वाचा दाखला.
 - 11) मे. एच.एम. राज यांचेकडील दि.04/12/2019 रोजीचा इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा (Structural Stability Certificate) दाखला.
 - 12) श्री. अजय आत्माराम घुडे यांचेकडील दि.04/12/2019 रोजीचा प्लंबिंग बाबतचा दाखला.
 - 13) विकासकाचे दि.11/11/2019, दि.17/11/2019 व दि.25/11/2019 रोजीचे शपथपत्र.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिया, मिरारोड (प.)

जा.क्र. मनपा/नर/ ५४०५/२०१८-२०

Bhd. (Legal) 20201

महोदय,

दिनांक:- ३०/०९/२०२०

विषयांकित जागेमधील मौजे मिरा, सिसक्र.1442 ते 1446, 1491 ते 1511, 1586, 1589 ते 1600, 1629, 1630, 1646 ते 1656, 1792, 1829,1882 या जागेतील इमारत विंग - बी, सी, डी, ई एकूण क्षेत्र 16289.08 चौ.मी. चे बांधकाम मंजूर नकाशाप्रमाणे वास्तुविशारद मे. दिलीप मेवाडा अॅण्ड असो., (नोंदणी क्र. सीए/86/9938, दि.23/01/1990 व दि.18/11/2020 पर्यंतची मुदतवाढ) यांच्या देखरेखीखाली पूर्ण झालेले असून सदरचे बांधकाम तांत्रिकदृष्ट्या योग्य असल्याबाबत संरचना अभियंता मे. एच.एम. राज व सदर इमारतीच्या प्लंबिंगचे काम योग्य झालेबाबत परवानाधारक श्री. अजय आत्माराम घुडे यांनी दाखले दिलेले आहेत. यास्तव सदर इमारत विंग - बी, सी, डी, ई साठी खालील अटीशर्तीच्या अधिन राहून इमारतीसाठी मंजूर नकाशाप्रमाणे भाग भोगवटा दाखला देण्यात येत आहे. (2 पॉडियम + स्टिल्ड + 18 मजले)

अटीशर्ती -

- संदर्भित पत्र क्र. 4 अन्वयेच्या बांधकाम परवानगी / सुधारीत बांधकाम परवानगी मधील अटीशर्तीचे व विकासकाच्या संदर्भ क्र. 13 अन्वयेच्या शपथपत्राचे पालन करणे बंधनकारक राहिल.
- जर
 - मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांना आवश्यकता वाटल्यास कोणत्याही प्रकारची पुर्तता करणेस कळविल्यानंतर किंवा कोणताही प्रकारचा प्रतिबंध केल्यानंतर त्याचे पालन नाही केल्यास.
 - आपण कोणत्याही प्रकारची माहिती लपवून किंवा चुकीची माहिती सादर करून परवानगी / भोगवटा दाखला प्राप्त करून घेतल्याचे मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांची खात्री झालेनंतर सदरचा दाखला रद्द करणेचे अधिकार मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांना आहेत
- सदर इमारतीच्या बांधकामामध्ये भविष्यात कोणत्याही प्रकारचे फेरबदल करावयाचे झाल्यास त्याबाबत महानगरपालिकेची परवानगी प्राप्त करून घेणे आवश्यक आहे.
- सदरच्या दाखल्यामध्ये नमुद केलेल्या वापरा व्यतिरिक्त भविष्यात बदल केल्याचे निदर्शनास आल्यास सदरचा दाखला रद्द समजणेत येवून पुढील कार्यवाही करणेत येईल.
- सदरच्या दाखल्यामुळे महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 मधील कोणत्याही तरतुदी अन्वयेच्या कार्यवाहीसाठी बाधा येणार नाही.
- सदरच्या दाखल्यामुळे अर्जदारास त्यांच्या मालकीच्या नसलेल्या कोणत्याही जमिनीचा कोणत्याही प्रकारे वापर करता येणार नाही.
- सदर जागेच्या मालकीबाबतच्या मा. न्यायालयात सुरू असल्यास मा. न्यायालयाच्या आदेशाचे पालन करणे विकासकावर बंधनकारक राहिल. त्याबाबत महानगरपालिकेची कोणत्याही प्रकारची जबाबदारी राहणार नाही.
- अर्जदारांनी सादर केलेल्या दि.17/01/2020 रोजीच्या शपथपत्राप्रमाणे मलनिस्सारण व्यवस्था, सांडपाणी व्यवस्था, पाणीपुरवठा व्यवस्थाबाबत देखभाल दुरुस्ती करणे बंधनकारक राहिल.
- सदर इमारतीचा वापर सुरू करणेपूर्वी सादर केलेल्या सर्व विभागाकडील नाहरकत दाखला / प्रमाणपत्र / परवानगी यामधील अटीशर्तीची पुर्तता करणे बंधनकारक राहिल.
- रेखांकनामधील वाहनतळाची जागा व आर.जी. ची जागा कायमस्वरूपी सार्वजनिक वापरासाठी खुली ठेवणे बंधनकारक राहिल.
- रेखांकनातील उर्वरीत इमारतीच्या भोगवटा दाखल्यापूर्वी विषयांकित जागेबाबत शासनाचे महसूल विभागामार्फत सनद सादर करणे विकासकावर बंधनकारक राहिल.
- रेखांकनातील उर्वरीत इमारतीच्या भोगवटा दाखल्यापूर्वी विषयांकित जागेतील नागरी सुविधा क्षेत्राची (730.12 चौ.मी.) जागा महसूल अभिलेखी मालमत्ता पत्रकात मिरा भाईंदर महानगरपालिकेचे नावे नोंद करणेबाबत विकासकावर बंधनकारक राहिल.



(बालाजी खतगांवकर)

आयुक्त

मिरा भाईंदर महानगरपालिका

30/01/20

प्रत - 1) कर संकलक व निर्धारक

2) विभाग प्रमुख, अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)



जा.क्र. मनपा/नर/ 9956/2020-29

Bhd. (A4I) 20206

दिनांक:- 04/08/2020

// भोगवटा दाखला //

प्रति,

- 1) मे. काशीमिरा सिरॉमिक्स प्रोडक्ट्स एल.एल.पी. (विकासक)
काशिमिरा पोलीस स्टेशन मागे, एन.एच.8, मिरारोड (पूर्व) - 400104.
- 2) मे. दिलीप मेवाडा अॅण्ड असो., (वास्तुविशारद)
116, ब्लू रोझ इंडस्ट्री इस्टेट, मागाठाणे, मेट्रो मॉल पुढे,
बोरिवली (पूर्व), मुंबई.

विषय - मौजे मिरा, सि.स.क्र.1723 ते 1726, 1793, 1831 ते 1836, 1878 ते 1881,1953
या जागेतील इमारत / विंग अ, बी व सी करिता भोगवटा दाखला मिळणेबाबत.

- संदर्भ - 1) वास्तुविशारद मे. दिलीप मेवाडा अॅण्ड असो., यांचा दि.19/08/2020 रोजीचा अर्ज.
2) मा. जिल्हाधिकारी ठाणे यांचेकडील क्र.आरबी-IV/एनएपी/सीआर-17/74
दि.15/07/1974 रोजीचे पत्र व जिल्हाधिकारी ठाणे यांचेकडील क्र.महसूल/क-1/टे-2/
सनद/एसआर-78/2019 दि.31/07/2020 रोजीची सनद.
3) युएलसी/टिए/टेनं.1/मिरा/एसआर-146, 182, 144 दि.25/10/2007, युएलसी/टिए/
मिरा/एसआर-146/+182+114 दि.27/11/1984 रोजीचे कलम 8(4) खालील आदेश,
युएलस/टिए/मिरे/कावि/630 दि.07/07/2010 रोजीचे पत्र सादर
4) महानगरपालिकेकडील पत्र क्र. मनपा/नर/6408/2018-19 दि.31/01/2019 अन्वयेची
सुधारीत बांधकाम परवानगी.
5) महानगरपालिकेने जा.क्र.मनपा/नर/3437/12-13 दि.13/12/2012 अन्वये जोत्याचा
दाखला.
6) वास्तुविशारद मे. दिलीप मेवाडा अॅण्ड असो., यांनी (Building Completion
Certificate) दि.10/08/2020 रोजीचा इमारत पूर्णत्वाचा दाखला.
7) मे. एच. एम. राज यांचेकडील दि.06/03/2020 रोजीचे इमारतीचे बांधकाम
तांत्रिकदृष्ट्या योग्य असलेबाबतचा दाखला.
8) श्री. अजय आत्माराम घुडे यांचा दि.04/12/2019 रोजीचा प्लबींग बाबतचा दाखला.
9) पाणी पुरवठा विभागाकडील जा.क्र.मनपा/पापू/327/2019-20 दि.30/05/2019
रोजीच्या रेन वॉटर हार्वेस्टिंग यंत्रणेची उभारणी केल्याबाबतचा नाहरकत दाखला व
जा.क्र.मनपा/पापू/245/20-21 दि.19/06/2020 रोजीची मुदतवाढ.
10) सार्वजनिक बांधकाम विभागाकडील पत्र क्र.मनपा/साबां/457/2019-20
दि.12/06/2019 रोजीचा सोलर वॉटर हिटींग सिस्टीम कार्यान्वित असलेबाबतचा
नाहरकत दाखला व जा.क्र.मनपा/साबां/3380/20-21 दि.11/08/2020 रोजीची
मुदतवाढ.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)

जा.क्र. मनपा/नर/ 9946/2020-29

Bhd. (A4) 20206

दिनांक:-06/10/2020

- 11) महानगरपालिकाचे वृक्ष प्राधिकरण विभागाकडील पत्र क्र.मनपा/वृपा/मिरारोड/447/2018-19 दि.04/10/2018 रोजीचा नाहरकत दाखला.
- 12) महानगरपालिकाचे अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/791/2019-20 दि.19/10/2019 अन्वयेचा नाहरकत दाखला व पत्र क्र. मनपा/अग्नि/1400/19-20 दि.22/01/2020 अन्वयेची मुदतवाढ.
- 13) विद्युत निरीक्षक (उद्वाहक) मुंबई, अधीक्षक अभियंता यांचेकडील दि.24/02/2020 रोजीच्या Licence for working of the lift चे प्रमाणपत्र ची छायाप्रत सादर
- 14) मे. योगेश पी. पटेल यांचेकडील दि.08/08/2020 रोजीचे पर्यवेक्षक अभियंत्यांचे प्रमाणपत्र सादर.
- 15) पर्यावरण विभाग महाराष्ट्र शासन यांचेकडील पत्र क्र.SEAC-2013/CR-79/TC-1 दि.04/03/2015 अन्वये नाहरकत दाखला
- 16) महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील Consent Order No.: Format 1.0/BO/RO-HQ/EIC-TN-4878-14/CE/CC-3803 दि.22/04/2014 रोजीचे पत्र सादर
- 17) विकासकाचे दि.14/08/2020 रोजीचे शपथपत्र.
- 18) मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र.जिकाठा/ जि.आ.नि.कक्ष/ कोरोना/ बांधकामे - परिपत्रक/20 दि.27/04/2020.



विषयांकित जागेमधील मौजे मिरा, सिसक्र.1723 ते 1726, 1793, 1831 ते 1836, 1878 ते 1881,1953 या जागेतील प्रस्तावित इमारत /विंग अ, बी व सी वास्तुविशारद प्रस्तावित इमारत / विंग अ (2 पोजियम + स्टिल्ट + 1 ते 11 + 12 पार्ट मजले) "बी" (2 पोजियम + स्टिल्ट + 1 ते 12 मजले), "सी" (2 पोजियम + स्टिल्ट 1 ते 11 मजले) एकूण क्षेत्र 12374.1 चौ.मी. चे बांधकाम मंजूर नकाशाप्रमाणे वास्तुविशारद मे. दिलीप मेवाडा अॅण्ड असो., (नोंदणी क्र. सीए/86/9938, दि.23/01/1990 व दि.18/11/2020 पर्यंतची मुदतवाढ) यांच्या देखरेखीखाली पूर्ण झालेले असून सदरचे बांधकाम तांत्रिकदृष्ट्या योग्य असल्याबाबत संरचना अभियंता मे. एच. एम. राज व सदर इमारतीच्या प्लंबिंगचे काम योग्य झालेबाबत श्री. अजय आत्माराम घुडे व यांनी दाखले दिलेले आहेत. यास्तव सदर वरीलप्रमाणे च्या इमारतीसाठी खालील अटीशर्तीच्या अधिन राहुन प्रस्तावित इमारतीसाठी भोगवटा दाखला देण्यात येत आहे.

अटीशर्ती -

- 1) संदर्भित पत्र क्र. 4 अन्वयेच्या बांधकाम परवानगी / सुधारीत बांधकाम परवानगी मधील अटीशर्तीचे व विकासकाच्या संदर्भ क्र. 17 अन्वयेच्या शपथपत्राचे पालन करणे बंधनकारक राहिल.

जर

अ) मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांना आवश्यकता वाटल्यास कोणत्याही प्रकारची पुर्तता करणेस कळविल्यानंतर किंवा कोणताही प्रकारचा प्रतिबंध केल्यानंतर त्याचे पालन नाही केल्यास.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)

जा.क्र. मनपा/नर/ 9956/2020-29

Bhd. (A41) 20206

दिनांक:-06/10/20

- ब) आपण कोणत्याही प्रकारची माहिती लपवून किंवा चुकीची माहिती सादर करून परवानगी / भोगवटा दाखला प्राप्त करून घेतल्याचे मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांची खात्री झालेनंतर सदरचा दाखला रद्द करणेचे अधिकार मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांना आहेत.
- 2) सदर इमारतीच्या बांधकामामध्ये भविष्यात कोणत्याही प्रकारचे फेरबदल करावयाचे झाल्यास त्याबाबत महानगरपालिकेची परवानगी प्राप्त करून घेणे आवश्यक आहे.
 - 3) सदरच्या दाखल्यामध्ये नमुद केलेल्या वापरा व्यतिरिक्त भविष्यात बदल केल्याचे निदर्शनास आल्यास सदरचा दाखला रद्द समजणेत येवून पुढील कार्यवाही करणेत येईल.
 - 4) सदरच्या दाखल्यामुळे महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 मधील कोणत्याही तरतुदी अन्वयेच्या कार्यवाहीसाठी बाधा येणार नाही.
 - 5) सदरच्या दाखल्यामुळे अर्जदारास त्यांच्या मालकीच्या नसलेल्या कोणत्याही जमिनीचा कोणत्याही प्रकारे वापर करता येणार नाही.
 - 6) सदर जागेच्या मालकीबाबतच्या मा. न्यायालयात सुरु असल्यास मा. न्यायालयाच्या आदेशाचे पालन करणे विकासकावर बंधनकारक राहिल. त्याबाबत महानगरपालिकेची कोणत्याही प्रकारची जबाबदारी राहणार नाही.
 - 7) अर्जदारांनी इमारतीकरीता मलनिस्सारण व्यवस्था, सांडपाणी व्यवस्था, पाणीपुरवठा व्यवस्थाबाबत देखभाल दुरुस्ती करणे बंधनकारक राहिल.
 - 8) सदर इमारतीचा वापर सुरु करणेपूर्वी सदर दाखला वेळी सादर केलेल्या सर्व विभागाकडील नाहरकत दाखला / प्रमाणपत्र / परवानगी यामधील अटीशर्तीची पूर्तता करणे बंधनकारक राहिल.
 - 9) संदर्भित पत्र क्र. 17 मधील हमीपत्रांचे पालन करणे आपणांवर बंधनकारक राहिल.
 - 10) रेखांकनामधील वाहनतळाची जागा कायमस्वरूपी सार्वजनिक वापरासाठी खुली ठेवणे बंधनकारक राहिल.
 - 11) संदर्भित पत्र क्र.18 मधील अटी व शर्तीचे पालन करणे आपणावर बंधनकारक राहिल.



(डॉ. विजय राठोड, भा.प्र.से.)

आयुक्त

मिरा भाईंदर महानगरपालिका

प्रत - 1) कर संकलक व निर्धारक

2) विभाग प्रमुख, अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.



जा. क्र. मि.भा./मनपा/नर/---४९४२/२०१०-११

दिनांक :- २३/२/२०११

प्रति,

जमीन/जागामालक - श्री. काशिमिरा सिरॅमिक प्रोडक्ट प्रा.लि.

अधिकार पत्रधारक - मे. काशिमिरा सिरॅमिक प्रोडक्ट एल.एल.पी.

द्वारा - वास्तुविशारद - मे. दिलीप मेवाडा अॅन्ड असो.

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा

सि.स.क्र. १७२३ ते १७२६, १७९३, १८३१ ते १८३६, १८७८ ते १८८१, १९५३

या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र

मिळणेबाबत.

संदर्भ :- १) आपला दि.३०/१२/२०१० चा अर्ज.

२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.

यु.एल.सी./टी.ए/मिरे/कावि/६३०, दि.०७/०७/२०१०

ची मंजूरी.

३) कामगार आयुक्त, महाराष्ट्र राज्य, मुंबई यांचेकडील पत्र क्र.

काआ/नाहप्र/प्र.क्र.१५/२०१०/कार्यसन-७, दि.२३/०३/१०

अन्वये नाहरकत प्रमाणपत्र.

-: बांधकाम प्रारंभपत्र :- (मंजूर नकाशेसह)

(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा सि.स.क्र. १७२३ ते १७२६, १७९३, १८३१ ते १८३६, १८७८ ते १८८१, १९५३ या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

१) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवासी वापरासाठीच करण्याचा आहे.

२) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.

- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तसेलुक निरिक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजुरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्रधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम न ठाणे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदींना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारीत झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशांची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांचे राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासीक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता स्वीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पांच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजुरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्वी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरीत बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मैलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.

१३) अर्जदाराने स.नं., हि.नं., मौजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, आर्किटेक्टचे नांव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुस्वात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापुर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पुर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठि काणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

१८) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्र.४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

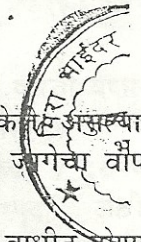
१९) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधितांविरुद्ध विहीत कार्यवाही करण्यात येईल.

१) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

२) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.

३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.

४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावान चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.



- २०) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २१) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र ८६१०.३३ चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व हया हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजुरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपी खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकी हक्क इतरांकडे कोणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस इतर संबंधितास व धारकास स्विकारता येणार नाही.
- २२) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २३) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २४) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.
- २५) पुनर्विकसीत / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सांभावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पूर्तता (विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने/धारकाने करणे बंधनकारक राहिल.
- २६) या मंजुरीची मुदत दि..... पासून दि..... पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजुरी कायदेशीररीत्या आपोआप रद्द होईल.
- २७) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- २८) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दि.२८/१२/२०१० रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

२९) यापूर्वी पत्र क्र. दि. अन्वये

रयासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठे वून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	अ	१	लोअर पोटियम + अप्पर पोटियम + स्टिल्ट + ५	१७७८.८८
२	बो	१	लोअर पोटियम + अप्पर पोटियम + स्टिल्ट + ५	१९१३.२३
३	सी	१	लोअर पोटियम + अप्पर पोटियम + स्टिल्ट + ५	१७७८.८८
एकूण				५४७०.९९ चौ.मी.

- ३०) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व त्याबाबत महापालिकेचे पाणीपुरवठा व अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३१) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हिटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३२) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३३) जोत्याच्या दाखल्यापूर्वी विकास योजना रस्त्याने बाधीत क्षेत्राचा व ॲमिनीटी ओपन स्पेस खालील क्षेत्राचा नोंदणीकृत करारनाम्यासह मिरा भाईंदर महानगरपालिकेच्या नावेचा निर्विवाद ७/१२ उतारा सादर करणे बंधनकारक राहिल.
- ३४) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- ३५) जोत्याच्या दाखल्या पूर्वी जमिनधारक / विकासकाने महाराष्ट्र महसुल अधिनियम १९६६ नुसार आवश्यक असलेले अकृषिक परवानगी प्राप्त करणे बंधनकारक आहे.
- ३६) इमारत पुर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पुर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- ३७) जोत्याच्या दाखल्यापूर्वी महानगरपालिकेचे अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३८) जोत्याच्या दाखल्यापूर्वी पर्यावरण विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३९) नगरविकास विभाग, मंत्रालय, मुंबई यांचेकडील पत्र क्र. टिपीबी/४३०७/२२२६/सीआर-३३४/२००७/युडी-११, दि.१५/०९/२०१० अन्वयेच्या आदेशाप्रमाणे आर्थिकदृष्ट्या दुर्बल व अल्प उत्पन्नागटासाठी नकाशांमध्ये सदनिका दर्शविणे आपणावर बंधनकारक राहिल.

मनपा/नर/ ४९४२४ २०१०/१९

दि. २३/१२/२०११



NK
आयुक्त

मिरा भाईंदर महानगरपालिका

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

- १) मा. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे -
नागरी संकुलन, ठाणे, जिल्हाधिकारी कार्यालय, ठाणे
- २) प्रभाग अधिकारी
प्रभाग कार्यालय क्र.

JOD + CC

JATIN



मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (पं.),

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.

जा. क्र. मि.भा./मनपा/नर/-----9350/-----90-92

दिनांक :- १५/०७/१०

प्रति,

जमीन/जागामालक - मे. काशीमिरा सिरॉमिक प्रॉडक्ट प्रा.लि. व श्रीमती कांता अभिदास गांधी
अधिकार पत्रधारक - मे. काशीमिरा सिरॉमिक प्रॉडक्ट प्रा.लि. यांचेतर्फे श्रीमती संगिता विजय कुमार व इतर
द्वारा- वास्तुविशारद - मेसर्स दिलीप मेवाडा अॅन्ड असो.

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा

सि.स.क्र. १४४२ ते १४४६, १४९१ ते १५११, १५८६, १५८९ ते
१६००, १६२९ व १६३०, १६४६ ते १६५२, १७९२, १८२९, १८८२
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र
मिळणेबाबत.

संदर्भ :- १) आपला दि.०७/०६/२०१० चा अर्ज.

२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.
यु.एल.सी./के-५२/एमसी/आयसी/जीएडी-१७७९, दि.०२/०८/१९७९,
यु.एल.सी./टिए/मिरा/एसआर-१४६ + १८२ + ११४, दि.२७/११/१९८४
ची मंजूरी व पत्र क्र. यु.एल.सी./टिए/टे.नं.१/मिरा/एसआर-१४६ + १८२ +
१४४, दि.२५/१०/०७ अन्वये सुधारीत आदेश.

३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी
आदेश क्र. आर.बी.IV-एनएपी/सीआर-१७/७४, दि.१५/०७/७४

४) दी इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि. यांचेकडील दि.२३/०८/२००६
चा नाहरकत दाखला.

॥ १५/०७/१० ॥
-: बांधकाम प्रारंभपत्र :-
(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई
प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह)
विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले
नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा, सि.स.नं. १४४२ ते
१४४६, १४९१ ते १५११, १५८६, १५८९ ते १६००, १६२९ व १६३०, १६४६ ते १६५२,
१७९२, १८२९, १८८२ या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील
अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत
आहे.

१) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास
वापरासाठीच करण्याचा आहे.

२) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर
कोणतेही बांधकाम करता येणार नाही.

- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखांत दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्रधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९४७ च्या तरतुदीना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशांची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासीक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता रूंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्मी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरीत बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मैलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.

१३) अर्जदाराने स.नं., हि.नं., मौजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, आर्किटेक्चरचे नांव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलक प्रत्यक्ष खाग्विभागाला लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिले. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कागदपत्रे ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अर्जदाराने कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

१८) इमारतीचे बांधकामाबाबत व पूर्णत्वाबाबत नियमावलीतील बाब क्रं.४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपूर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

१९) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधितांविरुद्ध विहीत कार्यवाही करण्यात येईल.

१) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

२) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.

३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरान्त बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.

४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.

- २०) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २१) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २२) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २३) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वारपर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर कायदेशीर कार्यवाही करण्यात येईल.
- २४) पुनर्विकसीत / नव्याने पुर्ण झालेल्या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पूर्तता (विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर यादी) विकासकाने / धारकाने करणे बंधनकारक राहिल.
- २५) या मंजुरीची मुदत दि.१५.११.१९७५ पासून दि.१५.११.१९८० पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजुरी कायदेशीररीत्या आपोआप रद्द होईल.
- २६) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- २७) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दि.२९/०३/२०१० रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- २८) जागेवर रेन वॉटर हॉर्वेस्टिंगची व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २९) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हॉटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

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२९) यापूर्वी पत्र क्र. दि. अन्वये

/यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	सी	१	अपर पोटियम + लोअर पोटियम + स्टिल्ट + १८	५४९६.३२
२	डी	१	अपर पोटियम + लोअर पोटियम + स्टिल्ट + १८	४५१४.५६
एकूण				१००१०.८८ चौ.मी.

- ३०) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडे नोंद घ्यावी. नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३१) जोत्याच्या दाखल्यापूर्वी कॅपिटेशन फीसचा भरणा करून अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३२) जोत्याच्या दाखल्यापूर्वी मा. जिल्हाधिकारी, ठाणे यांचेकडील रहिवास वापराकरिता सुधारीत अकृषिक आदेश सादर करणे बंधनकारक राहिल.
- ३३) मंजूर नकाशात दर्शविलेले To be demolished हि बांधकामे निष्कासीत करून तदनंतर जागेवर मंजूर नकाशाप्रमाणे बांधकाम सुरू करणे आपणावर बंधनकारक राहिल.
- ३४) मंजूर नकाशातील ॲमिनीटी ओपन स्पेस, (क्षेत्र ७३०.१२ चौ.मी.) ही जागा महानगरपालिकेस विनामुल्य हस्तांतरित करून त्याबाबतचा स्वतंत्र ७/१२ उताऱा मिरा भाईंदर महानगरपालिकेच्या नावे सादर करून घेणे आपणावर बंधनकारक राहिल.

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दि. १५/०७/१०

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

- १) मा. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे, जिल्हाधिकारी कार्यालय, ठाणे
- २) प्रभाग अधिकारी प्रभाग कार्यालय क्र.

मिरा भाईंदर महानगरपालिका



प्रत्यक्ष

सहाय्यक नगर रचनाकार
मिरा भाईंदर महानगर पालिका