

MAHARASHTRA POLLUTION CONTROL BOARD

Regional Officer- Navi Mumbai

ACTION TAKEN REPORT

**IN COMPLIANCE OF ORDER DATED 6/5/2019 OF HON'BLE NATIONAL
GREEN TRIBUNAL, PRINCIPAL BENCH, NEW DELHI**

**ORIGINAL APPLICATION NO 305 OF 2019 FILED BY
K KUMAR, CONCIOUS CITIZEN FORUM VS STATE OF MAHARASHTRA**

ACTION TAKEN REPORT

In compliance of this Hon'ble Tribunal order dated 6.5.2019, the Board has issued letter vide letter dated 10.5.2019 to all concern authorities to convey a meeting to comply with the order dated 6.5.2019. In accordance with the same the District Collector-Thane has conducted meeting with the CIDCO, District Mining Officer, Navi Mumbai Municipal Corporation and MPCB on 27.6.2019. In the said meeting, the District Collector has directed to concern department to submit their report with respect to grievances address by the applicant. A copy of letter issued by District Collector is enclosed and marked as an Annexure "A".

As per directions given in the meeting before the District Collector on 27/6/2019, Maharashtra Pollution Control Board has received reports from Navi Mumbai Municipal Corporation, CIDCO Navi Mumbai, District Mining officer and Dy. Conservator of forests Thane Division. The reports are as follows:-

1. **Report of MPCB dated 29.6.2019:-**

As directed by the District Collector, Thane Board officials have carried out site visit at M/s Bhumiraj Builders Pvt Ltd, Formerly known as M/s Iraisaa Developers Pvt Ltd, at Plot No 3,4,4A, sector 30 and 31 CBD Belapur, Navi Mumbai on 29.6.2019. The Officials have reported as follows:-

1. PP has obtained Consent to Establish dated 11/1/2011 for construction of residential project at the aforesaid site for Total plot area-53,200 sq. mtr, Total built up area (BUA) 1,38,167.61 sq. mtr., which was valid for 5 years and after expiry of the said Consent, the PP has obtained revalidation of consent to establish from MPCB on 12.02.2019 for Total plot area-53,200 sq. mtr, Total built up area (BUA) 1,38,167.61 sq. mtr. Copies of said consents are enclosed at Annexure -"B" collectively.
2. PP has obtained Environmental Clearance from Environment Department, GoM on 31 January 2011 for Total plot area-53,200 sq. m., Total construction area-1, 38,167.61 sq. m. Same is revalidated on 26.02.2019 for period up to 29.01.2025. A copy of said EC is enclosed at Annexure "C".
3. PP has established site office and started construction work of 4 nos. of buildings.

4. PP has submitted copy of affidavit in Board prescribed format regarding compliance of conditions of EC/CRZ and C to E. A copy of said affidavit is enclosed at Annexure "D".

As per the EIA Notification issued by MOEF, Govt of India dated 14/9/2006, the construction activity having built area more than 20,000 sq meter falls under Orange Category of consent management. An abstract copy of said Notification dated 14.9.2006 is enclosed and marked as an Annexure "E".

Accordingly, the Board has granted consent to establish vide letter No BO/RO(HQ)/Navi Mumbai/CE/CC-02 dated 11/1/2011 to M/s IRAISSA Developers Pvt Ltd, Navi Mumbai, subject to certain terms and conditions. It is submitted that the said project is under construction stage & conditions have been complied by the project proponent. After completion of said construction, the Project Proponent shall apply for consent to operate (condition No 11) as per the consent to Establish granted vide letter dated 12.2.2019. The Project Proponent has submitted an Affidavit stating the compliance of EC/CRZ and Consent to Establish Conditions. A copy of said report dated 29.6.2019 is enclosed and marked as an Annexure "B".

2. **Report received from NMMC dated 04.07.2019 :-**

It is submitted that the Navi Mumbai Municipal Corporation has communicated vide letter dated 4.7.2019 as follows:-

1. CIDCO vide its Lease Agreement dated 05/09/2008, 16/06/2008 and 27/04/2009 has allotted Plot No. 3, 4 & 4A in Sector-30/31, GES, (Agroli), CBD Belapur under 12.5% Scheme for Residential and Commercial purpose to Shri. Govind Narayan Puranmal Mundada and Others from Village bearing Wagivali, District-Raigad in lieu of acquisition their land. The above referred land bearing Plot No. 3 and 4 admeasuring 50,500 sq. mts has been transferred to M/s. Iraissa Developers. Further Plot No. 4A has been allotted to M/s. Iraissa Developers vide Tri-Partite Agreement dated 27/04/2019. The Lease Hold Rights of these lands has been transferred to M/s.Iraissa Developers Pvt. Ltd by CIDCO vide Tri-Partite Agreement dated 20/04/2009 and 04/05/2009. The Total area of the plots is 53,200 sq. mts with a permissible FSI of 1.5.

- II. As per the provisions of Development Plan (Copy enclosed) sanctioned by State Government in 1979, the land bearing Plot No. 3, 4 & 4A, Sector-30, 31, GES, (Agroli), CDB Belapur is falling in Residential Zone and therefore, NMMC vide its Commencement Certificate dated 24/07/2009 has issued Development Permission with an FSI of 1.5 for residential built up area of 67523.51 sq. mts. and commercial built up area of 11710.48 sq. mts, Total built up area of 79233.99 sq. mts.
- III. NMMC vide its letter dated 18/03/2017 has revalidated CC up to 19/01/2018 and has been further revalidated till 18/01/2019 vide its letter dated 24/01/2018.
- IV. CIDCO vide its letter dated 26/05/2017 has permitted lease changing its company name from M/s. Iraissa Developers Pvt. Ltd., to M/s. Bhumiraj Builders Pvt. Ltd.,
- V. NMMC vide its revised Commencement Certificate dated 02.06.2018 has issued Development Permission on the plot with a residential built up area of 8084.516 sq. mts. and commercial built up area of 601.414 sq. mts, Total built up area around 8685.930 sq. mts.
- VI. NMMC vide its Certificate dated 28.02.2019 has issued Part Plinth Completion Certificate to the Building No. 2, 3 & 4 on land under reference.
- VII. The NMMC vide its revised Commencement Certificate dated 02.05.2019 has further issued Development Permission for an additional area of 4239.44 sq. mts, Total 12925.373 sq. mts built up area.
- VIII. Environment Department, Government of Maharashtra vide its letter dated 31.01/2011 has accorded Environment Clearance to the development permission proposal on land bearing Plot No. 3, 4 & 4A for a validity of 5 years. Thereafter Environment Department vide its letter dated 26.02.2019 has extended the validity of Environment Clearance further up to 29.01.2025. As per conditions of Environment Clearance, it has been observed that the project proponent is required to give six

monthly reports to respective regional offices of MoEF and respective zonal offices CPCB and MPCB MOEF regarding compliance of conditions of Environment Clearance. Further, the information regarding the environment statement of each financial has to be submitted by the project proponent to the MPCB, MOEF at every year. Therefore, Environment related issue is being monitored by MPCB with regard to Environment Clearance.

IX. Deputy Commissioner (Garden), NMMC vide his letter 29.06.2019 has submitted his report as directed by Hon'ble Collector, Thane in the meeting held on 27.06.2019. Accordingly Garden Department in their report (copy enclosed) has stated that "Land owner M/s. Bhumiraj Builders Pvt. Ltd., has not made any application regarding shifting / cutting any tree in the project on the land under reference to the NMMC's Tree Authority and Tree Authority, NMMC has not issued any permission for tree cutting and shifting in this project. In view of the complaint under reference, the Garden Department, NMMC has made a site visit to the project under ref. and noted that, no tree cutting is observed on site.

X. Hon'ble National Green Tribunal (NGT) in its Order has stated cutting of hill and trees cutting in Parsik Hill area near Belapur. However, the Parsik Hill range extends from Belapur till Digha in vast area. Therefore, Revenue Department, Thane may confirm whether the complaint reference site comes under Parsik Hill range or not. A copy of said NMMC report dated 4.7.2019 is enclosed and marked as an Annexure "F".

3. **Report Submitted by CIDCO, Navi Mumbai dated 03.07.2019:-**

The CIDCO, Navi Mumbai has submitted its report dated 3.7.2019 stating that above 60-83-8 H.A land waghivali village was acquired for the Navi Mumbai Project from Land owner Mr Jugalkishor H Mundra. While acquiring land Award was declared in the name of Mr Jugalkishore H Mundra and others. Compensation and possession receipt is in the name of Mr Jugalkishore H Mundra. Also in record of Gaav namuna No 7/12 the name of Mr Jugalkishore H

Mundra is recorded and the acquired land plot was allotted to Mr Jugalkishore H Mundra and others under scheme of 12.5% and the award was declared in 2002 according to land acquisition Rules, 1894.

In respect of acquired land, Agreement to lease of plot No 3, Sector-30/31 Area 9600sq mtr, Plot No 4, sector 30/31, area 40900 sq mtrs and lot no 4A, Sector 30/31, area 2700 sq,mtrs was executed on 11.9.2008, 16.6.2009 and 22.4.2007 respectively. Accordingly, to Navi Mumbai Development Plan, Plot No 3,4 ,4A, Sector 30/31, Belapur comes under survey no 18,19,20 and 53 and the said land is notified as Residential Zone. A copy of Navi Mumbai Development Plan is attached.

As per the Google Image of the year 2003, 2005 & 2007 no green Forest was found under above mentioned plots and according to recent Google images of the year 2015 to 2019 no green cover as said under aforesaid plots. Google Images is attached for ready reference. A copy of said report dated 3.7.2019 is enclosed and marked as an Annexure "G".

4. **Report received from Mining Officer-Thane dated 5.7.2019**

As per the report of Tahsildar, Thane the excavated quantity of minor mineral is being used on the construction place. Hence, as per the Govt. Notification dated 11.5.2015, no necessity of recovery of royalty from the Bhumiraj Builder. Hence, Tahsildar Thane disposed of the matter as for as the notices issued to the said builders are concerned. A copy of said report dated 5.7.2019 is enclosed and marked as an Annexure "H".

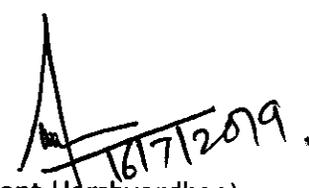
5. **Report received from Forest Deptt, Govt of India dated 28.6.2019**

- (i) Total area in the Parsik Hill is divided in two municipal corporation i.e. Navi Mumbai Municipal Corporation and Thane Municipal Corporation. The forest area within the limits of these municipal corporation is in jurisdiction of Thane Forest Division. The complaint mentioned area of plot not 4, Sector 30,31 Parsik Hill Navi Mumbai is not a forest area and not under administrative control of Forest Division. A copy of said report dated 28.6.2019 is enclosed and marked as an Annexure "I".

After going through the reports submitted by all above concern authorities, it is concluded as follows :-

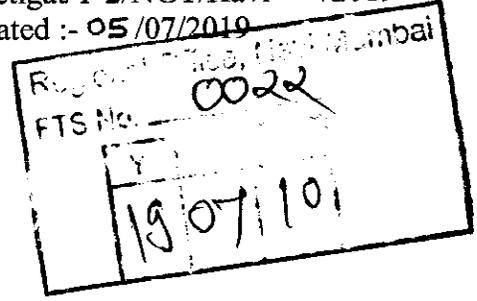
- (i) The Forest Department has reported that the complaint mentioned area of plot-4, Sector 30,31 Parsik Hill Navi Mumbai is not a forest area and not under administrative control of Forest Division.
- (ii) The said Plot area falls under Residential Zone as per the Development Plan submitted by Navi Mumbai Municipal Corporation.
- (iii) CIDCO authority reported that, As per the Google image of the year 2003, 2005 and 2007, no green forest was found under above mentioned plots. Similarly, according to the recent google images of 2015 to 2019 no green cover as seen under the aforesaid plots.
- (iv) Navi Mumbai Municipal Corporation has reported that no tree cutting has been observed on site.
- (v) MPCB is not competent authority to take action in respect of cutting of hilly terrain. In respect of Hill cutting issue, the competent authority is District Mining Officer.
- (vi) The District Mining Officer, Thane has reported that the excavated quantity of minor mineral is being used on the construction place. Hence, as per the Govt Notification dated 11.5.2015, no necessity of recovery of royalty from the Bhumiraj Builder. Hence, Tahsildar Thane disposed of the matter as per as the notices issued to the said builders are concerned.

Encl: A/A .


(Dr. Anant Harshvardhan)
Regional Officer-Navi Mumbai



जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

Retigat/T-2/NGT/Kavi- /2019
Dated :- 05/07/2019

To,

Regional Officer,
Maharashtra Pollution Control Board,
Raigad Bhavan, 7th Floor,
Sector 11, CBD Belapur,
Navi Mumbai- 400614.

Subject - Application No. 305/2019 Filed by Mr. K.Kumar
Conscious Citizen Forum V/s State of Maharashtra before
National Green Tribunal in respect of cutting of hill
terrains & trees in Massive Scale of Parsik Hill at Belapur,
Navi Mumbai.

Ref - 1) Your E-mail Dated 18/6/2019
2) Your E-mail Dated 03/7/2019

With reference to your E-mail Dated 18/6/2019, meeting of concerned departments was held on 27/06/2019 at collector office thane. As per discussion in the meeting it was decided that concerned departments should submit their report to Maharashtra Pollution Control Board for further compliance and submission to Hon'ble National Green Tribunal, Principal Bench, New Delhi.

Along with the action taken report from respective departments, Tahsildar, Thane have submitted report on 05/07/2019. As per his report the excavated quantity of minor mineral is being used on the construction place, hence as per the Govt. notification dated 11/05/2015, no necessity of recovery of royalty from the Bhumiraj Builder. Hence, Tahsildar Thane disposed off the matter as for as the notices issued to the said builder are concerned. You are requested to consolidate the report from all departments and prepare consolidated report at the earliest.

O.C Sign By Addl. Collector Thane

For Addl. Collector Thane

Encl- Report of Tahsildar, Thane dated 5/7/2019.

ठाणे जिल्हा सत्र न्यायालयासमोर, कोर्टनाका, ठाणे (पश्चिम) तालुका व जिल्हा ठाणे - ४००६०९.

संपर्क क्र. ०२२ - २५३४ ३६३६ / २५३४ ९७३७ / ३९ ■ ई-मेल : collectorofficethane@gmail.com ■ Website : www.thane.nic.in

MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

Website : <http://mpcb.mah.nic.in>

E-mail : mpcb@vsnl.net

EIC No: NM-2038-10

Infrastructure Project/LSI

Consent No. BO/RO(HQ)/Navi Mumbai/CE/CC- 02

Kalpataru Point,
2nd , 3rd & 4th floor,
Opp. Cineplanet,
Near Sion Circle, Sion (E),
Mumbai - 400 022.



Date: // /01/2011

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 under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008.

[To be referred as Water Act, Air Act and HW (M,H &TM) Rules respectively].

Consent to Establish is granted to,

M/s. IRAISSA Developers Pvt. Ltd,
"Bhumiraj Hills", Plot No: 3,4,4-A, Sector-30 & 31,
CBD Belapur, Navi Mumbai – 400614

Located in the area declared under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M,H &TM) Rules subject to the provisions of the Act and the Rules and the orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is valid up to Commissioning of the Project or 5 years which ever is earlier.

For development of land / plot as new construction activities for construction of residential project named as M/s. IRAISSA Developers Pvt. Ltd, "Bhumiraj Hills", Plot No: 3,4,4-A, Sector-30 & 31, CBD Belapur, Navi Mumbai – 400614 on total plot area of 53,200 sq. mtr, Permissible BUA of 79,800 sq.mtrs, Proposed BUA (as per FSI) of 79,089.51 sq.mtrs & Construction BUA of 1,38,167.61 sq. m including utilities of residential project as per construction commencement certificate issued by local body.

This project requires Environment Clearance under EIA Notification dt: 14/09/2006 of MoEF, GOI as amended on dt: 1/12/2009. Therefore the effective date of this consent to Establish shall be from the date of obtaining Environment Clearance from Competent authority by the project proponent.

2. CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974: -

(i) The quantity of sewage effluent from above construction project shall not exceed 575 m³/day.

(ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

1.	pH	Not to exceed	6.5 to 9.0	
2.	Suspended Solids	Not to exceed	100	mg/l.
3.	BOD 3 days 27 °C.	Not to exceed	20	mg/l.
4.	Fecal Coli form	Not to exceed	500/100/l	ml.
5.	Residual Chlorine	Not to exceed	01	mg/.
6.	Detergent	Not to exceed	01	mg/l.
7.	Floating matters	Not to exceed	10	mg/l
8.	COD	Not to exceed	50	mg/l

..2/-

(iii) **Sewage effluent Disposal: -**

The treated domestic effluent shall be 80 % recycled and reused for flushing, gardening and remaining shall be discharged into NMMC Sewer line. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

(iv) **Non-Hazardous Solid Waste: -**

The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity Kg/Day)	Treatment	Disposal
1.	Wet Garbage	1,511	composting	landfill site
2.	Dry Garbage	832	..	

3. **Other Conditions (During construction phase):-**

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
9. Applicant shall provide 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.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.

12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M&H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide
 - a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d) Green belt of 33% of the open space shall be developed.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -

The daily water consumption for the following categories shall not exceed, as under

(i) Domestic	From ULB (In CMD)	From other sources (In CMD)
a) Domestic	428	NA
b) Make up water for Swimming pool	NA	NA
c) Make up for Flushing	232	NA
d) Agriculture/Gardening	59	NA

5. CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981: -

- (I) The Applicant may install 10 nos. of diesel generating sets (DG Set) of capacity (300KVA x 2nos) (225KVA x 2nos) (200KVA x 3nos) (160KVA x 2nos) (75 KVA) each and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂ (DG set)	Not to Exceed	24	Kg/day

The following measure shall be taken.

- a) Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, RSPM.
- b) Applicant shall achieve following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	µg/ m ³
		Not to Exceed (24 hours)	200	µg/ m ³
2	SO ₂	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
3	NO _x	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	100	µg/ m ³

(II) The Applicant shall observe the following fuel patterns

No.	Type of Fuel	Quantity
1	Diesel /LDO	342Ltrs /Hr

(III) The Applicant shall erect the Chimney (s) of the following specifications

No.	Chimney attached to DG	Height above roof top of the building in which it is installed.
1	DG sets (300KVA x 2nos) (225KVA x 2nos) (200KVA x 3nos) (160KVA x 2nos) (75 KVA)	3.0, 2.5, 2.0, 2.0 & 1.5 mtrs each

(iv) **Conditions for DG Sets: -**

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(IV) **Other Conditions:**

- a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(V) **Conditions for Utilities like Kitchen, Eating Places etc: -**

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.

(VI) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

(VII) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(VIII) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HW (M, H & TM) RULES, 2008:

(i) The applicant shall handle hazardous wastes as specified below:

Sr.No.	HW as per Schedule-I	Type of Waste	Quantity	Disposal
Industry Shall not generate any type of Hazardous Waste				

- (ii) The authorization is hereby granted to operate a facility for collection, storage, transport and disposal of hazardous waste.
7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.
8. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
14. **The applicant should not take any effective steps for implementation of the project before obtaining Environment clearance as per EIA Notification, 2006 and amendment thereto**
15. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 24th December, 2010 and approval of Hon'ble Chairperson of Board.
16. The applicant shall submit **Bank Guarantee of Rs. 10.0 Lakhs** towards the compliance of consent conditions at Regional Office, MPCB, Navi Mumbai within 15-days.
17. The capital investment of the project is Rs. 282.87 Crores.


 (Radheshyam Mopalwaar)
 Member Secretary

To,
M/s. IRAISSA Developers Pvt. Ltd,
 "Bhumiraj Hills", Plot No: 3,4,4-A,
 Sector-30 & 31, CBD Belapur, Navi Mumbai – 400614

Copy to-

1. Regional Officer, MPCB, Navi Mumbai - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Navi Mumbai-I, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,
 Received consent fee of:-

Amount	DD No.	Date	Drawn on
Rs.2,82,870/-	003971	13/07/2010	Axis Bank
Rs. 100/-	003975	14/07/2010	Axis Bank

4. Cess Branch, MPCB, Mumbai. 5. Master file.

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

1902000462

Consent order No: Format1.0/BO/RO-HQ/UAN:-633/CE/CC-

Date-12/02/2019

To,
M/s. Bhumiraj Builders Pvt Ltd,
Formerly known as Iraisaa Developers Pvt. Ltd,
"BHUMIRAJ HILLS"
Plot No. 3, 4, 4-A, Sector -30 & 31,
CBD, Belapur, Navi Mumbai.

Subject: Consent to Establish (Revalidation) for Building/Construction Project.
Red Category.

Ref : Minutes of Consent Committee meeting held on 14/09/2016.

Your application Dated: 01/05/2016.

For: Consent to Establish (Revalidation) 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 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 commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 282.87 Crs. (As per Undertaking submitted by project proponent)

The Consent to Establish (Revalidation) is valid for construction of Residential building Project named as M/s. Bhumiraj Builders Pvt Ltd, Formerly known as Iraisaa Developers Pvt. Ltd, "BHUMIRAJ HILLS" Plot No. 3, 4, 4-A, Sector -30 & 31, CBD, Belapur, Navi Mumbai. For total plot area of 52,200.00 Sq. Mtrs and total construction build up area 1,38,167.61 Sq. Mtrs 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	575.00	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 Sets	300 KVA*2	1	As Per Schedule II
2.	DG Set	225 KVA*2	1	As Per Schedule II

M/s Bhumiraj Developer.

UAN:-633

Page 1 of 6

3.	DG Set	200 KVA*3	1	As Per Schedule -II
4.	DG Set	160 KVA*2	1	As Per Schedule -II
5.	DG Set	75 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	1,511 Kg/Day	OWC	Used as Manure
2	Dry garbage	832.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	86.0 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. Project Proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2010/CR-459/TC-2 dtd. 31/05/2011.
11. 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.
12. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
14. Project Proponent shall carry out construction work within validity period of EC/ CE and in case the project is not complete, PP shall not carry out construction without obtaining revalidation Environmental Clearance and or C to E for remaining project.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member/Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1	565740.00	017566	28/01/2016	HDFC Bank

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai-I. -- 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.

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 600.0 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 27°C)	10
02	Suspended Solids	50
03	COD	100

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.

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	Total :- 719. Fresh water - 428. Recycled water 291.

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.



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
1.	DG Set (300 *2 KVA)	Acoustic enclosure	3.0	HSD	342.00	Kg/Hr		
2.	DG Set (225 *2 KVA)		5.0					
3.	DG Set (160 *2 KVA)		3.0					
4.	DG Set (75 KVA)		3.0					

* 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 .
--------------------	---------------	--------------------------

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).



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
---NA---						

\$

M/s Bhumi

Schedule-IV

General Conditions:

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

- 1) The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2010/CR-459/TC-2 dtd. 31/05/2011.
- 2) 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.
- 3) 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 Rules, 2016 and E-Waste (Management) Rules, 2016.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 8) 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.
- 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.

File No.: SEAC 2010/CR.459/TC.2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 31st January, 2011

To,
 M/s. Iraisaa Developers Pvt. Ltd.
 D-2, Big Splash,
 Sector - 17,
 Vashi, Navi Mumbai
 Maharashtra

Subject: "Bhumiraj Hills" at Sector 30 & 31 Belapur, Navi Mumbai, by M/s. Iraisaa Developers Pvt. Ltd. - Environmental clearance regarding.

Sir,

This has reference to your communication dated 16th May, 2010 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 29th meeting and decided to 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 31st meeting held on 26th November, 2010.

2. It is noted that the proposal is for grant of Environmental Clearance for "Bhumiraj Hills" at Belapur, Sector 30 & 31, Navi Mumbai by M/s. Iraisaa Developers Pvt. Ltd. SEAC considered the project under screening category 8(a) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

Name of the Project	: "Bhumiraj Hills"
Project Proponent	: M/s. Iraisaa Developers Pvt. Ltd.
Location of the project	: Plot No. 3, 4 and 4-A, Sector 30 & 31, Belapur, Tehsil: Navi Mumbai, District : Thane
Type of Project	: Construction Project
Total Plot Area	: 53,200 sq.m.
Proposed Total built up area	: Built-up Area as per FSI Permissible: 79,089.50 Sq. mt. Construction Built-up Area: 1,38,167.61 Sq. mt.
Estimated cost of the project	: ₹ 232.95 Cr
No. of Buildings	: Proposed project is Residential and Commercial Development Project which comprises: 1. Residential: <ul style="list-style-type: none"> • 9 Buildings: Stilt + 13 floors. • 13 Buildings: Stilt + 14 floors. • One Building having G + 2 floors. 2. Commercial: <ul style="list-style-type: none"> • 1 Building having Gr. + 7 floors



Water Requirement: 719 m³/day
Fresh water: 428 m³/day; **Recycled water:** 291 m³/day
Source: NMMC / Recycled water

Wastewater generated: 275 m³/day. Waste water generated from the proposed project will be treated in two sewage treatment plants

Capacity of STP: 600 m³/day. SAFF Technology shall be used for sewage treatment. Treated water will be used for flushing, gardening and excess treated water will be disposed in NMMC sewer line.

Rain water Harvesting:

- The rain water shall be recharged through 6 nos. of Multiple ring wells, 5 Nos. of absorption Pits and 5 Nos. of bore wells. This will help to increase the ground water table.
- Excess water will be disposed into Municipal storm water drain.
- 4 nos of RWH tank of total capacity 300 m³ will be provided.
- Ground Water Authority shall be consulted for finalization of appropriate rainwater harvesting technology.

Storm water drainage

- Natural water drainage pattern: The land is contoured land having slope from NW to SE.
- Quantity of storm water: 0.71 m³/Sec.
- Size of SWD : 1.00 m³/sec

Solid Waste Generation: Debris: 55860.00 m³; Excavation quantity : 30714.75 m³

- This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites.
- Top soil shall be preserved and reused with in the site for landscaping.

Operation Phase:

- Dry quantity :- 832 kg/day
- Wet quantity :- 1511 Kg/day
- STP Sludge: 86 Kg/day

Disposal:

- Wet garbage will be treated in a Vessel Composting (OWC) and the dry garbage will be handed over to authorized recyclers.
- Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by MPCB
- Dried sludge from STP will be used as manure

Energy:

- Power requirement: Connected Load: 9257 KW: Maximum Demand: 5500 KW. Source of Power: Local Authority

DG Sets :

- 10 Nos. of D. G. Sets of total capacity of 2195 KVA (2 nos of 300 KVA, 2 Nos. of 250 KVA, 3 nos of 200 KVA, 2 nos of 160 KVA and 1 no of 75 KVA capacity) shall be provided for essential load in case of power failure.

 -2-

Energy Conservation:

Annual Power Consumption	Total KWH /year
Total construction BUA in SQ. Meter	138167.61Sq.m.
Average Consumption per Sq. m per Year KWH / Sq.m. /Year without saving	114
Total energy saving kwh/yr	1,682,375 units
Average Consumption per Sq.m per Year KWH / Sq.m. /Year with saving	102

1. Use of CFL tubes and bulbs to save energy.
2. Use of solar hot water system.
3. Use of capacitors.
4. Use of proper size of equipments, Cables, etc.

Green Belt Development:

R. G. Area: 8491.36 sq.mtr., 1145 Nos. of new trees will be planted.

Traffic Management:

Parking area: 13450.00 Sq. m., Provided: 1076 nos.

Environmental Management Plan: construction phase: ₹ 4.21 lakhs Operation Phase: Total capital cost for EMP shall be ₹ 351.70 Lakhs and O & M for EMP shall be ₹ 68.27 lakhs

3. The proposal has been considered by SEIAA in its 31st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) Project proponent clarified through its letter that the plot doesn't come under funnel of Navi Mumbai International Airport Authority. Local authority should ensure this while approving the plans.
- (ii) There will be no discharge of surplus treated effluent to the nearby nalla.
- (iii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this. 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.
- (iv) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.
- (v) Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB. Physical possession should be given only after completion of environmental & other infrastructure for which development charges are being collected by local body.
- (vi) 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. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.



- (vii) "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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (ix) A First Aid Room will be provided in the project both during construction and operation of the project.
- (x) 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 etc.
- (xi) 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.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.
- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiv) 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.
- (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xvi) 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.
- (xvii) 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.
- (xviii) 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.
- (xix) 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.
- (xx) 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.
- (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) 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).



- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) 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.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxi) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxxii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxiii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxv) 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.
- (xxxvi) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (xxxvii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxviii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxix) 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.
- (xl) 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.

 -5-

- (xli) 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.
- (xlii) 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.
- (xliii) 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
- (xliv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlv) 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.
- (xlvi) 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.
- (xlvii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlviii) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (i) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (ii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (iii) 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.
- (iii) 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://envis.maharashtra.gov.in>.
- (liv) 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.
- (lv) 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.
- (lvi) 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 sectoral 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.



- (lvii) 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.
- (lviii) 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.
- (lix) 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 does not give immunity to the project proponent in the case filed against him.
4. Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environmental Clearance
5. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
6. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. 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.
8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
9. 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.
10. 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.



11. Any appeal against this environmental clearance shall lie with the National Environmental Appellate Authority, if preferred, within 30 days as prescribed under Section 11 of the National Environmental Appellate Act, 1997.



(Valsa R Nair Singh)
Secretary, Environment
Department & MS. SEIAA

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 512, Charleville, "A" Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, "Jugnu" Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, "Paryavaran Bhawan" CGO Complex, Lodhi Road, New Delhi - 110510
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, Navi Mumbai.
7. Collector, Thane.
8. Commissioner, Navi Mumbai Municipal Corporation.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110013.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA-2019/CR-35/SEIAA.
Environment Department
Room No. 217, 2nd Floor,
Mantralaya,
Mumbai- 400032.
Date: 26.02.2019.

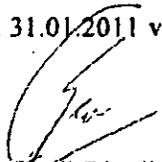
To
M/s Iraisaa Developers Pvt Ltd.,
D-2, Big Splash, Sector-17,
Vashi, Navi Mumbai.

Sub : Revalidation of Environmental Clearance for Bhumiraj Hills at Plot No 3,4 & 4A at Sector 30 & 31, Belapur, Navi Mumbai, M/s Iraisaa Developers Pvt Ltd.

- Ref :** 1. Application for revalidation dated 11.01.2018.
2. Minutes of 157th meeting of SEIAA dated 21.02.2019.
3. Earlier EC letter no. SEAC-2010/CR.459/TC.2, dated 31.01.2011.

With reference to above subject matter, it is noted that, you have received Environment Clearance dated 31.01.2011. You have further applied for revalidation of Environment Clearance for said project within validity of the aforesaid EC vide above ref.(1). Your proposal for revalidation was considered in 157th meeting of SEIAA held on 21.02.2019 and as per decision taken in the meeting, the environment clearance granted vide above ref. (3) is revalidated for a period up to 29.01.2025.

The terms and conditions stipulated in the EC letter dt. 31.01.2011 vide above ref. (3) shall remain the same.


(Anil Diggikar)
Principle Secretary
& Member Secretary, SEIAA



महाराष्ट्र MAHARASHTRA

© 2018 ©

28 MAR

AP 909262

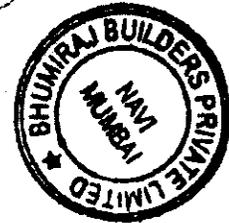


25 MAR 2019
मुद्रांक प्रमुख लिपीक / लिपीक

AFFIDAVIT

I Bhupendra M. Shah designation Director of M/s. Bhumiraj Builders Pvt. Ltd an Authorized by the board of Directors to submit an undertaking to comply with the following statutory provisions and conditions in respects of compliance of environmental norms.

- 1) We Undertake to comply with all the conditions stipulated in EC Clearance or We undertake to obtain EC Clearance by making appropriate application to that effect to the competent Authorities EC.



जॉडपत्र-१ / Annexure - II

28 MAR 2019

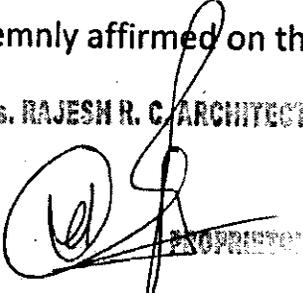
१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	217945
२. दस्ताचा प्रकार	Agg
३. दस्त नोंदणी करणार आहेत का ?	होय / नाही
४. मिळकतीचे थोडक्यात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही	Bhumiraj Builders P. 44
६. हस्ते असल्यास त्याचे नाव, पत्ता व सही	Umesh
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	500
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता ई. ६/१:१, सेक्टर-१, वाशी, नवी मुंबई	सौ. रोहिणी आर. बिरादार परवाना क्र. १२०१०२४
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात अथवा संघटनेत आह.	

...2...

- 2) We undertake to not to take any effective steps prior to obtaining Environment Clearance
- 3) Total plot area and Built-up area in Environment Clearance and in the application to consent to establish is same as per Architect plan (Name & address of architect) in case of any change in project we will apply fresh consent to Establish & Environment Clearance.
- 4) The location of the project dose not violate any locational restrictions for the time being in force and that I/We have obtained the necessary locational clearance from the competent authority.

Solemnly affirmed on this 29 day of March 2019 at Navi Mumbai.

For M/s. RAJESH R. C. ARCHITECT

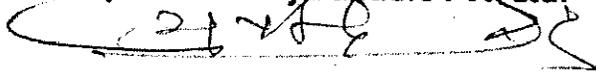


(Architect Signature)

(Name & Address of Architect)

For & behalf of-

M/s. Bhumiraj Builders Pvt. Ltd.



Director



MAHARASHTRA POLLUTION CONTROL BOARD

Sub Regional Office - Navi Mumbai-I

Phone : 757 27 40

Fax : 757 1586

Visit us at :- <http://mpcb.gov.in>e-mail : sronavimumbai1@mpcb.gov.in

Raigad Bhavan, 7th Floor,

Sector-11, C.B.D. Belapur

Navi Mumbai 400 614

VISIT REPORT

Date: 29/06/2019

Industry Name	M/S Shumiraj Builders Pvt. Ltd formerly known as Irrissia Developers Pvt Ltd "BHUMIRAJ HILLS"	
Address	Plot. No. 3, 4, 4A, Sector-30 & 30 CBD Belapur, Navi Mumbai	
Officer Name & Contact	Kiran Donda - 9223309175	
Consent Status	Consent No.	Validity
	CC-1902000462	Date COU

Observations :

Site visit carried out as per discussion held in meeting called by District Collector Thane w.r.t. compliance of orders passed by Honible NGT Principal Bench New Delhi in Application no. 305/2018 on 06.05.2019. During visit following observations reported:

- ① Project proponent has obtained Consent to Establish from MPCB on 12.02.2019 (Revalidation) for construction of residential building project for total plot area 52200 sq. mtrs. & total BUA 1.38.167.61 sq. mtrs. (copy of COE enclosed herewith).
- ② pp has established site office at site and started construction work of 4 nos. of buildings.

P.T.O.

- ③ PP has obtained Environment clearance from GOM on 31.01.2011 and same is revalidated on 26.02.2019 which is valid upto 29.1.2025 (copy attached herewith).
- ④ Instruct to comply with consent to Establish condition and submit the compliance report towards same.

~~Prof~~
29/6/19
(Karan Dand)

~~ky~~
29.6.19
(K.A. Patil)
Field officer
SRO - Navi Mumbai - 1

~~V.V. Killedar~~
29/6/2019
(V.V. Killedar)
Sub-Regional officer
Navi Mumbai - 1

(Published in the Gazette of India, Extraordinary, Part-II, and Section 3, Sub-section (ii)
MINISTRY OF ENVIRONMENT AND FORESTS

New Delhi 14th September, 2006

Notification

S.O. 1533 Whereas, a draft notification under sub-rule (3) of Rule 5 of the Environment (Protection) Rules, 1986 for imposing certain restrictions and prohibitions on new projects or activities, or on the expansion or modernization of existing projects or activities based on their potential environmental impacts as indicated in the Schedule to the notification, being undertaken in any part of India¹, unless prior environmental clearance has been accorded in accordance with the objectives of National Environment Policy as approved by the Union Cabinet on 18th May, 2006 and the procedure specified in the notification, by the Central Government or the State or Union territory Level Environment Impact Assessment Authority (SEIAA), to be constituted by the Central Government in consultation with the State Government or the Union territory Administration concerned under sub-section (3) of section 3 of the Environment (Protection) Act, 1986 for the purpose of this notification, was published in the Gazette of India, Extraordinary, Part II, section 3, sub-section (ii) vide number S.O. 1324 (E) dated the 15th September, 2005 inviting objections and suggestions from all persons likely to be affected thereby within a period of sixty days from the date on which copies of Gazette containing the said notification were made available to the public;

And whereas, copies of the said notification were made available to the public on 15th September, 2005;

And whereas, all objections and suggestions received in response to the above mentioned draft notification have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986, read with clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986 and in supersession of the notification number S.O. 60 (E) dated the 27th January, 1994, except in respect of things done or omitted to be done before such supersession, the Central Government hereby directs that on and from the date of its publication the required construction of new projects or activities or the expansion or modernization of existing projects or activities listed in the Schedule to this notification entailing capacity addition with change in process and/or technology shall be undertaken in any part of India only after the prior environmental clearance from the Central Government or as the case may be, by the State Level Environment Impact Assessment Authority, duly constituted by the Central Government under sub-section (3) of section 3 of the said Act, in accordance with the procedure specified hereinafter in this notification.

¹Includes the territorial waters

(1)	(2)	(3)	(4)	(5)
8		Building /Construction projects/Area Development projects and Townships		
8(a)	Building and Construction projects		≥20000 sq.mtrs and <1,50,000 sq.mtrs. of built-up area#	#(built up area for covered construction; in the case of facilities open to the sky, it will be the activity area)
8(b)	Townships and Area Development projects.		Covering an area ≥ 50 ha and or built up area ≥1,50,000 sq .mtrs ++	**All projects under Item 8(b) shall be appraised as Category B1

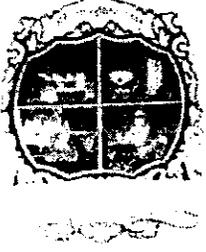
Note:-

General Condition (GC):

Any project or activity specified in Category 'B' will be treated as Category A, if located in whole or in part within 10 km from the boundary of: (i) Protected Areas notified under the Wild Life (Protection) Act, 1972, (ii) Critically Polluted areas as notified by the Central Pollution Control Board from time to time, (iii) Notified Eco-sensitive areas, (iv) inter-State boundaries and international boundaries.

Specific Condition (SC):

If any Industrial Estate/Complex / Export processing Zones /Special Economic Zones/Biotech Parks / Leather Complex with homogeneous type of industries such as Items 4(d), 4(f), 5(e), 5(f), or those Industrial estates with pre –defined set of activities (not necessarily homogeneous, obtains prior environmental clearance, individual industries including proposed industrial housing within such estates /complexes will not be required to take prior environmental clearance, so long as the Terms and Conditions for the industrial estate/complex are complied with (Such estates/complexes must have a clearly identified management with the legal responsibility of ensuring adherence to the Terms and Conditions of prior environmental clearance, who may be held responsible for violation of the same throughout the life of the complex/estate).



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४००६१४,
दूरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५७३७८५ / २७५७७०७०

Head Office : Plot No. 1,
Near Kille Gaothan, Palmbeach, Junction
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 27573785 / 27577070

No. NMMC/TPO/ADTP/2678/2019.

Date:- ०५/०७/२०१९

To
Hon'ble Collector,
Collector and District Magistrate Office, Thane
Opp Thane District Court,
Court Naka, Thane (West) - 400601.

Sub : NGT Application No. 305/2019 filled by M/s. K. Kumar, Conscious Citizen Forum v/s. State of Maharashtra in respect of cutting of hill terrains and trees in Massive Scale at Parsik Hill at Belapur, Navi Mumbai.

- Ref : 1) Your Letter No. Retigut/Gau.Kha./Te-2/Kavi-370/290 dated 15/10/2018 received by this office on 26/06/2019.
- 2) Letter No. NMMC/Admn/Asta-9/1499/2019 dated 21/05/2019 received from Deputy Commissioner (Administration), NMMC.
- 3) Letter No. NMMC/E.E. (Env)/778/2019 dated 12/06/2019 received from Executive Engineer (Environment), NMMC.

Sir,

With reference to above, a Meeting was held on 27/06/2019 in under Chairmanship of Hon'ble Collector and District Magistrate Office, Thane. In the Meeting Hon'ble Collector directed NMMC to send its report on the subject and further NMMC vide its letter dated 02/07/2019 has submitted its report however, MPCB vide its mail dated 03/07/2019 has requested NMMC to give report in English, accordingly report in English is as follows:

- 1) CIDCO vide its Lease Agreement dated 05/09/2008, 16/06/2008 and 27/04/2009 has allotted Plot No. 3, 4 & 4A in Sector-30/31, GES, (Agroli), CBD Belapur under 12.5% Scheme for Residential and Commercial purpose to Shri. Govind Narayan Purnamal Mundada and Others from Village bearing Wagivali, District-Raigad in lieu of acquisition their land.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

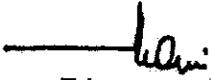
The above referred land bearing Plot No. 3 and 4 admeasuring 50,500 sq. mts has been transferred to M/s. Iraissa Developers. Further Plot No. 4A has been allotted to M/s. Iraissa Developers vide Tri-Partite Agreement dated 27/04/2019. The Lease Hold Rights of these lands has been transferred to M/s. Iraissa Developers Pvt. Ltd by CIDCO vide Tri-Partite Agreement dated 20/04/2009 and 04/05/2009. The Total area of the plots is 53.200 sq. mts with a permissible FSI of 1.5.

- 2) As per the provisions of Development Plan (Copy enclosed) sanctioned by State Government in 1979, the land bearing Plot No. 3, 4 & 4A, Sector-30/31, GES, (Agroli), CDB Belapur is falling in Residential Zone and therefore, NMMC vide its Commencement Certificate dated 24/07/2009 has issued Development Permission with an FSI of 1.5 for residential built up area of 67523.51 sq. mts. and commercial built up area of 11710.48 sq. mts, Total built up area of 79233.99 sq. mts.
- 3) NMMC vide its letter dated 18/03/2017 has revalidated Commencement Certificate up to 19/01/2018 and has been further revalidated till 18/01/2019 vide its letter dated 24/01/2018.
- 4) CIDCO vide its letter dated 26/05/2017 has permitted leasee changing his company name from M/s. Iraissa Developers Pvt. Ltd., to M/s. Bhumiraj Builders Pvt. Ltd.,
- 5) NMMC vide its revised Commencement Certificate dated 02/06/2018 has issued Development Permission on the plot with a residential built up area of 8084.516 sq. mts. and commercial built up area of 601.414 sq. mts, Total built up area around 8685.930 sq. mts.
- 6) NMMC vide its Certificate dated 28/02/2019 has issued Part Plinth Completion Certificate to the Building No. 2, 3 & 4 on land under reference.
- 7) The NMMC vide its revised Commencement Certificate dated 02/05/2019 has further issued Development Permission for an additional area of 4239.44 sq. mts, Total 12925.373 sq. mts built up area.
- 8) Environment Department, Government of Maharashtra vide its letter dated 31/01/2011 has accorded Environment Clearance to the development permission proposal on land bearing Plot No. 3, 4 & 4A for a validity of 5 years. Thereafter Environment

Department vide its letter dated 26/02/2019 has extended the validity of Environment Clearance further up to 29/01/2025. As per conditions of Environment Clearance, it has been observed that the project proponent is required to give six monthly reports to respective regional offices of MoEF and respective zonal offices CPCB and MPCB MOEF regarding compliance of conditions of Environment Clearance. Further the information regarding the environment statement of each financial year has to be submitted by the project proponent to the MPCB, MOEF every year. Therefore, Environment related issue is being monitored by MPCB with regard to Environment Clearance.

- 9) Deputy Commissioner (Garden), NMMC vide his letter 01/07/2019 has submitted his report as directed by Hon'ble Collector, Thane in the meeting held on 27/06/2019. Accordingly Garden Department in their report (copy enclosed) has stated that "Land owner M/s. Bhumiraj Builders Pvt. Ltd., has not made any application regarding shifting / cutting of any tree in the project on the land under reference to the NMMC's Tree Authority and therefore, Tree Authority, NMMC has not issued any permission for tree cutting and shifting in this project. In view of the complaint under reference, the Garden Department, NMMC has made a site visit to the project under reference and no tree cutting is observed on site.
- 10) Hon. National Green Tribunal (NGT) in its Order has stated cutting of hill and trees cutting in Parsik Hill area near Belapur. However, the Parsik Hill range extends from Belapur till Digha in vast area. Therefore Revenue Department, Thane may confirm whether the complaint reference site comes under Parsik Hill range or not.
Submitted for information.

Yours,


Asst. Director of Town Planning,
Navi Mumbai Municipal Corporation.

Encl: As Above

Copy for information to The Regional Officer, MPCB, Navi Mumbai.



नवी मुंबई
महानगरपालिका

प्लॉट नं. १ व २, गोवर्धनी चौक,
सेक्टर - १५ए, सी.बी.डी., बेलापूर
नवी मुंबई - ४०० ६१४
दुरध्वनी क्र. : २७५६७००१, २७५६७००२

Navi Mumbai
Municipal Corporation

Plot No. १ & २, Govardhani Chowk,
Sec. १५A, C.B.D., Belapur,
NAVI MUMBAI - ४०० ६१४.
TEL. No. : २७५६७००१, २७५६७००२

जा.क्र.नमुंमपा/उद्यान/१२५/२०१९
दिनांक : ०९/०७/२०१९

प्रति,
सहाय्यक संचालक, नगर रचना,
नवी मुंबई महानगरपालिका

विषय : National Green Tribunal, Order Passed in OA-No-३०५/२०१९.

संदर्भ : १. महाराष्ट्र प्रदुषण नियंत्रण मंडळ, नवी मुंबई यांचे दि.३१/०५/२०१९ रोजीचे ई-मेल
प्राप्त झालेले पत्र

२. जा.क्र.नमुंमपा/नरवि/ससंनर/२६०४/२०१९, दि.२९/०६/२०१९ रोजीचे पत्र.

महोदय,

उपरोक्त विषयान्वये आपणांस कळविण्यांत येते की, भू.क्र.३,४ व ४-ए, से.३०/३१, गा.वि.यो., अग्रोळी, बेलापूर, नवी मुंबई या भूखंडावर चालू असलेल्या बांधकामाबाबत Conscious Citizen Forum दि.३०/०८/२०१८ व दि.०४/०२/२०१९ रोजी National Green Tribunal (NGT) यांची तक्रार आपणांस प्राप्त झाल्याचे संदर्भ क्र.२ अनव्ये याविभागास कळविले आहे.

भूखंड.क्र.३,४ व ४-ए, से.३०/३१, गा.वि.यो., अग्रोळी, बेलापूर या भूखंडाची विक्री २००७ मध्ये सिडको मार्फत मे. इराईसा डेव्हलपर्स प्रा.लि. (श्री. भुपेन्द्र एम. शहा व श्रीम. अनुमपा बी. शहा) यांना करण्यांत आलेली आहे. सद्यस्थितीत त्याच भूखंडाचे मूळमालक मे. भुमीराज बिल्डर्स प्रा.लि. हे असून जा.क्र.नमुंमपा/नरवि/बां.प./प्र.क्र.ए-९९८३/२९४४/२००९, दि. २४/०७/२०१९, जा.क्र.नमुंमपा/नरवि/ससंनर/बां.प./प्र.क्र.ए-९९८३/२२८८/२०१८, दि. ०२/०६/२०१८ व जा.क्र.नमुंमपा/नरवि/ससंनर/बां.प./Online No.२०१८९CNMMC१४३८०/१६६३/२०१९, दि.०२/०५/२०१९ अनव्ये नवी मुंबई महानगरपालिकेच्या नगररचना विभागामार्फत बांधकाम परवानगी देण्यांत आलेली आहे.

मे. भुमीराज बिल्डर्स प्रा.लि. या भूखंडाधारकाने भूखंडावर असलेल्या झाडे तोडण्यासाठी अथवा स्थलांतरीत करण्यासाठी कोणत्याहीप्रकारे अर्ज सादर केला नव्हता. त्यामुळे नमुंमपाच्या वृक्षप्राधिकरणामार्फत कोणत्याही प्रकारे वृक्षतोडणे/स्थलांतरीत करणेबाबत परवानगी देण्यांत आलेली नाही. प्राप्त झालेल्या तक्रारीच्या अनुषंगाने उपरोक्त भूखंडावर असलेल्या जागेची पाहणी केली असता कोणत्याही प्रकारे वृक्षतोड झाली नसल्याचे निदर्शनास आले आहे. आपल्या माहितीस्तव सादर.

उप आयुक्त (उद्यान)
नवी मुंबई महानगरपालिका

१६/७/१९
०१/०७/१९

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००

००-९१-२२-६६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलपूर,

नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९१-२२-६७९९ ८९००

फॅक्स : ००-९१-२२-६७९९ ८९६६

संदर्भ क्र.

दिनांक :

CIDCO/LAND/12.5%/2019/8906

DATE: 03.07.2019

To,

The Regional Officer,

Maharashtra Pollution Control Board,

Raigad Bhawan, 7th Floor,

Sector-11, CBD Belapur,

Navi Mumbai-400614.

SUB: NGT Application no. 305/2019 filed by Mr. K. Kumar, Conscious Citizen Forum V/S State of Maharashtra in respect of cutting of hill terrains and trees in Massive scale at Parsik Hill at Belapur, Navi Mumbai.

REF: District Mining Officer, Thane, Letter No. रेतीगट/गौ.ख./टे-2/कावि371/2018, dtd 15.10.2018.

With reference to above mentioned subject conscious citizen forum had filed complaint about cutting of hill terrain and trees in massive scale at Parsik Hill, Belapur, Navi Mumbai to the National Green Tribunals (NGT). With reference to this complaint, the NGT has given following order:

“Grievance in this letter, which has been treated as an application is against cutting of hill terrains and trees in massive scale at Parsik Hill at Belapur, Navi Mumbai Maharashtra adversely affecting the environment.

Let the Maharashtra State Pollution control Board (MSPCB) the District Magistrate, Navi Mumbai and the Principal Chief conservator of Forests, Maharashtra jointly look into the matter, take appropriate action in accordance with law and furnish a factual and action taken report in the matter within two months.

NGT ordered that, pollution control board (MSPCB), District Magistrate, Navi Mumbai Municipal Corporation and the Principal Chief Conservator of forest, Maharashtra in co-ordination with each other to submit the report within two months.

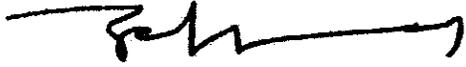
In respect of above subject, meeting was held in the chamber of District Collector, Thane on 27.06.2019. It was decided to submit the report to the MSPCB with reference to this information regarding actions taken by CIDCO is as follows..

Above 60-83-8 H.A. land waghivali village was acquired for the Navi Mumbai Project from Land owner Mr. Jugalkishor Hanumanbaksh Mundra. While acquiring land Award was declared in the name of Shri. Mr. Jugalkishor Hanumanbaksh Mundra and others. Compensation and Possession receipt is in the name of Mr. Jugalkishor Hanumanbaksh Mundra. Also in record of Gaav Namuna no. 7/12, the name of Mr. Jugalkishor Hanumanbaksh Mundra is recorded (Shown). With reference to his acquired land, plot was allotted to Mr. Jugalkishor Hanumanbaksh Mundra and others under scheme of 12.5%. The Award was declared in 2002 according to land acquisition rules 1894.

In respect of acquired land, Agreement to Lease of Plot no. 3, Sector-30/31, Area 9600 sq.mtr., Plot no. 4, Sector-30/31, Area 40900 sq.mtr. and Plot no. 4A, Sector-30/31, Area 2700 sq.mtr. was executed on 11.09.2008, 16.06.2008 and 22.04.2007 respectively.

According to Navi Mumbai Development Plan, Plot no. 3, 4, 4A, Sector-30/31, Belapur comes under Survey No. 18, 19, 20 & 53 and this land is notified as Residential Zone. Copy of Navi Mumbai Development Plan is attached for reference.

As per Google Image of the year 2003, 2005 & 2007 no Green Forest was found under above mentioned Plots. Similarly, according to recent Google Images of the year 2015 to 2019 no Green Cover as seen under aforesaid Plots. Copy of Google Images is attached for ready reference.


Addl. Chief and Land Survey Officer (Thane)

C.C. to..

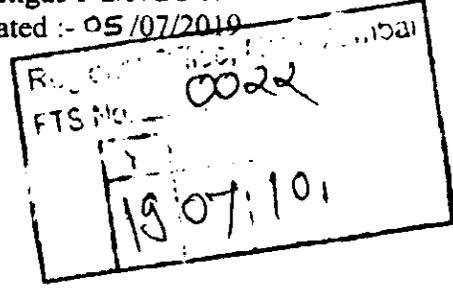
Collector, Thane



Annexure -H

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

Retigat/T-2/NGT/Kavi- /2019
Dated :- 05/07/2019



To,

Regional Officer,
Maharashtra Pollution Control Board,
Raigad Bhavan, 7th Floor,
Sector 11, CBD Belapur,
Navi Mumbai- 400614.

Subject - Application No. 305/2019 Filed by Mr. K.Kumar
Conscious Citizen Forum V/s State of Maharashtra before
National Green Tribunal in respect of cutting of hill
terrains & trees in Massive Scale of Parsik Hill at Belapur,
Navi Mumbai.

Ref - 1) Your E-mail Dated 18/6/2019
2) Your E-mail Dated 03/7/2019

With reference to your E-mail Dated 18/6/2019, meeting of concerned departments was held on 27/06/2019 at collector office thane. As per discussion in the meeting it was decided that concerned departments should submit their report to Maharashtra Pollution Control Board for further compliance and submission to Hon'ble National Green Tribunal, Principal Bench, New Delhi.

Along with the action taken report from respective departments. Tahsildar, Thane have submitted report on 05/07/2019. As per his report the excavated quantity of minor mineral is being used on the construction place, hence as per the Govt. notification dated 11/05/2015, no necessity of recovery of royalty from the Bhumiraj Builder. Hence, Tahsildar Thane disposed off the matter as for as the notices issued to the said builder are concerned. You are requested to consolidate the report from all departments and prepare consolidated report at the earliest.

O.C Sign By Addl. Collector Thane

For Addl. Collector Thane

Encl- Report of Tahsildar, Thane dated 5/7/2019.

Counte Matter
Agree

SPNM-1
do needful
1/7

तहसिलदार तथा कार्यकारी दंडाधिकारी ठाणे

तहसिलदार कार्यालय ठाणे, ठाणे स्टेशन रोड, ठाणे (पश्चिम) तालुका ठाणे जि. ठाणे

पिन कोड : ४०० ६०१ दुरध्वनी क्र. ०२२ - २५३३११६४

क्र.मह/कक्ष-१/टे-७/गौख/कावि-११२७/२०१९

दिनांक : ०५/०७/२०१९

प्रति.

मा. अप्पर जिल्हाधिकारी ठाणे,
(रेतीगट शाखा).

विषय : NGT Application no.३०५/२०१९ filled by Mr.K kumar, Conscious Citizen Forum V/S /State of Maharashtra In respect of cutting of hill certains and trees in Massive scale at Parsik Hill at Belapur, Navi Mumbai

संदर्भ : १. आपले कार्यालयाकडील पत्र क्र.रेतीगट/गौख/टे-२/ कावि- /२०१८

दि.२५/०६/२०१९

२. मंडळ अधिकारी बेलापूर यांचा दिनांक २६/०६/२०१९ रोजीचा अहवाल.

उपरोक्त संदर्भिय विषयान्वये आपणास सादर करणेत येते की, आपलेकडील संदर्भिय पत्राचे अनुषंगाने दि.२६/०६/२०१९ रोजी मंडळ अधिकारी बेलापूर यांच्यामार्फत चौकशी केली असता मौजे बेलापूर ता.जि.ठाणे येथील प्लॉट नं.३,४,४ अ सेक्टर- ३० व ३१,सिबीडी बेलापूर, नवी मुंबई या प्लॉटवर मंडळ अधिकारी बेलापूर यांनी यापूर्वीच स्थळ पाहणी करून सदरचा प्लॉट हा मे.भूमीराज बिल्डर्स प्रा.लि. यांच्या मालकीचा असून त्यांनी सदर जागेमध्ये एकूण ८७६० ब्रास दगड व ३७९० ब्रास माती- मुरुम असे एकूण १२५५० ब्रास अनधिकृत दगड माती, मुरुम उत्खनन केलेबाबत अहवाल दि.०६/०८/२०१८ रोजी या कार्यालयास सादर केलेला असून आज रोजी सदर ठिकाणी त्यापेक्षा जास्त उत्खनन झाले नसून सदरचे माती/दगड त्याच जागेवर ठेवण्यात आले असल्याचे मंडळ अधिकारी बेलापूर यांनी त्यांचे दि.२६/०६/२०१९ चे अहवालात नमूद केलेले आहे.

प्रकरणी सदर अनधिकृत उत्खनन केले प्रकरणी या कार्यालयाचे नोटीस क्र.महसूल/क-१/टे-४/गौख/कावि-११७३५/२०१८ दि. १८/०८/२०१८ अन्वये नोटीस पारित करण्यात आलेली असून दि.३१/०८/२०१८, दि.१५/०९/२०१८ व दि.२८/०९/२०१८ रोजी सुनावणी घेण्यात येऊन महाराष्ट्र जमीन महसूल अधिनियम १९६६ च्या तरतुदीनुसार दि.०४/०७/२०१९ रोजी आदेश पारित करण्यात आला असून सोबत सदर आदेशाची छायांकीत प्रत अवलोकनार्थ सादर करण्यात येत आहे.

(अधिक पाटील)
तहसिलदार ठाणे

तहसीलदार ठाणे यांचे न्यायालयात

क्र.महसूल/कक्ष-१/टे.४/गांख/कावि-११७३५/२०१८

प्रति,

- भूमिराज बिल्डर्स प्रा.लि
डी-२, बिग प्लेस, सेक्टर १७, वाशी नवो मुंबई तालुका ठाणे

महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४८ (७) नुसार कामकाज
मिळकतीचे वर्णन

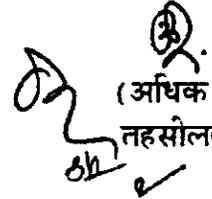
अ.क्र.	गावाचे नांव	प्लॉट नं.
१	मौजे-बेलापूर	३.४.४अ सेक्टर ३० व ३१

प्रकरणी दिनांक : ०४/०७/२०१९ रोजी खालीलप्रमाणे आदेश देण्यात आला आहे.

आदेश :

- भूमिराज बिल्डर्स प्रा.लि. यांनी मौजे- बेलापूर येथील भूखंड क्र.३, ४ व ४ अ सेक्टर ३०/३१ या मिळकतीवर इमारतीचे बांधकामकामी खोदकाम केले असून उत्खनन करून निघालेले गांणखनिज माती/दगड हे त्याच ठिकाणी वापर केली असल्याने मा. सर्वोच्च न्यायालयाचे आदेश व महाराष्ट्र शासन राजपत्र दिनांक ११ मे २०१५ नुसार स्वामित्वधन लागू होत नसल्याने प्रकरण निकाली काढणेत येत आहे.
- आदेश संबंधितांना कळविण्यात यावा.
- खर्चाबाबत आदेश नाहीत.

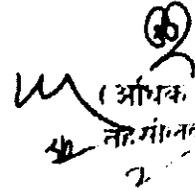
ठिकाण : ठाणे
दिनांक : ०४/०७/२०१९


(अधिक पाटोल)
तहसीलदार ठाणे

प्रत : मंडळ अधिकारी बेलापूर यांचेकडे माहितीसाठी व पुढील कार्यवाहीसाठी रवाना.
प्रत : तलाठी सजा बेलापूर,

२/- सदरचे आदेश संबंधितांस तात्काळ बजावून त्यांची स्वाक्षरी व तारखेनिशा पाहच घेऊन पूर्तता अहवाल तात्काळ या कार्यालयाकडे सादर करावा.

ठिकाण : ठाणे
दिनांक : ०४/०७/२०१९


(अधिक पाटोल)
तहसीलदार ठाणे

क्रमांक-प. अ. प्र. १०१५ / काशी १८३/२
मंडळ अधिकारी बलापूर वॉर्ड कार्यालय
शासन माता मंदीर जंक्शन, नुबंगाड, नवी मुंबई
दिनांक. १०/०६/२०१९

प्रति.

गा. लहासिलवाव स्तो
-ठाणे

विषय - विगाधिकृत शौच खाणिज ३२वक
-बांध

महोदय
उपरोक्त विषयाबाबत शौच खाणिज बंधनकारक तार
खाणे. प्रेषित पत्र नं ३, ४, ४अ, दिनांक ३०
३१ सप्टेंबर २०१९ बंधनकारक नुबंगाड - या परीक्षेबाबत दिनांक
२६/०६/२०१९ रोजी सहादी ११२२५ बाबत पत्र
काही बंधनकारक तार हा. मे. भुमिशिज जिड
प्रा. वी. मार्ग १०१५५५ - या अंतर्गत खाणी लक्ष
जागेमध्ये दण्ड २०६० बांध व भाडो ३५६०
रुपये रक्कम ११५५० बांध उभारून केलेली अ
सहादी उभारून खाण परीक्षेबाबत ठेवलेली आहे,
तरी पुढील बाबती सविशेष बांध.

मंडळ अधिकारी बलापूर
ता. जि. ठाणे

पत्राट ल शुभिसिज बिडरुग गी गी. कौणस के
१४ डी. २ बिग फेस देकर १७ वारु गी मुकुरी
बोगे भाककणि आटे; गी पुढी ककरी सडिग
साक

6/8/18
पत्राट अधिकारी
ग.पि.ग

उत्तराखण्ड पर्यटन विभाग
 उत्तराखण्ड पर्यटन विभाग
 उत्तराखण्ड पर्यटन विभाग
 उत्तराखण्ड पर्यटन विभाग
 उत्तराखण्ड पर्यटन विभाग

संख्या

6/8/18
 उत्तराखण्ड पर्यटन विभाग
 न. न. न.

1) श्री. प. सुब्रह्मण्यम्
 9867971012

2) श्री. राजेश कुमार
 9867215100

3) श्री. राजेश कुमार
 9867215100



OFFICE OF THE DEPUTY CONSERVATOR OF FORESTS THANE
FOREST DIVISION
Lal Bahadur Shastri Marg, Marathon Circle, Naupada, Thane-400 602, 25421373.

Email : dycfthane@mahaforest.gov.in

Letter

Sub : NGT Original Application no.305/2019
K.Kumar Concious Citizen Forum.
VERSUS
State of Maharashtra & Ors..

No. Desk-1/20/Land/ 1905 of 2019-20

Thane-400602, Dated : 28 June, 2019

To,

Regional Officer,
Maharashtra Pollution Control Board,
Raigad Bhavan, 7th Floor,
Sector 11, CBD Belapur,
Navi Mumbai – 400614.

- Ref. :-
1. Your Office letter no MPCB/RO/NN/90510FTS-0234
Date 10.05.2019.
 2. District Mining Officer Thane's letter no.
Retigut/Gau.Kha./T-2/Kavi/370, Date 15.10.2018

Along with letter reference no.1 this office has received the complaint of K.Kumar Concious Citizen Forum. The complaint mentions area of Plot-4, Sec.30,31, Parsik Hill. Navi Mumbai. The said area is not a forest area and is not under administrative control to this division.

However, it is submitted for kind information that, the total area of Parsik Hill is divided between two municipal corporation i.e. Navi Mumbai & Thane. The forest area within the limits of these municipal corporation is in jurisdiction of Thane Forest Division.

Hon'ble High Court, Mumbai has passed an order dated 25.10.2013 in PIL No. 1, 35, 36/2007 regarding encroachment in Thane District. As per the order of Hon'ble High Court, Mumbai the encroachments, where ever found on the forest land in the area of Parsik hill , has been removed with the help of Police department and municipal corporation. The details of the encroachment removal in last seven years is given below –

Taluka	Village	Survey no.	Date of area handover	Area (Ha.)		Total Area (Ha.)	
				Reserve forest	Protected Forest		
Thane	Shirvane	323 A	22.12.1972	156.430	00	156.430	
		323B	22.12.1972	00	20.320	20.320	
	Kukshet	183	22.12.1972	97.210	00	97.210	
	Bonsari	132	22.12.1972	128.220	00	128.220	
	Turbhe	387	07.04.1973	182.600	00	182.600	
	Pawane	163	22.12.1972	104.230	00	104.230	
	Shahabad	460 A	22.12.1972	120.580	00	120.580	
		460 B	22.12.1972	00	63.740	63.740	
		460	22.12.1972	00	58.800	58.800	
	Total				789.270	142.860	932.130

In the area of Parsik hill there are 25 stone quarries as approved by the GOI under forest conservation act 1980. These quarries have been closed since 2017 to till date for want of environment clearance.

In the year 1972-73 forest land of Parsik hill was handed over to Revenue Department for the development of Navi Mumbai. The area was later handed over to CIDCO by revenue department. The details of the area are as given below -

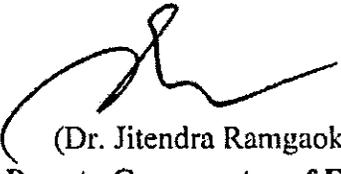
Year	Details of encroachment removal	
	No. of encroachment	Area (Sq.Mtr.)
2012-13	1553	26299
2013-14	170	7851
2014-15	961	19321
2015-16	380	7352
2016-17	96	1666
2017-18	00	00
2018-19	110	1772
Total	3270	64261

The area which was handed over to CIDCO has not been disforested till today and the legal status of this area is "Reserve forest and Protected Forest. Out of these area, some area has been distributed to the project affected people for stone quarries by CIDCO. The legal status of distributed area is "Reserve/Protected Forest". A proposal was submitted to divert some of this area for quarrying operations under Forest Conservation Act 1980 and was subsequently approved by MOEF, Government of India. The details of diverted area is as given below -

Sr. No.	Village	Survey No.	Area (Ha.)	Legal Status
1	Pawane	163	21.23	Reserve Forest
2	Bonsari	132	30.81	Reserve Forest
3	Shirvane	323/A	18.59	Reserve Forest
4	Turbhe	387	47.74	Reserve Forest
5	Kukshet	183	19.70	Reserve Forest
	Total		138.07	

The stone quarries mentioned above had received formal approval for five year vide Central Government letter no.8-33/99-FC, dated 28.09.2001. In the year 2006 CIDCO had submitted the proposal for renewal of these quarries, the approval was received for a period of 20 years vide Central Government letter no.8-33/99-FC, dated 05.06.2006. The entire area is in possession of CIDCO and is managed and controlled by CIDCO.

After approval from the Government of India, the agreement was made between quarry owner and CIDCO for 10 year which came to end in the year 2016. As on date these quarries are closed for want of environmental clearance.


(Dr. Jitendra Ramgaokar)
Deputy Conservator of Forests,
Thane Forest Division, Thane

Copy to

1. Collector Thane

✓ 2. District mining officer, Thane