

BEFORE THE HONORABLE NATIONAL GREEN TRIBUNAL

REPORT OF THE JOINT COMMITTEE CONSTITUTED FOR VERIFICATION OF COMPLIANCE STATUS IN COMPLIANCE WITH ORDER DATED 29.11.2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (WZ) IN THE MATTER OF ORIGINAL APPLICATION NO. 107 of 2022 (WZ) (IRBA MASHNAJI KONAPURE &ORS.)

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REPORT OF THE JOINT COMMITTEE CONSTITUTED FOR VERIFICATION OF COMPLIANCE STATUS AS PER THE ORDER DATED 29.11.2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (WZ) IN THE MATTER OF ORIGINAL APPLICATION NO. 107 of 2022 (WZ) (IRBA MASHNAJI KONAPURE &ORS.)

As per the order dated 29.11.2022 of the Honorable NGT a committee comprising of i) Shri. Pankaj Joshi, Member of SEIAA - Representative from the State Environment Impact Assessment Authority (SEIAA); ii) Shri. Ravindra Andhale, Regional Officer, MPCB Thane -Maharashtra Pollution Control Board (MPCB) and iii) Dr. Mahesh Shindikar, Expert Member, MCZMA - Maharashtra Coastal Zone Management Authority (MCZMA) visited the site on 20.01.2023 and the present status reported as under:

As per para no 3,4, and 6 of the said order, Hon'ble NGT

Para 3: "...The submission made is that the total built up area of the project for which the EC is still under consideration by SEIAA is 3,23,656.18 Sq.m and by the Minutes of the Meeting dated 21.10.2021 annexed at page nos. 423-

428 of the paper book, it is apparent that the SEIAA has deferred the proposal for grant of EC and the Project Proponent is proceeding with the construction illegally"

Para 4: "He has also drawn our attention to page nos. 429 to 431 of the paper book which are photographs of the construction in question and also drawn our attention to the Consent to Establish granted by the MPCB, where-in at serial no. 10, there is a stipulation made that "Project Proponent shall not take effective steps towards construction unless Environmental Clearance (EC) is obtained" but even then in violation of that, the construction is going on."

Para 6: "He has also drawn our attention to page no. 20 of the paper book which shows that a large number of constructions have already been done without valid EC."

The committee has referred to the following documents:

- A) Information sought from MBMC by MPCB regarding the status of construction
- B) An official response from the office of Town Planning department of MBMC to the case specific enquiry raised by the office of RO, MPCB, Thane received on 20.01.2023
- C) Architects certificate submitted by PP
- D) Consent to establish granted by MPCB dt. 02.02.2022
- E) Visit report made by MPCB official dt. 20.01.2023

The observations of committee are summarized as follows:

- The project proponent claims that construction below 20,000 Sq.m as per ENV-2013/CR39/TC-1 dt. 21/04/2015 is permitted prior to obtaining EC.
- The committee observed that the project proponent has obtained CC from local planning authority, MBMC for the gross built up area of 19973.84 Sq. m. The details of the permission granted and work completed as per MBMC report and architect certificate as follows:

Sr. No.	Building Description	Permitted Floors As per CC Approval dt. 31.03.2022	Permitted Built-up area (FSI) (sqmt) as per Approval dt 31.03.2022	Current Status of Construction
1	A	2 Basement + Stilt + 2 part podium + 5	3928.84	2 Basement + stilt + 2 part podium + 4
2	B	2 Basement + Stilt + 2 part podium + 5	3617.15	2 Basement + stilt + 2 part podium + 1
3	C	2 Basement + Stilt/ commercial + part podium/commercial	780.25	2 Basement + stilt/commercial + 1 part podium/commercial
4	H	2 Basement + Stilt	34.81	2 Basement + stilt
5	Podium attached to A, B, C and STP	Podium	--	Not started yet

- As per architect certificate dt. 20.01.2023 submitted by Tej consultants, the architect of project proponent, the construction completed on site is 16733 Sq. m.
- As per consent to establish granted by MPCB dt. 02.02.2022 condition no. 10, project proponent shall not take effective steps towards construction unless environmental clearance is obtained. However, project proponent has constructed 16,733 Sq. m. on site.

As per para 5 of the said order, Hon'ble NGT:

"the said construction is going on in violation of CRZ Notification, 2011 (though by mistake it is mentioned as 1991 instead of 2011), despite the fact that no permission has been taken from the MCZMA."

The committee has referred to following documents:

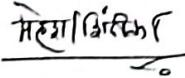
- Copy of the MCZMA recommendation letter dated 07.06.2019
 - Copy of report by an authorized agency (IRS Chennai) dated 04.11.2017
 - Copy of the page No. 24 -26 of the paper book
 - Copy of the minutes of SEAC dated 29 to 30 June & 1st July 2022.
- The committee observed that the project proponent has obtained MCZMA recommendation on 07.06.2019 based on IRS report for Survey No. 235 (pt) and 256 (pt.) (New Survey No 68 (pt.) and 69 (pt.).
 - Further Project proponent has applied for Environmental Clearance of the project for Survey No. 235 (pt) and 256 (pt.) (New Survey No 68 (pt.) and 69 (pt.) along with additional Survey No. 233(pt.) (New Survey No. 66 (Pt.). For the same Point No. 2 of SEAC deliberation has instructed to submit revised CRZ NOC from MCZMA as per latest revised planning of the project. Further the project was deferred in the meeting of SEIAA held on 29.07.2022 referring to the recommendations of SEAC.
 - The project proponent has applied for CRZ remarks / status remarks for plot bearing Survey No. 233(pt.) from MCZMA on 16.07.2022 for which decision is awaited.

- Further the project proponent has submitted that the construction activity is carried out only in Survey No. 233(pt.) (New Survey No. 66 (Pt.) which falls outside CRZ demarcation. Accordingly in addition to the field observation the PP has also superimposed the respective Survey No's on a recent Google map image to ascertain the location of the construction area and submitted to the joint committee and official response from the Office of Town Planning department of MBMC received on 20/01/2023 to MPCB also mentions that CRZ influenced plot is vacant at present.

Furthermore, the committee observed that

1. During visit, construction activity was not ongoing at site, however project proponents have informed that they have initiated construction less than 20,000 Sq. M as per Government of Maharashtra circular ENV - 2013/CR39/TC-1 dated 21/04/2015..
2. Sewage treatment plant has been provided for domestic waste generated in the construction phase for labor and office staff for a capacity of 5 KLD treated effluent is used for gardening purposes.
3. During the site inspection, no borewell was found on site and water supplied by water tankers is being used for the construction .
4. The project proponent has taken the tree No Objection Certificate from the Tree authority of MBMC dt. 06.01.2022. Under this tree NOC the project proponent was permitted to cut 167 trees and transplant 30 trees. The project proponent has cut 167 trees and transplanted 28 trees. Attempt of retaining and on-site conservation was observed for 2 trees. As per the NOC, the project proponent was required to plant 835 saplings. The project proponent has planned the 835 trees as per the specification mentioned in the Tree NOC.
5. It was observed that water is being sprinkled on the road for dust containment.

The committee has also asked the PP to prepare and submit the explanation on all the issues mention in the complaint in addition to the above mentioned points. All such supporting documents are annexed with this report.



Dr. Mahesh Shindikar,
Expert Member, MCZMA



Shri. Ravindra Andhale,
Regional Officer, MPCB Thane



Shri. Pankaj Joshi, Member
of SEIAA

1598
EVERSMILE PROPERTIES
PRIVATE LIMITED

1

20th January 2023

To,

1. Shri Pankaj Joshi
The Representative of SEIAA
2. Shri Ravindra Andhare
The Representative of MPCB
3. Dr. Mahesh Shindikar
The Representative of MCZMA

Subject: Submission on behalf of the Project Proponent i.e Eversmile Properties Pvt. Ltd. (Respondent No. 11 in Original Application No. 107/2022)

Reference:

1. Order dated 29th November 2022 passed by Hon'ble National Green Tribunal, Western Zone ("NGT") in Original Application No. 107/2022 as filed by Irba Masshnaji Konapure & Ors V/s. Union of India & Ors.
2. Site Inspection conducted by the Joint Committee comprising of representatives of SEIAA, MPCB and MCZMA

Respected Sirs,

1. This in in reference to the Order dated 29th November 2022 passed by Hon'ble NGT ("said Order") wherein the Hon'ble NGT has directed for a Three Members Joint Committee to be constituted comprising of representatives of SEIAA, MPCB and MCZMA ("**Joint Committee**"), wherein MPCB has been

designated as the nodal agency. Pursuant thereto, the Joint Committee visited the Project site on 20th January 2023 at 10:00 am.

2. We, Eversmile Properties Pvt. Ltd, the Project Proponent (“PP”) and the Respondent No. 11 would like to submit that the property at Sector II A being Survey Nos. No. 233 (new survey No. 66) along with the adjoining land i.e. old Survey No.235 (new survey No.68), and old survey No.256 (new survey No.69) is being developed by the Respondent No. 11 as a Township Project admeasuring approximately 37,880.43 square meters (“**subject Property**”). On the aforesaid subject property, the Respondent No. 11 has envisaged to develop a project named as “Srishti Namaah” (“**said Project**”) in terms of the necessary permission(s), Village Penkarpada, Dist. Thane under the name of “Srishti Namaah” is being developed and constructed by PP/Respondent No. 11. We are hereby making a short submission before this Joint Committee pursuant to the site visit held on 20th January 2023 to bring on record the true and correct facts. Thus, request this Hon’ble Joint Committee to kindly take on record this short submission.
3. The allegations made by the Applicants and our responses to the same along with the relevant documents herein under:

A. CONSTRUCTION CARRIED OUT WITHOUT VALID ENVIROMENAL CLEARANCE

- i. We submit that the Applicants in their OA have incorrectly and mischievously stated the status of actual work at site. Just to illustrate that

the table 1 provided in para 7(a)(i) of the OA is based on totally incorrect figures.

The exact position of the construction carried out at site as on date is as under:-

Sr. No.	Wing	Commencement Certificate dated 31.03.2022	Construction Carried out by Respondent No. 11
1	A	2 Basement + Stilt + 2 part podium + 5 floors	2 Basement + Ground + 2 part podium + 1st to 5 th Slab above second podium
2	B	2 Basement + Stilt + 2 part podium + 5 floors	2 Basement + Ground + 1 st and 2 nd podium part + First to Second Slab above 2 nd Podium
3	C	2 Basement + Stilt/commercial + 1 part podium / commercial	2 Basement + top of Ground Floor (podium 1 slab part)
4	H	2 Basement + Stilt	2 Basement + top of first basement i.e floor of ground floor
5		Part podium connecting building A, B and STP	Not started

In view of the aforesaid table, it is apparent that the Project Proponent/Respondent No. 11 has undertaken construction of 16,733 sq.mt. which is within the permissible scope of the aforesaid permissions. The same is certified by the Project Architect vide certificate dated 20th January 2023. (Annexure A). Attaching herewith all the photos of the actual construction at the site as on date. (Annexure B). However, the PP submits that the current construction which has been carried out has followed all the applicable environmental laws.

- ii. It is submitted that the Respondent No. 11 has constructed as per the relevant revised CC dated 31st March 2022 issued by MBMC, which allows construction upto 20,000 sq. mtrs by categorically directing *that further construction permissions [beyond 20,000 sq.mtrs] shall be granted only after submission of NOC from Environmental Department i.e. EC to MBMC*. The Respondent No. 11 hereinabove, submits that the actual work undertaken at site is below 20,000 sq. mtrs. It is well settled position of law that construction upto 20,000 sq. mtrs without EC is considered to be legally valid and permissible as held by the Hon'ble Bombay High Court in its several orders specifically holding that EC for constructions less than 20,000 sq. mtrs. is not required. Herewith are the orders of the Hon'ble Bombay High Court passed in the Writ Petition holding that construction upto 20,000 sq. mtrs, prior EC is not required. (Annexure C).
- iii. Also, the Environment Department of State of Maharashtra issued a Circular No. ENV/2013/CR39/TC-1 dated 21st April 2015 *inter alia* holding that proposed construction below 20,000 sq. mtrs. may not be considered as violation of EIA notification 2006. Even SEIAA has considered the circular while deliberating the proposal No. SIA/MH/MIS/134882/2020 submitted by another developer in its project have accepted the Circular dated 21st April 2015 and observed that construction upto 20,000 sq. mtrs. cannot be considered as violation of EIA 2006 and accordingly granted EC. Hereto is copy of the Circular dated 21st April 2015 (Annexure D). SEIAA in its 222nd Meeting have accordingly deliberated in one of the proposals on the basis of the circular dated 21st April 2015 and granted the Environmental Clearance accordingly. Herewith is the 222nd Minutes of Meeting of SEIAA (Annexure E).

- iv. Thus, it is an admitted position that the Applicants have wrongly portrayed that the Respondent No. 11 have constructed the said project without prior EC or that the said construction is beyond 20,000 sq. mtrs. Infact, for the construction to be carried out beyond 20,000 sq.mtrs as per the EIA Notification 2006, the Respondent No. 11 has applied for the EC to SEIAA on 6th April 2022, which has been duly considered by SEAC II and recommended to SEIAA for issuance of EC. Thus, the Application of Respondent No. 11 for EC is currently pending before SEIAA for its deliberation and grant.
- v. The Respondent No. 11 submits that a bare perusal of the EIA Notification dated 14.09.2006 would reveal that the requirement of EC is if the construction exceeds 20,000 sq. mtrs of built-up area. The legislature in its wisdom has chosen to bring construction above 20,000 sq. mtrs within the ambit of EC. In the present case, admittedly, the construction at site is well below 20,000 sq. mtrs. as more elaborately mentioned above and thus the question of any violation as alleged by the Applicant in it's OA, does not arise.

B. CONSTRUCTION CARRIED OUT IN VIOLATION OF CONSENT TO ESTABLISH ("CTE")

- i. The Respondent No. 11 submitted a proposal before Maharashtra Pollution Control Board ("MPCB") for grant of Consent to Establish in respect of said project. The proposal of Respondent No. 11 was considered by the Consent Appraisal Committee on 20.12.2021 and accordingly MPCB granted Consent to Establish dated 02.02.2022 subject to certain terms and

conditions as mentioned therein. Hereto attached is the copy of the Consent to Establish dated 02.02.2022 (Annexure F).

- ii. As regards the condition No. 10 of the Consent to Establish dated 02.02.2022, the Respondent No. 11 submits that the construction carried out is below threshold limit of 20,000 sq. mtrs. which is permissible as per the aforesaid Circular and Orders of Hon'ble Bombay High Court. Respondent No. 11 has already taken steps for obtaining of EC which is pending before the SEIAA for deliberation and grant.
- iii. As per the procedure, CTE is obtained post grant of EC, however, in the present matter the same is obtained well in advance. Thus, the grant of Consent to Establish (CTE) is not an ex post facto consent as alleged or portrayed by the Applicants. Hence, the allegations of Applicants are totally vague, baseless and devoid of any merit.

C. CONSTRUCTION BEING CARRIED IN VIOLATION OF CRZ NOTIFICATION, 1991 AND TERMS AND CONDITIONS OF CRZ CLEARANCE

- i. It is submitted that the Respondent No. 11 earlier proposed to develop a portion of the old survey No.235 (new survey no.68) and old survey No.256 (new survey No.69) admeasuring 4,730.48 sq. mtrs. and accordingly submitted the building plans to planning authority i.e., MBMC on 01.02.2018. Since the aforesaid two survey nos. were partially falling in CRZ – II, Respondent No. 11 submitted the proposal to MCZMA, seeking a NOC for development as per the CRZ Notification 2011. The said proposal was deliberated in 132nd meeting of MCZMA on 24th April 2019 wherein

MCZMA duly granted NOC dated 7th June 2019 on terms and conditions as mentioned therein. As regards Survey No. 233 (New Survey No. 66), the same neither falls in nor is impacted under CRZ-II and thus NOC of MCZMA is not required and the said fact is being apprised to SEIAA by Respondent No. 11. The Respondent No. 11 submits that they had submitted an application to MCZMA for confirmation of status of Survey No. 233 (Pt.) being new S.No. 66 (Pt.) of village Penkapada vide application submitted on 16th July 2022..Despite the aforesaid NOC, as of now, no construction work is undertaken in CRZ - II area. Annexing the google image (**Annexure G**)

- ii. The Applicant has incorrectly stated that the building L of the said project is affected by CRZ-I which is totally false and unsubstantiated. Infact, the entire subject property is not impacted by CRZ-I.
- iii. The Respondent No. 11 further submits that the averment that constructions is being carried out in violation of CRZ 1991, itself is misdirected and out of context. It is reiterated that the small portion of Survey No. 68(pt) and 69(pt.) is being impacted by CRZ-II as per CZMP (which is on the landward side of existing road) based on CRZ Notification 2011 for which appropriate approvals/NOC have been obtained.
- iv. The table shown in para 7 (d) (i) of the OA is allegedly based on a Report/Executive Summary Survey carried out from March 2013 and submitted in March 2014 to MBMC.
- v. The Org. Applicants on the basis of Executive Summary of CZMP of MBMC of Centre for Earth Science Studies, Thiruvanthpuram have tried to mislead the Hon'ble NGT by mentioning that Survey Nos. 68 & 69 are affected by

CRZ-1, CRZ-1B, CRZ-II and Mangroves Buffer Zone. By the aforesaid table, the Respondent No. 11 has tried to purposely misdirect by stating that both the survey numbers i.e., 68 & 69 are fully affected by CRZ. While misconstruing the factual position and making the aforesaid averments, the Applicants have deliberately suppressed the true facts that Respondent No. 11 is only constructing a small portion of Survey No. 68 & 69, out of which 1721.41 sq. mtrs. area is only affected by CRZ-II on the landwards side of the existing road.

- vi. The Respondent No. 11 states that just as it is the state government-controlled Development Authorities that primarily undertake the task of urban planning in major cities, similarly, the Coastal Zone Management Plans (CZMP) are prepared by the coastal State Government or Union territory by engaging reputed and experienced scientific institution(s) or the agencies including the National Centre for Sustainable Coastal Management of MoEF and in consultation with the concerned stakeholders.
- vii. The Clause 5 (x) of the CRZ Notification 2011 specifically states that *“all developmental activities listed in this notification shall be regulated by the State Government, Union Territory Administration, the local authority or the concerned CZMA within the framework of such approved CZMPs as the case may be in accordance with provisions of this notification”*. Therefore, on a plain reading of the aforesaid provision it is clear that the concerned authorities shall consider only such approved CZMP as has been duly considered and prepared by the concerned CZMA. The CZMP is approved only after the State Government or Union territory CZMA submits the draft CZMPs to MoEF along with its recommendations on the CZMP within a

period of six months after incorporating the suggestions and objections received from the stakeholders. The MoEF thereafter considers and approves the CZMPs within a period of four months from the date of receipt of the CZMPs. Thus, the reliance of the Applicant on Executive Summary of CZMP prepared by the Centre for Earth Science Studies, Thiruvanthpuram prepared in the year 2014 for MBMC is completely misplaced and devoid of any merits. It is pertinent to mention here that as per new draft CZMP based on CRZ Notification 2019 (prepared and published), the subject property under development is completely out of the scope of the CRZ.

- viii. The Respondent No. 11 states that just as it is the state government-controlled Development Authorities that primarily undertake the task of urban planning in major cities, similarly, the Coastal Zone Management Plans (CZMP) are prepared by the coastal State Government or Union territory by engaging reputed and experienced scientific institution(s) or the agencies including the National Centre for Sustainable Coastal Management of MoEF and in consultation with the concerned stakeholders. The clause 5 of the CRZ Notification 2011 categorically mentions the preparation of Coastal Zone Management Plans. Therefore, it is only the coastal State Government or Union territory which has the authority to prepare CZMPs. In the present case, only a small portion out of the survey no. 235 (pt) & 256 (pt) [new survey no. 68(pt) & 69(pt)] is impacted by CRZ – II for which the Respondent No. 11 has already obtained requisite NOC dated 07.06.2019 from MCZMA as per CRZ notification 2011.

D. OTHER ALLEGATIONS AS MENTIONED IN THE OA

1. Illegal felling of trees & mangroves, no transplantation and no compensatory plantation

(a) The Respondent No.11 submits that the allegation of the Original Applicants that the Respondent No.11 has not carried out compensatory plantation of trees as per law is completely false, frivolous and baseless. It is submitted that as per the Application of Respondent No. 11 dated 12th March 2021 and site inspection carried out by the Tree Authority, NOC dated 6th January 2022 was granted to the Respondent No. 11 for felling of 167 trees and 30 trees to be transplanted. As per the conditions of the said NOC, Respondent No. 11 has carried out compensatory plantation of 835 trees along with geo-tagging as per Tree NOC. The Respondent No. 11 is also periodically complying with the condition by submitting a report in every 3 months to the Tree Authority of MBMC. Thus, there is no violation of NOC dated 6th January 2022 and Environment Act.

2. PP extracting ground water borewell without obtaining permission from CGWA.

(a) The Respondent No.11 states that the allegation of the Original Applicants that the Respondent No.11 has illegally extracted ground water from bore well is false and baseless. The Respondent No. 11 submits that there are no bore wells in the subject property and thus the question of extracting ground water from bore well does not arise.

(b) The Respondent No. 11 at the project site sourced water from private tankers for the purposes of construction. Attaching the tanker receipts (Annexure H).

3. PP carried substantial excavation and there is no preservation of the top fertile soil.

a) The Respondent No. 11 states that the Applicants have incorrectly stated that the Respondent No. 11 has carried substantial excavation without preservation of the top fertile soil. The Respondent No. 11 submits that the excavated topsoil is duly preserved at site. Furthermore, Respondent No. 11 is in compliance of best standard practices that is called green building certification governed by IGBC – International Green Building Council. Hereto are the Photographs of preservation of top fertile soil at the project site (Annexure I).

4. PP carried out illegal excavation for basement for footing etc. without obtaining EC, CTE and permission for mining of minor minerals from the competent authority for large excavation of 137550 sq. mtrs.

a. The Respondent No. 11 states that the said allegation of the Applicants is vague and unsubstantiated and that nothing in support has been annexed by the Applicants to their Application and hence denied in toto. The Additional Collector, Thane, in exercise of powers conferred under Rule 59 (1) of the Maharashtra Minor Mineral Extraction (Development and Regulation) Rules, 2013 has duly permitted excavation of soil on Survey Nos. 66, 68 and 69 vide Order dated 30.09.2021 and the same has been timely extended by Orders dated 24.04.2022 and 24.11.2022. The

Respondent No. 11 states that it is in complete compliance of the terms and conditions mentioned in the said Orders and has undertaken excavations only to the extent of the area and details mentioned therein.

5. PP has not obtained permission from airport authority / ministry of defence (MoD) as the building height is more than 100 mtrs. and within range of airport.

- a. The Respondent No. 11 submits that the said allegation is totally unfounded and baseless and without any substance. It is submitted that Respondent No. 11's project is not falling within the alleged range of airport, hence even the MBMC has never imposed such conditions or requirements upon the Respondent No. 11 while granting the necessary permissions.

In view of the aforesaid facts and circumstances, we state that PP/Respondent No. 11 are not in violation of any environment law as alleged in the Original Application and hence it is requested to consider this submissions while preparing the report.

For Eversmile Properties Pvt. Ltd.

V.D. Barde

Vinit Barde

Authorised Signatory



Tej's CONSULTANTS

BASAVARAJ S. GADEKAR
BE (Civil)
VIJAYALAXMI B. GADEKAR
DArch.
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Ref. No.: AR-58/2023

Date : 20/1/2023

AREA CERTIFICATE

To,
The Member Secretary, SEAC -II, Maharashtra,
Environment Department,
15th Floor, New Administrative Building,
Mumbai-400032.

**Sub- Proposed Residential /Commercial Development On Land Bearing Old
Survey Nos. 233 (Pt.) ,235(Pt.) & 256 (Pt.) (New Survey Nos. 66 (Pt.),68 (Pt.)
&69 (Pt.)) At Village Penkarpada, District :Thane**

Ref: 1. EC application no. SIA/MH/MIS/238569/2021
2. CC issued by MBMC in the name of M/s. Eversmile properties pvt. Ltd.
under No जा. क्र : मनपा/नर/४६२२/२०२१-२२ dated. 31/03/2022.

Sir,

With reference to the above it is to state hereby that the onsite construction area for the project is 16733 sq.m.

The details of construction area as per Proposed EC ,CC & construction done are given in additional sheet.

Thanking you
Yours faithfully

For TEJ'S CONSULTANTS

AR. MEHSANIYA MOHAMMED K.
(CA/2016/80464)



S N o	Area as per Approved EC			Area as per Approved CC			Constructed on site			Proposed area			
	Configuration per	FSI area	Non FSI area per	Configuration as per CC	FSI area As per C.C	Non FSI area As per C.C	Configuration Constructed on site	FSI area Constructed on site	Non FSI area Constructed on site	Configuration Proposed	FSI area	Non FSI area	Total Construction area
	NIL	NIL	NIL	NIL	8391.050 sq.m	11382.19 sq.m	19973.24 sq.m	6563 sq.m	10170.05	16733sq.m	1,85,303.99 sq.m	1,38,352.19 sq.m	323658.18 sq.m
				Tower - A, B 2B + Ground + 1st Podium (pt) + 2 nd podium (pt) + 1 to 5 th floor Tower - C 2B + Ground/Shopping + 1st Podium (pt)/ Shopping Tower - H 2B + Ground STP Area			Tower - A 2B + Ground + 1st Podium (pt) + 2nd Podium (pt) + 1st to 5 th Slab above Tower - B 2B + Ground + 1st Podium (pt) + 1 st to 2 nd Slab above 2 nd podium Tower - C 2B + top of Ground floor (Podium 1 slab (pt)) Tower - H 2B + Top of 1 st Basement i.e. floor of Ground Floor.			Tower - A, B & L 2B + Ground + 1st Podium + 2nd Podium - 1st to 33th floor Tower - C 2B + Ground/Shopping + 1st Podium/Shopping + 2nd Podium + 1st to 33th floor Tower - D 3B + Ground/Shopping + 1st Podium/Shopping + 2nd Podium + 1st to 33th floor Tower - E&F 3B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor Tower - G & H 2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor Tower - I 2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor Tower - J 2B + Ground + 1st to 4th floor Tower - K 2B + Ground + 1st Podium + 2nd Podium + 1st to 3 rd floor			

Thanking you,
 Yours faithfully
 For **TEJ'S CONSULTANTS**

AR. MEHSANITA MOHAMMED K.
 (CA/2016/80464)



1612 Measure-B

WING - A - Construction upto 5th Floor



WING - B - Construction upto 2nd Floor



1613

WING – C – Construction upto Podium (first level)



WING – H – Construction upto Ground Level





nsc.

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION**

WRIT PETITION NO.1352 OF 2014

Glomore Constructions and Ors. ... Petitioners

Vs

The Union of India and Ors. ... Respondents

Mr. Arnav N. i/b Wadia Ghandy & Co., for the Petitioners.

Mr. Niranjani Pandit, AGP for Respondent No.2.

**CORAM : V.M.KANADE &
REVATI MOHITE DERE, JJ.**

DATE : 18th DECEMBER, 2014

P.C. :

1. We are informed that Environment clearance has been granted. Learned Counsel for the petitioners have placed before us the Minutes of the meeting of SEIAA held on 28th and 29th October, 2014, which shows that Environment clearance has been granted to the petitioners. The said order has been communicated to the petitioners by a letter



dated 11th December, 2014.

2. That being the position, the petition has become infructuous and is accordingly disposed of reserving the rights of the petitioners to apply for restoration in the event according to the petitioners counsel some reliefs still survive in the petition.

REVATI MOHITE DERE, J.

V.M.KANADE, J.



VAT

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION**

WRIT PETITION (L) No.655 OF 2014

Glomore Constructions and Ors. ...Petitioners

Vs.

The Union of India and Ors. ...Respondents

Mr.Virag Tulzapurkar, Senior Counsel with Mr. Rafi Patni with Ms.
Anjali S. Mohan i/b. Wadia Ghandy & Co. for Petitioners

None for Respondents

**CORAM : V. M. KANADE &
A.K. MENON, JJ.**

DATE : MARCH 24, 2014

P.C.

1. Heard the learned counsel appearing on behalf of the Petitioners. None appears on behalf of the Respondents, though they were served. Two affidavit of services are taken on record.

2. The grievance of the Petitioners is that though the Petitioners propose to construct the buildings, which are less than 20000 sq.mtrs. and though this Court, in number of cases, has held that for construction of buildings, which are below 20000 sq.mtrs., environmental clearance is not required, even then, Respondents State have issued a stop work notice, directing the Petitioners to stop the construction work of the buildings which are in project and are admittedly below 20000 sq.mtrs. It is submitted that the

1/2



Petitioners have given an undertaking that they shall not carry out construction work of the buildings beyond 20000 sq.mtrs. It is submitted that in view of this, the impugned notice which has been issued by Respondent No.3 may be stayed.

3. This Court in several petitions, has already held that environmental clearance for the purpose of construction of buildings below 20000 sq. mtrs. is not required and the said orders have not been challenged by the Government in the Apex Court. A Notification, accordingly, has been issued by the State Government recently, taking into consideration, the law laid down by this Court. In spite of that, the impugned notice has been issued by Respondent No. 2. Prima facie, therefore, case is made out for grant of ad-interim relief.

4. Ad-interim relief is granted in terms of prayer clauses (j) and (k). Undertaking given by the Petitioners in Ground (M) is accepted. The Petitioners, however, shall file a further undertaking that they shall not carry out any construction beyond 20000 sq.mtrs., within one week. It is clarified that the Petitioners may be permitted to carry out construction of the free sell component of the buildings in the said project.

5. Issue notice to Respondent Nos.1 to 7, returnable on 28.4.2014. Humdust permitted.

[A.K. MENON, J.]

[V. M. KANADE, J.]

Government of Maharashtra

Tel. No. 22793132

Fax No. 22813947

No. ENV 2013/CR 39/TC-1

Environment Department,

Mantralaya, Mumbai - 400 032.

Dated: 21 April, 2015.

CIRCULAR

Sub: Requirement of Environmental Clearance for
building projects modification regarding.

This department, vide circular no. ENV 2013/CR 39/TC-1 dated 17/04/2014 had issued guidelines indicating procedure for consideration of violations of EIA Notification. Vide this circular it was decided that in view of orders of Hon'ble High Court in the matters of redevelopment projects wherein rehabilitation of tenants in SRA/Dilapidated/CESS buildings was involved, construction of rehab component below 20,000 m² was not to be considered as a violation of EIA Notification read with OM of MoEF dated 12/12/2012 and 27/06/2013.

Now, Hon'ble High Court in the matter of Glomore Construction and others Vs. Union of India (W.P. No. 655 of 2014) vide order dated 24/03/2014 & 18/12/2014 allowed construction up to 20,000 m² of free sell component, even in residential and commercial projects, indicating no violation of EIA Notification of 2006. Further, AGP, High Court, Original Side, Mumbai, vide his letter no. NPP/18087 dated 3/12/2014 informed State Government to take note of High Court orders and comply them accordingly to avoid issuance of contempt notice against the officers of Government of Maharashtra for continuing to disregard the orders of High Court.

In view of the above orders of Hon'ble High Court, Mumbai, proposed construction projects wherein project proponent has undertaken total construction below 20,000 m² may not be considered as a violation of EIA Notification of 2006 (Amended time to time) and read with OM of MoEF dated 12/12/2012 and 27/06/2013. However, it is to be noted that by this way indemnity is not given to the construction under taken by project proponent. If, at the time of appraisal of the project, it is found that the construction undertaken is not fulfilling the environmental considerations, project proponent will have to comply with the direction of concern committee to accommodate environmental concerns. Therefore, it is desirable that in such cases all environmental concerns are addressed at the planning stage only. The State Environmental Appraisal Committees (SEACs) should ensure the compliance of above order of Hon'ble High Court to avoid contempt of its orders. This is subject to further orders of the Hon'ble High Court.


(Ajoy Mehta)
Principal Secretary

Copy to,

1. Director (IA), MoEF CC, New Delhi, is kindly requested to convey his say, if any, in the above said matter within 8 days.

Minutes of 222nd meeting of SEIAA held on 14th & 15th June, 2021

12	Energy requirement	During operation phase –	
		Total Connected Load KW	Total Demand Load KW
		2545	1339
13	Energy saving total by solar	Energy saving – 18% Total solar saving – 5 %	
14	No. of DG sets & capacities	1 x 700 kVA	
15	Solid waste generation	300 kg/day	
	Bio-degradable generation	120 kg/day	
	Non-Biodegradable	180 kg/day	
16	OWC capacities	OWC120 Area required for machines – 3 sq.m. for each machine	
17	Parking	Area – 8818.75 sq.m.	
	2 - Wheeler	-	
	4- Wheeler	144 Nos.	
18	EMP cost	Set up cost – 78 lakhs O&M – 10.9 lakhs/annum DMP Capital Cost – 179 Lacs. and O&M – 14.76 Lacs.	
19	Rain water harvesting		
	No. of pits & size of pits	Rain water collection tank – 1 Nos. Size – 45,000 liter.	
	Details of UG tanks & no. of capacity	2,50,000.00 Lakh	
20	CER	CER will be as per OM dated 30.9.2020 U/n F.No – 22 - 65/2017.IA.III that supersedes earlier OM under even number dated 1 st May, 2018.	

SEAC Deliberation –

PP submitted that the proposal was appraised in 133rd SEAC-2 meeting wherein committee noticed that PP had already started construction activity on site and had already constructed around 17,000 plus Sq. Mtrs. without obtaining prior EC though the potential construction of the project is more than 20,000 Sq. Mtrs.; thus there being prima facie violation of EIA notification. Therefore, then SEAC-2 committee had referred the proposal to SEIAA for further necessary action as it seems to be violation of notification. Thereafter, the proposal was considered in 203rd SEIAA meeting wherein SEIAA observed that as per Government of Maharashtra circular dated 21.04.2015, the total constructed area is below 20,000 Sq. Mtrs.; this does not come under violation. Hence, SEIAA after deliberation decided to refer back the proposal to SEAC-2. Now, as per the directions received from SEIAA, Committee decided to appraise the proposal.

Member Secretary

Chairman

Minutes of 222nd meeting of SEIAA held on 14th & 15th June, 2021

Item no. 27

Proposal No.:- SIA/MH/MIS/134882/2020

Type of Project: EC

Subject- Environment Clearance for Eiffel Tower at plot bearing C. S. No.368 of Mazgaon division at 16, Balwant Singh Dhody Marg, Nesbit Road, Mazgaon, Mumbai – 400010 proposed by M/s Empress Developers

Project Details-

PP submitted an application for environmental clearance to redevelopment project Eiffel Tower comprising of composite building of Wing A - low-rise club house, Wing C - school building and Wing B- Sale building for commercial and residential purpose having total plot area of 3186.90 Sq. Mtrs., total Construction area of 28,863.54 Sq. Mtrs and FSI area of 10,475.04 Sq. Mtrs. PP proposes to construct composite buildings of maximum height of 157.62 Mtrs. as mentioned at Sr. No. 5 of consolidated statement.. Committee noticed that total built up area mentioned in Form-1 is 26,424.36 Sq. Mtrs., while total built up area mentioned in 203rd SEIAA minutes is 28,863.54 Sq. Mtrs.

Representative of PP was present during the meeting along with Environmental Consultant M/s. Enviro Analyst & Engineers Pvt. Ltd. The details of project are as mentioned below:

Sr. No.	Description	Details												
1	Plot area	3186.90 Sq.m.												
2	FSI	10475.04 Sq.m.												
3	Non FSI	18388.40 Sq.m.												
4	Total Built up area	28863.54 Sq.m.												
5	Building configuration	<table border="1"> <thead> <tr> <th>Building Name & Number</th> <th>Number of floors</th> <th>Height (mtrs.)</th> </tr> </thead> <tbody> <tr> <td>Wing A – Goa Club</td> <td>Ground + 3 Floors</td> <td>14.00</td> </tr> <tr> <td>Wing B – Res. bldg.</td> <td>Ground + 1st to 8th Podium Floors + 9th to 45th part upper floors</td> <td>157.62</td> </tr> <tr> <td>Wing C - School</td> <td>Ground + 4 Floors</td> <td>18.60</td> </tr> </tbody> </table>	Building Name & Number	Number of floors	Height (mtrs.)	Wing A – Goa Club	Ground + 3 Floors	14.00	Wing B – Res. bldg.	Ground + 1st to 8th Podium Floors + 9th to 45th part upper floors	157.62	Wing C - School	Ground + 4 Floors	18.60
Building Name & Number	Number of floors	Height (mtrs.)												
Wing A – Goa Club	Ground + 3 Floors	14.00												
Wing B – Res. bldg.	Ground + 1st to 8th Podium Floors + 9th to 45th part upper floors	157.62												
Wing C - School	Ground + 4 Floors	18.60												
6	Total population	715 nos.												
7	Water requirement	During Dry season – 71 KLD During Wet season – 67 KLD												
8	Sewage generation	63 KLD												
9	STP Capacity & Technology	70 KLD & MBBR												
10	STP location	Ground												
11	RG area required & provided – mother earth	175.48 sq.m. on mother earth 173.85 sq.m. on 8 th part terrace floor Total RG – 348.33 sq.m.												

Member Secretary 

Chairman 

Minutes of 222nd meeting of SEIAA held on 14th & 15th June, 2021

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP to provide grass pavers of suitable types & strength to allow the fire tender movement.
2. PP to explore the possibility to provide the RG on mother earth
3. PP to submit revised HRC NOC. EC is restricted to 142.40 m height.
4. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman

Minutes of 222nd meeting of SEIAA held on 14th & 15th June, 2021

PP submitted that they have received Occupancy Certificate for School building and Club house. School building has to handover to MCGM. Now, PP proposes vertical expansion of Wing-B from existing 33rd floor to 45th floor as residential cum commercial building.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(a) (B2) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit Water, HRC, SWD, Sewer NOCs as per latest amended plan.
3. PP to provide separate entry/exit and environmental facilities to school and other buildings.
4. PP to ensure STP to be kept minimum 40% open to sky; otherwise provide appropriate technology for mechanical ventilation. If not, PP to explore the possibility of redesigning and relocating STP as its some part/area comes under drive-way.
5. PP to submit contract/agreement for maintenance of all environmental facilities provided including STP for 10 years.
6. PP to provide Two-wheeler parking as per prevailing DCR.
7. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures.
8. PP to explore minimum 5% energy saving from renewable energy.
9. PP to ensure that at least 25% of four-wheeler parking should be provided with electric charging facilities.
10. PP to ensure proper collection, segregation and disposal of personal protective equipment used by residents considering the COVID pandemic.

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points, the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-

Proposal was recommended in 145th meeting of SEAC-2 for grant of Environment Clearance subject to conditions mentioned in SEAC MoM.

SEIAA asked PP about the status of school building whether it is handed over to MCGM. PP showed the documents of handing over, SEIAA noted the same.

SEIAA asked PP to ensure that, playground for the school shall not be paved, and not to use for further development.

SEIAA after deliberation decided to grant Environment Clearance for- FSI- 10475.04 m², Non FSI- 18388.50 m², Total BUA- 28,863.54 m² (Plan Approval- EB/3483/E/A/337/2/Amend dated 03.03.2021).

Member Secretary 


Chairman



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/

No:- Format1.0/CC/UAN No.0000117063/CE - 22.0200 150

Date: 2/02/2022

To,
M/s Eversmile Properties Pvt. Ltd., Old
Survey Nos. 233 (Pt.), 235 (Pt.) & 256
(Pt.), New Survey Nos. 66 (Pt.), 68 (Pt.) &
69 (Pt.) At Village Penkarpada, Mira Road
(East), Thane.



Sub: Grant of Consent to Establish.

Ref: Minutes of Consent Appraisal Committee meeting held on 20.12.2021.

Your application NO. MPCB-CONSENT-0000117063

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

1. The Consent to Establish is granted for a period upto commissioning of project or upto 31-12-2026 whichever is earlier..
2. The capital investment of the project is Rs.1084.26 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish is valid for Residential & Commercial Building construction project of M/s Eversmile Properties Pvt. Ltd. at plot bearing Old Survey Nos. 233 (Pt.), 235 (Pt.) & 256 (Pt.) & New Survey Nos. 66 (Pt.), 68 (Pt.) & 69 (Pt.), At Village Penkarpada, Mira Road (East), Thane on total plot area 37,880.24 sq. mtrs. for total construction BUA 3,04,576.76 sq. mtrs. as per Environmental Clearance and construction permission issued by Local Body including utilities and services.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	1538	As per Schedule - I	60% recycle for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.



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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	DG Sets (3 x 910 KVA)	3	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

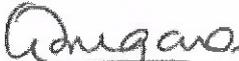
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable waste	2616 Kg/Day	OWC followed by Composting	Used as a manure
2	Non-Biodegradable waste	3925 Kg/Day	Segregation	will be handed over to local authority
3	STP Sludge	150 Kg/Day	Drying	Used as a manure

7. Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A Recycle	Sale to Auth. Party/ Recycler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall not take effective steps towards construction unless Environment Clearance is obtained.
- PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
- The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- PP shall provide organic waste digester along with composting facility/ bio-digester (biogas) for the treatment of wet garbage.
- PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
- PP shall submit Bank Guarantee of Rs. 25 Lakh towards compliance of Environment Clearance and Consent to Establish conditions.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- This Consent is issued pursuant to the decision of 8th Consent Appraisal Committee meeting held on 20.12.2021.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2168520.00	MPCB-DR-6998	18/07/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Slon, Mumbai
3. CAC-Cell, M.P.C. Board, Slon, Mumbai.





SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide Sewage Treatment Plants (STPs) of designed capacity 1540 CMD for the treatment of 1538 CMD domestic effluent.
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1733.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-3	DG Set (3 x 910 KVA)	Acoustic Enclosure/ Stack	6	HSD	660 Kg/Hr

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent (C2E/ C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	2500000	Within 15 days	Towards compliance of Environment Clearance & Consent to Establish conditions	31.12.2026	30.04.2027

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.



BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.



Maharashtra Pollution Control Board
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- d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- f) D.G. Set shall be operated only in case of power failure.
- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



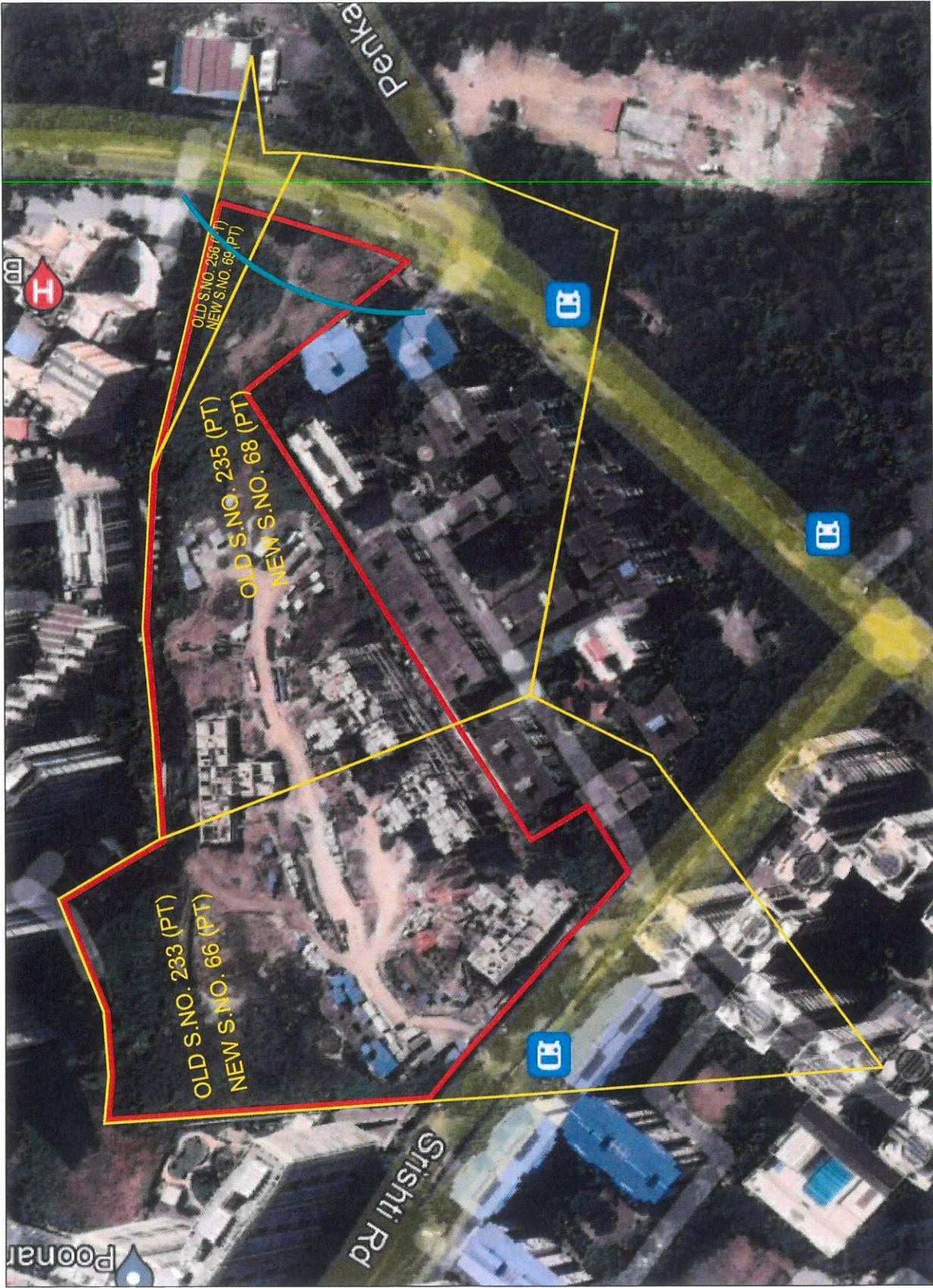
For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS), -
Member Secretary



Maharashtra Pollution Control Board
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Annexure - G



PROPOSED DEVELOPMENT ON PLOT BEARING
 NEW S.NO. 66 (PT), 68 (PT), 69 (PT), AT VILLAGE- PENKARPADA,
 MIRA ROAD (EAST), TALUKA & DISTRICT - THANE

- LEGEND
- SURVEY NO. BOUNDARY
 - SITE UNDER REFERENCE (SEC.-II A)
 - CRZ II LINE (AS PER DEMARICATION GIVEN BY IRS CHENNAI)

Mob.: 8108278355

DATT WATER SUPPLIERS

htl Sec. 2, Beside Sai Datt Hotel, Mira Road (E),
Dist. Thane. 401 107.

3295

Date: *30/12/21*

Ever Smile Properties P. LTD

Unit Sec 2 - 2A, MIRAROAD

river _____ Well *500989797*
500989798

Tanker No.	PARTICULARS	Quantity Liters
01 -	<p><i>10000 LTR</i> <i>Compl water</i> <i>MH 04 CG 2931 site</i> ONE WATER TANKER</p>	<p><i>10000</i> 10,000</p>
<p>Time</p> <p>A.M. <i>2:09 PM</i> P.M. <i>2:26 PM</i></p>		

Chaitan Receiverd

Receiver's Signature

Mob.: 8108278355

SAI DATT WATER SUPPLIERS

Srighiti Sec. 2, Beside Sai Datt Hotel, Mira Road (E),
Dist. Thane. 401 107.

No. **3843**

Date: 14/12/21

Is Ever smile properties Pvt Lt

Srighiti Mira Rd

Driver 2A Well SOP 89794
SOP 989796

Tanker No.	PARTICULARS	Quantity Liters
HON 4-293	<p><u>Site office</u> <u>Construction. Water</u> <u>Unloaded. Tanker</u> <u>2 nos.</u> ONE WATER TANKER</p>	<p>10,000 <u>1 Tanker</u></p>
Time		
A.M. <u>15.30pm</u>	P.M. <u>15.10</u>	

[Signature]
Receiver's Signature

Challan Receiverd

SAI DATT WATER SUPPLIERS

Srishti Sec. 2, Beside Sai Datt Hotel, Mira Road (E),
Dist. Thane. 401 107.

No. 3810

Date: 26/11/2021

8 EVE-PSMILE PROPERTIES PVT. LTD.

SEC - II SRISHTI

river 25221

Well 5000 989791
5000 989792

Tanker No.

PARTICULARS

Quantity Liters

site site office tank

MH-04
(G. 2) 3

ONE WATER TANKER 10,000

Time

A.M. P.M.

11:05

EVE-PSMILE PROPERTIES PVT. LTD.

Challan Receiverd

Receiver's Signature

26/11/21

SAI DATT WATER SUPPLIERS

Shrishi Sec. 2, Beside Sai Datt Hotel, Mira Road (E),
Dist. Thane. 401 107.

No. 4583

Date: 10/11/2021

Ms EVERSMILE PROPERTIES PVT LTD.

EC- II Shrishi

Driver 23221

Well 5000 989788
5000 789789

Tanker No.	PARTICULARS	Quantity Liters
------------	-------------	-----------------

MH-04
9.2931

Site

Construction water

10,000lt Cap

ONE WATER TANKER

for office site

Time

A.M. | P.M.

12:30 PM

2 M3

10,000

Challan Receiverd

[Signature]
Receiver's Signature
10/11/21

Mob.: 8108278355

DATT WATER SUPPLIERS

Natre Niwas, Opposite Datta Mandir, Penkarpada,
Mira Road (E), Dist. Thane - 401 107.

No. 1974

Date: 29/6/22

Ever Smile Properties Pvt Ltd.

Sishti - 2/A.

River

Well

Tanker No.	PARTICULARS	Quantity Liters
931	site office Tailor ONE WATER TANKER 29/6/22 Time 5:30 A.M. P.M.	10,000 10,000 liters

Challan Receiverd

Receiver's Signature

1637

Mob.: 8108278355

DATT WATER SUPPLIERS

Atre Niwas, Opposite Datta Mandir, Penkarpada,
Mira Road (E), Dist. Thane 401 107.

No. 1955

Date: 17/06/2022

EVERSMILE PROPERTIES Pvt. Ltd.

ShkA-2/A

Owner: Suresh

Well

Tanker No.	PARTICULARS	Quantity Liters
04 2931	Site - Comb Water from water tank ONE WATER TANKER Time 11:00 A.M. P.M.	10000 LTR 10,000

Challan Receiverd

Receiver's Signature

1638

Mob.: 8108278355

DATT WATER SUPPLIERS

Atre Niwas, Opposite Datta Mandir, Penkarpada,
Mira Road (E), Dist. Thane - 401 107.

No. **2182**

Date: 4/6/2022

Ever smile Properties Pvt. Ltd.
Sushri - Sector - 2/A -

iver Surch

Well _____

Tanker No.	PARTICULARS	Quantity Liters
------------	-------------	-----------------

04 2931	Const. water for office Toilet use 10000 Lit	10000
------------	--	-------

EVER SMILE PROPERTIES P.LTD.

ONE WATER TANKER

Quantity: **10,000**

Time: **16:30**

A.M. P.M.

Challan Receiver: [Signature]

Receiver's Signature: [Signature]

Mob.: 8108278355

DATT WATER SUPPLIERS

Atre Niwas, Opposite Datta Mandir, Penkarpada,
Mira Road (E), Dist. Thane - 401 107.

No. **2318**

Date: 5/5/2022

EVER-SMILE PROPERTIES PVT. LTD.

SHRESTI SECTOR-2A SITE

Driver [Signature] Well Sib chue

Tanker No.	PARTICULARS	Quantity Liters
------------	-------------	-----------------

2931	Cook water Sib chue used	10000
------	-----------------------------	-------

ONE WATER TANKER 10,000

Time
10:45 AM
11:15 AM
TWO A.M. P.M.

[Signature]

Challan Receiverd

Receiver's Signature

Mob.: 8108278355

DA DATT WATER SUPPLIERS

Mhatre Niwas, Opposite Datta Mandir, Penkarpada,
Mira Road (E), Dist. Thane - 401 107.

Ch. No. 2287

Date: 27/5/2022

M./s EVER SMILE PROPERTIES PVT. LTD.

SHRISHI SECTOR - 2A

Driver 3221

Well

Tanker No.	PARTICULARS	Quantity Liters
101104 102431	10000 LTR Cont. water for office use ONE WATER TANKER Time 12:00 A.M. 12:30 P.M.	10000 10,000

Challan Receiver

Receiver's Signature

Mob.: 8108278355

SAI DATT WATER SUPPLIERS

Srishti Sec. 2, Beside Sai Datt Hotel, Mira Road (E),
Dist. Thane. 401 107.

Ch. No. 3979

Date: 12/4/2022

M/s EVERSMILE PROPERTIES PVT. LTD.
Srishti Sec. 2/A Mira Road (E) Thane

Driver _____ Well _____

Tanker No.	PARTICULARS	Quantity Liters
------------	-------------	-----------------

H/M Cr. 2931	Const. water for site office Tulum	10000 LTR
-----------------	---------------------------------------	--------------

EVERSMILE PROPERTIES PVT. LTD.

ONE WATER TANKER

10,000 L

Time	
A.M.	P.M.
11:30 PM	12:30 PM

Challan Receiverd

Receiver's Signature

SAI DATT WATER SUPPLIERS

Srishti Sec. 2, Beside Sai Datt Hotel, Mira Road (E),
Dist. Thane. 401 107.

Ch. No. 4000 Date : 23/4/2022

M./s EVER-SMILE PROPERTIES PVT LTD.

SHRISTI SECTOR-2A

Driver श्रीराम Well /

Tanker No.	PARTICULARS	Quantity Liters
	Com. water	10000

	ONE WATER TANKER	10,000

Challan Receiverd

Receiver's Signature

Mob.: 8108278355

SAI DATT WATER SUPPLIERS

Mhatre Niwas, Opposite Datta Mandir, Penkarpada, Mira Road (E), Dist. Thane - 401 107.

Ch. No. 4258 Date: 19/11/2023

M/s Eversmile properties Pvt. Ltd. Shikhi-2/A, Mira Rd. (E) Thane

Driver Suresh Well

Tanker No.	PARTICULARS	Quantity Liters
M.C. No. 2937	Site	
	ONE WATER TANKER	10,000
	11.05 A.M. Time 11.35 P.M.	

Challan Receiverd Receiver's Signature

SAI DATT WATER SUPPLIERS

Mhatre Niwas, Opposite Datta Mandir, Penkarpada, Mira Road (E), Dist. Thane - 401 107.

Ch. No. 4259 Date: 19/11/2023

M/s Eversmile properties Pvt. Ltd. Shikhi-2/A, Mira Rd. (E) Thane

Driver Suresh Well

Tanker No.	PARTICULARS	Quantity Liters
M.C. No. 2937	Site	
	ONE WATER TANKER	10,000
	15.15 A.M. Time 15.45 P.M.	

Challan Receiverd Receiver's Signature

Mob.: 8108278355

SAI DATT WATER SUPPLIERS

Mhatre Niwas, Opposite Datta Mandir, Penkarpada, Mira Road (E), Dist. Thane - 401 107.

Ch. No. 4547 Date: 13/11/2023

M/s Eversmile properties Pvt. Ltd. Shikhi-2/A, Mira Rd. (E) Thane

Driver Suresh Well

Tanker No.	PARTICULARS	Quantity Liters
9.05	Site	
	ONE WATER TANKER	10,000
	14.35 A.M. Time 15.05 P.M.	

Challan Receiverd Receiver's Signature

Mob.: 8108278355

SAI DATT WATER SUPPLIERS

Mhatre Niwas, Opposite Datta Mandir, Penkarpada, Mira Road (E), Dist. Thane - 401 107.

Ch. No. 4257 Date: 18/11/2023

M/s Eversmile properties Pvt. Ltd. Shikhi-2/A, Mira Rd. (E) Thane

Driver Suresh Well

Tanker No.	PARTICULARS	Quantity Liters
M.C. No. 2937	Site	
	ONE WATER TANKER	10,000
	15.30 A.M. Time 16.00 P.M.	

Challan Receiverd Receiver's Signature

1644

Annexure - D



Re: Present Status of M/s. Eversmile Properties Pvt. Ltd. ,Srishti Namah Project,
Penkarpada,Mira Road East

municipal department <tp@mbmc.gov.in>

Fri 20/01/2023 16:43

To: SRO Thane 2 <strothane2@mpcb.gov.in>

📎 1 attachments (261 KB)

दावा क्र.1072022 S.NO.231-1.pdf;

सदर प्रकरणी नगररचना विभागाचा वस्तुस्थिती अहवाल आपणांस पाठविण्यात येत आहे.

On Fri, Jan 20, 2023 at 12:00 PM SRO Thane 2 <strothane2@mpcb.gov.in> wrote:

Sir,

In respect to order passed by Hon'ble NGT dtd. 29/11/2022 in the matter Mr. Irba Konapure O.A. No. 107/2022, You are requested to submit the present status of M/s. Eversmile Properties Pvt. Ltd. "Srishti Namah" Project, S.No. 233 (pt),235 (pt) & 256 (pt) at Village Penkarpada, Mira Road (E),Dist-Thane.

1. Total construction work done at site a) FSI Area b) Non FSI Area:
2. Total numbers of floors constructed :

Pls submit the above information at the earliest.

Regards,

Satish Padwal,
Sub-Regional Officer Thane-II

1646

ANNEXURE II- (B)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

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

// टिप्पणी //

विषय - मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे-पेणकरपाडा, स.क्र. 63(231), 65(232), 66(233), 67(234), 68(235), 64/2(240/2), 39(207), 49(217), 50(218), 51(219), 52(220), 60/1, 2(228/1,2), 61(229), 62/1,2(230/1,2), 4(175), 79(187), 71(226), 74(238), 76(239), 77(244), 78(255), 69(256), 70(257), 75(258) या एकत्रित जागेतील "सृष्टी गृहसंकुलनातील, प्रस्तावित इमारत प्रकार "अ" ते "आय", "के" व "एल" आणि क्लब हाऊस" या इमारतीकरीता UDCPR नियमावलीतील तरतूदीनुसार दिलेले नकाशे मंजूरी व बांधकाम परवानगी बाबत.

- संदर्भ - 1) राष्ट्रीय हरीत लवाद, पश्चिम विभाग खंडपिठ, पुणे यांचेकडील दावा क्र.107/2022 WZ
2) मिरा भाईंदर महानगरपालिकेचे पत्र क्र. मनपा/नर/13455/2022-23 दि.07/12/2022
3) विकासक मे. एव्हरस्माईल प्रॉपर्टीज यांचे दि.16/12/2022 रोजीचे पत्र.
4) शासन पत्र क्र.याचिका/मिभाम-1422/स.क्र.1902/नवि-28 दि.19/01/2023.

विषयांकीत प्रकरणी मा. राष्ट्रीय हरीत लवाद, पश्चिम विभाग खंडपिठ, पुणे यांचेकडे वादी श्री. इरबा मष्णाजी कोनापुरे विरुद्ध प्रतिवादी भारत सरकार व इतर 10 याप्रमाणे दावा क्र.107/2022 WZ अन्वये दावा दाखल केला आहे.

सदर दाखल दाव्यात मिरा भाईंदर महानगरपालिका व सहायक संचालक, नगररचना, मिरा भाईंदर महानगरपालिका हे अनुक्रमे प्रतिवादी क्र.08 व 09 आहेत. तसेच शासनाचे नगरविकास विकास हे प्रतिवादी क्र.07 आहेत.

दाखल दाव्याच्या अनुषंगाने दि.23/01/2023 रोजी सकाळी 10.30 वाजता ऑनलाईन व्हिडीओ कॉन्फरन्सींगद्वारे संबंधित न्यायालयात सुनावणी आयोजित करण्यात आली आहे. सुनावणीस उपस्थित राहणेबाबतचे पत्र मा. राष्ट्रीय हरीत लवाद, पश्चिम विभाग खंडपिठ, पुणे यांचेमार्फत दि.01/12/2022 रोजी निर्गमित करण्यात आलेले पत्र दि.05/12/2022 रोजी महानगरपालिकेस प्राप्त झाले आहे.

सदर दाव्याच्या अनुषंगाने विषयांकित प्रकरणातील वस्तुस्थिती खालील प्रमाणे आहे.

- मिरा भाईंदर महानगरपालिका क्षेत्रातील मिरारोड (पूर्व) येथील मौजे-पेणकरपाडा, स.क्र. 63(231), 65(232), 66(233), 67(234), 68(235), 64/2(240/2), 39(207), 49(217), 50(218), 51(219), 52(220), 60/1, 2(228/1,2), 61(229), 62/1,2(230/1,2), 4(175), 79(187), 71(226), 74(238), 76(239), 77(244), 78(255), 69(256), 70(257), 75(258) या एकत्रित जागेत विद्यमान "सृष्टी गृहसंकुल" अस्तित्वात असून सदर गृहसंकुलास तत्कालिन ग्रामपंचायत कालावधीपासून नकाशे मंजूरी व बांधकाम परवानगी प्राप्त आहे.

- सदर जागेत मा. जिल्हाधिकारी, ठाणे यांचेकडील दि.28/02/1985, दि.20/03/1985 व दि.02/07/1985 अन्वये अकृषिक परवानगी प्राप्त आहे.
- सन 1997 साली मिरा भाईंदर महानगरपालिकेकरीता राज्य शासनामार्फत स्वतंत्र विकास योजना व विकास नियंत्रण नियमावली मंजूर करण्यात आली आहे.
- उपरोक्त गृहसंकुलाच्या रेखांकनास तत्कालिन ग्रामपंचायत कालावधी, तत्कालीन नगरपरिषद कालावधीपासून विद्यमान महानगरपालिका कालावधीत वेळोवेळी सुधारीत रेखांकन मंजुरीसह सुधारीत बांधकाम परवानगी, जोत्याचा दाखला, भोगवटा दाखला इ. विविध परवानग्या देण्यात आल्या आहेत. सदर जागेचे विकासक मे. एव्हरस्माईल प्रॉपर्टीज प्रा.लि. हे आहेत.
- सदर गृहसंकुलातील सेक्टर - IIA मधील स.क्र. 66(233)पै., 68(235)पै., व 69(256) या जागेतील 37880.43 चौ.मी. या मोकळ्या जागेत विकासक मे. एव्हरस्माईल प्रॉपर्टीज प्रा.लि. व वास्तुविशारद मे. दिशा डिझाईन कन्सल्टंट यांस त्यांचेकडील दि.05/03/2021 व दि.08/03/2021 रोजीच्या पत्राच्या अनुषंगाने महानगरपालिकेने त्यांस पत्र क्र. मनपा/नर/3904/2020-21 दि.10/03/2021 अन्वये इमारत प्रकार अे ते आय, क्लब हाऊस व MLCP (वाहनतळ) इमारतीकरीता बांधकाम क्षेत्र 68216.90 चौ.मी. करीता इमारतीच्या जोत्यापर्यंत नकाशे मंजुरीसह बांधकाम परवानगी देण्यात आली आहे.
- शासनाचे पर्यावरण विभागाकडील सन 2011 सालच्या प्रसिद्ध अधिसूचनेनुसार मंजूर झालेल्या CRZ नकाशानुसार प्रस्तावाखालील जागेपैकी स.क्र.68(235)पै. व 69(256)पै., हि जागा भागशः CRZ-II ने बाधीत होत असून सदर बाधीत जागेच्या अनुषंगाने संबंधित विकासकाने MCZMA या प्राधिकरणाकडील पत्र क्र. CRZ-2018/CR-273/TC-4 दि.07/06/2019 अन्वये नाहरकत दाखला प्रस्तावासोबत सादर केला आहे. सदर नाहरकत दाखल्यानुसार CRZ-II मध्ये बांधकाम करणेस अनुमती दिल्याची दिसून येते.
- यानंतर सदर जागेत संबंधित विकासक यांचे नविन सल्लागार अभियंता मे. तेजस कन्सल्टंट यांचे दि. 16/07/2021 व दि.24/08/2021 रोजीच्या प्रस्तावाच्या अनुषंगाने महानगरपालिकेने त्यांस पत्र क्र. मनपा/नर/1599/2021-22 दि.26/08/2021 अन्वये इमारत प्रकार "अ", "बी" (2 बेसमेंट + स्टिल्ट + 2 पार्ट पोडियम + 1), इमारत प्रकार "सी" (2 बेसमेंट + पार्ट स्टिल्ट + 2 पोडीयम), इमारत प्रकार "जी" (2 बेसमेंट + स्टिल्ट + 2 पार्ट पोडीयम), "एच" (2 बेसमेंट + स्टिल्ट + 1 पार्ट पोडीयम) व "अे", "बी" (पोडियम) करीता बांधकाम क्षेत्र 4602.41 चौ.मी. (Gross built up क्षेत्र 19365.32 चौ.मी.) सुधारीत नकाशे मंजुरीसह सुधारीत बांधकाम परवानगी देण्यात आली आहे. सदर परवानगीनुसार यापूर्वीची दि.10/03/2021 रोजीची बांधकाम परवानगी रद्द करणेत आली आहे.
- यानंतर उपरोक्त जागेत संबंधित विकासक व सल्लागार अभियंता यांचे दि. 25/03/2022 व दि. 30/03/2022 रोजीच्या प्रस्तावाच्या अनुषंगाने त्यांस महानगरपालिकेचे पत्र क्र. मनपा/नर/4622/2021-22 दि.31/03/2022 अन्वये इमारत प्रकार "अे", "बी" (2 बेसमेंट + स्टिल्ट + 2 पार्ट पोडियम + 5 मजले), इमारत प्रकार "सी" (2 बेसमेंट + स्टिल्ट / कमर्शियल + 1 पार्ट पोडीयम / कमर्शियल), इमारत प्रकार "एच" (2 बेसमेंट + स्टिल्ट) व इमारत प्रकार "अे", "बी" व एसटीपी क्षेत्र जोडणारा पोडीअम भाग असे एकूण बांधकाम क्षेत्र 8391.05 चौ.मी. (Gross built up क्षेत्र 19973.84 चौ.मी.) करीता सुधारीत बांधकाम परवानगी देण्यात आली आहे.

- सदर प्रकरणात सदस्यस्थितीत बांधकाम परवानगी दिलेल्या इमारतीची वस्तुस्थिती खालील प्रमाणे आहे.

अ.क्र.	इमारत प्रकार	दि.31/03/2022 रोजीच्या मंजूरीनुसार मजले	बांधकाम क्षेत्र (चौ.मी.)	सद्यस्थितीत जागेवरील बांधकाम
1	“अ”	2 बेसमेंट + स्टिल्ट + 2 पार्ट पोटिअम + 5	3928.84	2 बेसमेंट + स्टिल्ट + 2 पार्ट पोटिअम + 4
2	“बी”	2 बेसमेंट + स्टिल्ट + 2 पार्ट पोटिअम + 5	3617.15	2 बेसमेंट + स्टिल्ट + 2 पार्ट पोटिअम + 1
3	“सी”	2 बेसमेंट + स्टिल्ट / कमर्शियल + पार्ट पोटियम / कमर्शियल	780.25	2 बेसमेंट + स्टिल्ट / कमर्शियल + 1 पार्ट पोटियम / कमर्शियल
4	“एच”	2 बेसमेंट + स्टिल्ट	34.81	2 बेसमेंट + स्टिल्ट
5	“अ”, “बी” व एसटीपी ला जोडणारा पोटिअम भाग	पोटियम	---	सदरचे बांधकाम अद्याप जागेवर सुरु करणेत आलेले नाही.

- सदर जागेतील CRZ-II या प्रकाराने बाधित जागा सद्यस्थितीत मोकळी आहे.
- उपरोक्त जागेतील अस्तित्वातील झाडांबाबत महानगरपालिकेचे उद्यान व वृक्ष प्राधिकरण विभागाने पत्र क्र. मनपा/वृपा/मिरारोड/707/2021-22 दि.06/01/2022 अनवये नाहरकत दाखला दिलेला आहे. सदर नाहरकत दाखल्यानुसार प्रस्तावाखालील जागेतील विद्यमान झाडांची संख्या 197 याप्रमाणे आहे.
- सदर जागेतील प्रस्तावित इमारतीबाबत मंजूर नकाशानुसार एकूण Gross built up Area 3,23,656.18चौ.मी. असून सदर प्रकरणी शासनाचे पर्यावरण विभागाकडील राज्य तज्ञ मुल्यांकन समिती-2 (SEIAA-II) दि.30/06/2022 व दि.01/07/2022 रोजी झालेल्या बैठकिचा इतिवृत्तानुसार सदर प्रस्तावास राज्य तज्ञ मुल्यांकन समिती-2 (State Envirement Impact Assessment Authority - II) यांचेकडून पर्यावरण विभागाकडील नाहरकत दाखला देणेस शिफारस करण्यात आली आहे.
- उपरोक्त प्रकरणात राष्ट्रीय हरित लवाद यांचेकडील दाखल दाव्याच्या (दावा क्र. 107/2022) अनुषंगाने या कार्यालयामार्फत संबंधित विकासक व सल्लागार अभियंता यांस दि.07/12/2022 रोजीच्या पत्रान्वये खुलासा विचारला असता संबंधित विकासकाने दि.16/12/2022 रोजीच्या पत्रान्वये उत्तर दिले आहे. सदर उत्तरानुसार उपरोक्त जागेत राष्ट्रीय हरित लवाद यांचेकडील दाखला दावा क्र.107/2022 नुसार शासनाचे SEIAA, MPCB व MCZMA या प्राधिकरणाकडील सदस्यांची त्रिसदस्यीय समिती नेमली असून सदर समितीने उपरोक्त प्रकरणात 30 दिवसांत अहवाल सादर करणेबाबत राष्ट्रीय हरित लवादाने निर्देश दिले आहेत. तसेच उपरोक्त प्रकरणात विकासक मे. एव्हरस्माईल प्रॉपर्टीज प्रा. लि., हे राष्ट्रीय हरित लवादाकडे दाखल दाव्याच्या अनुषंगाने सादरीकरण करणार असून त्यानुसार लवकरच महानगरपालिकेस तपशिलवार अहवाल सादर करणार असल्याचे विकासकाने त्यांचेकडील दि.16/12/2022 रोजीच्या पत्रात कळविले आहे.

1649

- सदर प्रकरणात मिरा भाईंदर महानगरपालिकेने संबंधित विकासकास दि.10/03/2021, दि.26/08/2021 व दि.31/03/2022 रोजी दिलेली बांधकाम परवानगी हि UDCPR नियमावली नुसार योग्य असून अनुज्ञेय चटई क्षेत्र निर्देशांकाच्या मर्यादेत आहे. तसेच दिलेली बांधकाम परवानगी ही MCZMA प्राधिकरण यांचेकडील दि.07/06/2019 रोजीच्या नाहरकत दाखल्यानंतर राज्य शासनाचे परिपत्रक क्रमांक ENV-2013/CR39/TC-1 दि. 21/04/2015 नुसार Gross built up Area 20,000 चौ.मी. च्या मर्यादेत देण्यात आली आहे.
- सदर प्रकरणी संबंधित विकासकाने सद्यस्थितीत मंजूर नकाशानुसार वाढीव बांधकाम किंवा बांधकाम परवानगी मधील अटीचे उल्लंघन केल्याचे दिसून येत नाही.
- सदर प्रकरणी संदर्भिय पत्र क्र.4 अन्वये शासनाने मा. राष्ट्रीय हरीत लवादापुढे नगर विकास विभागाच्या वतीने योग्य ते शपथपत्र दाखल करुन त्याबाबत शासनास कळविण्याबाबत मिरा भाईंदर महानगरपालिकेस निर्देश दिले आहेत.

----- XXX -----

1650 Annexure -4

Tej's CONSULTANTS

ANNEXURE III

BASAVARAJ S. GADEKAR
BE (Civil)

VIJAYALAXMI B. GADEKAR
DArch.

Consulting Civil Engineers
& Asst. Architects

Mob : 9820195711

Off : 9619905711

E-mail : consultingarchitect9@gmail.com

Ref. No.: AR-58/2023

Date : 20/1/2023

AREA CERTIFICATE

To,
The Member Secretary, SEAC -II, Maharashtra,
Environment Department,
15th Floor, New Administrative Building,
Mumbai-400032.

**Sub- Proposed Residential /Commercial Development On Land Bearing Old
Survey Nos. 233 (Pt.) ,235(Pt.) & 256 (Pt.) (New Survey Nos. 66 (Pt.),68 (Pt.)
&69 (Pt.)) At Village Penkarpada, District :Thane**

Ref: 1. EC application no. SIA/MH/MIS/238569/2021
2. CC issued by MBMC in the name of M/s. Eversmile properties pvt. Ltd.
under No जा. क्र : मनपा/नर/४६२२/२०२१-२२ dated. 31/03/2022.

Sir,

With reference to the above it is to state hereby that the onsite construction area for the project is 16733 sq.m.

The details of construction area as per Proposed EC ,CC & construction done are given in additional sheet.

On the Office of Town Planning Dept of MBMC

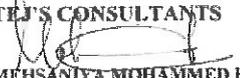
Yours faithfully

For TEJ'S CONSULTANTS

AR. MEHSANIYA MOHAMMED K.
(CA/2016/80464)



S N o	Area as per Approved EC			Area as per Approved CC			Constructed on site			Proposed area				
	Configuration per	FSI area	Non FSI area per	Configuration as per CC	FSI area As per C.C	Non FSI area As per C.C	Configuration Constructed on site	FSI area Constructed on site	Non FSI area Constructed on site	Configuration Proposed	FSI area	Non FSI area	Total Construction area	
	NIL	NIL	NIL	Tower - A, B 2B + Ground + 1st Podium (pt) + 2 nd podium (pt) + 1 to 5 th floor Tower - C 2B + Ground/Shopping + 1st Podium (pt)/ Shopping Tower - H 2B + Ground STP Area	8391.050 sq. m	11382.19 sq. m	Tower - A 2B + Ground + 1st Podium (pt) + 2nd Podium (pt) + 1st to 5 th Slab above Tower - B 2B + Ground + 1st Podium (pt) + 1 st to 2 nd Slab above 2 nd podium Tower - C 2B + top of Ground floor (Podium 1 slab (pt)) Tower - H 2B + Top of 1 st Basement i.e. floor of Ground Floor.	6363 sq. m	10170.05	16733sq. m	Tower - A, B & L 2B + Ground + 1st Podium + 2nd Podium - 1st to 33th floor Tower - C 2B + Ground/Shopping + 1st Podium/Shopping + 2nd Podium + 1st to 33th floor Tower - D 3B + Ground/Shopping + 1st Podium/Shopping + 2nd Podium + 1st to 33th floor Tower - E&F 3B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor Tower - G & H 2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor Tower - I 2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor Tower - J 2B + Ground + 1st to 4th floor Tower - K 2B + Ground + 1st Podium + 2nd Podium + 1st to 3 rd floor	1,85,303.99 sq.m	1,38,352.19 sq.m	32,36,58.18 sq.m

Thanking you,
 Yours faithfully
 For **TEJ'S CONSULTANTS**

AR. MEHSANITA MOHAMMED K.
 (CA/2016/80464)



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/

No:- Format1.0/CC/UAN No.0000117063/CE - 2202000150

Date: 2/02/2022

To,

M/s Eversmile Properties Pvt. Ltd., Old
 Survey Nos. 233 (Pt.), 235 (Pt.) & 256
 (Pt.), New Survey Nos. 66 (Pt.), 68 (Pt.) &
 69 (Pt.) At Village Penkarpada, Mira Road
 (East), Thane.



Your Service is Our Duty

Sub: Grant of Consent to Establish.

Ref: Minutes of Consent Appraisal Committee meeting held on 20.12.2021.

Your application NO. MPCB-CONSENT-0000117063

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

- The Consent to Establish is granted for a period upto commissioning of project or upto 31-12-2026 whichever is earlier..**
- The capital investment of the project is Rs.1084.26 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Residential & Commercial Building construction project of M/s Eversmile Properties Pvt. Ltd. at plot bearing Old Survey Nos. 233 (Pt.), 235 (Pt.) & 256 (Pt.) & New Survey Nos. 66 (Pt.), 68 (Pt.) & 69 (Pt.), At Village Penkarpada, Mira Road (East), Thane on total plot area 37,880.24 sq. mtrs. for total construction BUA 3,04,576.76 sq. mtrs. as per Environmental Clearance and construction permission issued by Local Body including utilities and services.**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	1538	As per Schedule - I	60% recycle for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack/ source	Number of Stack	Standards to be achieved
S-1 to S-3	DG Sets (3 x 910 KVA)	3	As per Schedule -II

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

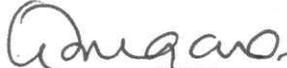
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable waste	2616 Kg/Day	OWC followed by Composting	Used as a manure
2	Non-Biodegradable waste	3925 Kg/Day	Segregation	will be handed over to local authority
3	STP Sludge	150 Kg/Day	Drying	Used as a manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Recycle	Sale to Auth. Party/ Recycler

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall not take effective steps towards construction unless Environment Clearance is obtained.
11. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
12. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
13. PP shall provide organic waste digester along with composting facility/ bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
15. PP shall submit Bank Guarantee of Rs. 25 Lakh towards compliance of Environment Clearance and Consent to Establish conditions.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. This Consent is issued pursuant to the decision of 8th Consent Appraisal Committee meeting held on 20.12.2021.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2168520.00	MPCB-DR-6998	18/07/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CAC-Cell, M.P.C. Board, Sion, Mumbai.



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plants (STPs) of designed capacity 1540 CMD for the treatment of 1538 CMD domestic effluent.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1733.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-3	DG Set (3 x 910 KVA)	Acoustic Enclosure/ Stack	6	HSD	660 Kg/Hr

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

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

SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	2500000	Within 15 days	Towards compliance of Environment Clearance & Consent to Establish conditions	31.12.2026	30.04.2027

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.

- d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS), -
Member Secretary

MAHARASHTRA POLLUTION CONTROL BOARD



Tel No. 25829582

Email - srothane2@mpcb.gov.in

Sub Regional Office, Thane-II
Office Complex Bldg.,
5th Floor, Wagle Estate,
Near Mulund Check Naka,
Thane - 400604

VISIT REPORT

1. Name & Address of the Industry : M/s. Ever Smile Properties Pvt. Ltd.
Survey Nos. 233 (Pt.), 235 (Pt.)
& 256 (Pt.), New Survey No.
66 (Pt.), 68 (Pt.) & 69 (Pt.), At
Vill: Penkarpada, Mira Road,
(East), Thane
→ 20/01/2023.
2. Date of Visit : 20/01/2023.
3. Industry Representative :
4. Consent Status : C to E obtained on 02/02/2022
5. Observation :
 - 1) During the visit, construction activity not observed, however construction was carried out before.
 - 2) APP has produced documents, for constructed on site
Tower A - 2B + Ground + 1st Podium (Pt.) + 2nd Podium (Pt.) + 1st + 05th Floor.
Tower B - 2B + Ground + 1st Podium (Pt.) + 2nd Podium (Pt.) + 2nd Floor.
Tower C - 2B + Ground + 1st Podium (Pt.) / Shopping
Tower H - 2B + Ground
Total construction area on site - 16124 M²
FSI Area Constructed on site - 5954 M²
Non-FSI Area Constructed on site - 10170 M²
 - 3) P.P. has provided compound wall of Tin Sheet & Green Net, at West & North side
 - 4) P.P. has provided Sewage Treatment Plant

- 5) P.P. has provided water sprinkling system
5 KLD capacity - 4 Nos. & 2 KLD capacity - 1 No.
6) PP has provided water sprinkling for dust contain-
ment, on the site.
7) PP has transplanted 28 trees and 2 trees have
been retained on site.

V.D. Barde

(Shri Vinit Barde)
Commercial Head, Project
M/S Evershine Properties
Pvt. Ltd.,
Vill. Penkarpada, Mira
Road (East), Thane

I.H. Thakare

(I.H. Thakare)
F.O.
M.P.C.B. Thane-II

Satish Padwal

(Shri Satish Padwal)
Sub-Regional Officer
M.P.C.B. Thane-II

ANNEXURE VI
1661



LEGEND

-  SURVEY NO. BOUNDARY
-  SITE UNDER REFERENCE (SEC.-II A)
-  CRZ II LINE (AS PER DEMARCATION GIVEN BY IRS CHENNAI)

PROPOSED DEVELOPMENT ON PLOT BEARING
NEW S.NO. 66 (PT), 68 (PT), 69 (PT), AT VILLAGE- PENKARPADA,
MIRA ROAD (EAST), TALUKA & DISTRICT - THANE

MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY

Tel. No. : 22029388
E-mail : dir1.mev-mh@nic.in
Website: <https://mczma.gov.in/>

No. CRZ – 2018 / CR – 273 / TC - 4
Office of the -
Maharashtra Coastal Zone Management Authority,
Environment Department, 15th floor,
New Administrative Building, Mantralaya,
Mumbai- 400 032.
Date: 07th June 2019

To,
✓ M/s. Eversmile Properties Pvt. Ltd,
75, Old Block Factory, Sector-I,
Shrishti Housing Complex,
Penkar pada, Mira Road (East),
Thane – 401 104

Subject: Proposed development of residential building known as Srishti Sector II – A plot bearing S. No. 235(pt) & 256 (pt) (New S. No. 68 (pt) & 69 (pt), village Penkarpada, Mira Road (E), Dist. Thane by M/s Eversmile Properties Pvt. Ltd.

The proposal of development of residential building known as Srishti Sector II – A plot bearing S. No. 235(pt) & 256 (pt) (New S. No. 68 (pt) & 69 (pt), village Penkarpada, Mira Road (E), Dist. Thane by M/s Eversmile Properties Pvt. Ltd. was deliberated in the 132nd meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 24th April, 2019.

2. The Authority noted that, the Mira Bhayandar Municipal Corporation vide letter dated 03.09.2018 (received on 14.09.2018) forwarded the proposal for development of residential building known as Srishti Sector II – A plot bearing S. No. 235(pt) & 256 (pt) (New S. No. 68 (pt) & 69 (pt), village Penkarpada, Mira Road (E), Dist. Thane. The proposal is for construction of residential building with shop line consist of 2 basement for parking + ground floor for shops, parking + 1st to 20th Upper floor for residential purpose. The plot is vacant. Total area of plot: 4,730.48sqm, Built up area: 8,016.90sqm and Total Construction area: 16,522.87sqm

3. The PP presented that the plot under reference falls partially in CRZ II and partially in Non CRZ area and it is situated on the landward side of existing DP road prior to 1991. As per the Development Plan of MBMC, the site falls in residential zone. The PP has submitted the CRZ map in 1:4000 scale as per which, the plot under reference is partly in CRZ area and partly situated in Non CRZ area. The PP presented that FSI has been computed based on the FSI potential of the part of the plot in CRZ, as per DCR existing as on 19.2.1991. Current town & country planning regulations were considered for the FSI potential of the part of the plot which is Non CRZ. The Authority noted that the construction of the building is permissible in CRZ II areas and on landward side of the existing road or existing authorized structure subject to DCR existing as on 19.2.1991, in accordance with para 8.II. CRZ II of the CRZ Notification, 2011.

4. The Authority after discussion decided to recommend the proposal to concerned planning Authority from CRZ point of view under CRZ Notification, 2011 subject to compliance of following conditions:

Specific conditions:

- i. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.

- ii. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.
- iii. The concerned planning Authority should strictly ensure that the FSI of CRZ II portion of the plot should be restricted to permissible FSI as per DCR existing as on 19.2.1991.
- iv. All other required permission from different statutory authorities should be obtained prior to commencement of work.

General Conditions:

- i. The MCZMA reserves the right to revoke this recommendation, if the conditions stipulated are not complied with to the satisfaction of the MCZMA or Environment Department.
 - ii. The MCZMA or any other competent authority, may stipulate any additional conditions subsequently, if deemed necessary, for environmental protection, which shall be complied with.
 - iii. A copy of the recommendation letter shall be marked to the concerned local body/ local NGO, if any, from whom any suggestion/ representation has been received while processing the proposal.
 - iv. The environmental safeguard measures should be implemented in letter and spirit.
 - v. The recommendation from CRZ point of view is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this recommendation does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. The agenda item and minutes are also available on the website of MCZMA i.e. <http://mczma.gov.in>.



(S. K. Nikam)
Director, Environment
& Member Secretary, MCZMA

Copy for information to:

1. **Principal Secretary**, Environment & Chairman, MCZMA, Environment Dept, Room No. 217, Annexe Building, Mantralaya, Mumbai.
2. **Director (IA-III)**, Coastal Zone Regulation, Government of India, Ministry of Environment, Forests & Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, New Delhi - 110 003.
3. **Member Secretary**, Maharashtra Pollution Control Board (MPCB), 3rd and 4th Floor, Kalpataru Point, Sion, Mumbai
4. **Municipal Commissioner**, Mira Bhayandar Municipal Corporation, Indira Gandhi Bhavan, Chhatrapati Shivaji Maharaj Marg, Bhaindar West, Mira Bhaindar, Thane - 401 101
5. **District Collector Thane**, Court Naka, Thane (West) - 400601
6. **Select File- TC 4**

1664

ANNEXURE VII (B)

REPORT ON

DEMARCATIION OF HIGH TIDE LINE, LOW TIDE
LINE AND COASTAL REGULATIION ZONE FOR
THE PROJECT SITE BEARING SURVEY NO 235
(PT.) & 256 (PT.) (NEW SURVEY NO 68 (PT.) & 69
(PT.) OF VILLAGE PENKAR PADA, MIRA ROAD
(EAST), THANE, MAHARASTRA.

FOR

M/S EVERSMILE PROPERTIES PVT. LTD.,
PLOT NO 75, OLD BLOCK FACTORY, SECTOR -I,
SRISHTI HOUSING COMPLEX, PENKARPADA,
MIRA ROAD, DIST. THANE - 401 104



INSTITUTE OF REMOTE SENSING
ANNA UNIVERSITY, CHENNAI-25

November 2017

ABSTRACT

Based on the request of M/s Eversmile Properties Pvt. Ltd., **Srishti Housing Complex, Penkarpada, Mira Road, Dist. Thane**, "Demarcation of High Tide Line, Low Tide Line and Coastal Regulation Zone for the Project Site Bearing Survey No 235 (pt.) & 256 (pt.) (New survey no 68 (pt.) & 69 (pt.) of village Penkarpada, Mira Road (East), Thane, Maharashtra", was taken up by Institute of Remote Sensing. Tide data collected from the various organizations were analyzed. The mean high tide line was delineated by the conjunctive use of modern mapping equipment's like GPS capable of getting the accurate geographical locations, remote sensing images indicating the physical and associated tonal information on the tidal influence along the coast and bay, field equipment's like salt meters to assess the pH value as indicator of tidal influence and the closer field inspection. The demarcation of High Tide Line and Low Tide line was carried out using differential GPS. The High Tide Line and Low Tide line has also been marked on the cadastral map of 1:4,000 scale for reference.

DEMARCATIION OF HIGH TIDE LINE, LOW TIDE LINE AND COASTAL REGULATION ZONE FOR THE PROJECT SITE BEARING SURVEY NO 235 (PT.) & 256 (PT.) (NEW SURVEY NO 68 (PT.) & 69 (PT.) OF VILLAGE PENKAR PADA, MIRA ROAD (EAST), THANE, MAHARASTRA.

1.0 INTRODUCTION

Anthropological pressures and natural calamities put pressure on the existing ecosystem. Growing industrial areas along the coastlines and discharge of domestic and industrial sewage are polluting these areas. Conservation efforts are being considered and taken up by various control mechanism. Coastal zone regulation act is one such mechanism where legislation to preserve, protect, develop, and where possible, to restore or enhance, the resources of the Nation's coastal zone is being attempted. The coastal eco systems are to be preserved for sustenance of the flora and fauna specific to that region and the local population that depend on it. Therefore, it is of national importance and economic value. The development of a nation and the sustenance of the eco system are to be balanced for general prosperity by appropriate scrutiny of the prevailing eco system and proposed development plans.

1.1 Coastal regulation zone

The Ministry of Environment and Forestry has notified the regulation rules along the nation's coastline and the gist is presented below.

CRZ shall apply to the land from the high tide line up to 500m in the land-ward side along the sea front and CRZ shall apply to the land area between HTL to 100 mts or width of the bay/creek whichever is less on

the landward side along the tidal influenced water bodies that are connected to the sea and the distance up to which development along such tidal influenced water bodies is to be regulated shall be governed by the distance up to which the tidal effects are experienced and area between the low tide line and high tide line. In the case of rivers, bays and backwaters, the distance from the high tide level shall apply to both sides and this distance shall not be less than 100 meters or the width of the bay, river or backwater whichever less is. (Ministry of Environment and Forests Notification, Feb 1994 & MoEF revised CRZ notification dated 06.01.11). There are four type of category in coastal regulation zone.

i. Category - I (CRZ I)

Areas that is ecologically sensitive and important such as national parks, marine parks, sanctuaries, reserve forests, wildlife habitats, mangroves, corals/coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty. historically important and heritage areas, area rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming and such other areas as notified by government from time to time .

ii. Category - II (CRZ II)

Area that have already been developed up to or close to the shoreline. For this purpose, developed area is referred to as area within the municipal limits or other legally designated urban areas which is already substantially build up and which has been provided with drainage and approach roads and other infrastructure facilities such as water supply and sewerage lines.

iii. Category - III (CRZ III)

Area that are relatively undisturbed and those which do not belong to either I or II. These will include coastal zone in the rural areas developed or undeveloped and also areas within municipal limits or in other legally designated urban areas which are not substantially built up.

iv. Category - IV (CRZ IV)

The CRZ IV consists of the water area from the Low Tide Line to twelve nautical miles on the seaward side and the water area of the tidal influenced water body from the mouth of the water body at the sea up to the influence of tide which is measured as five parts per thousand during the driest season of the year.

V. others

Areas requiring special consideration for the purpose of protecting the critical coastal environment and difficulties faced by local communities namely CRZ area falling within municipal limits of Greater Mumbai, the CRZ areas of Kerala including the backwaters and backwater islands and CRZ areas of Goa.

1.2 Definitions

The accepted definitions of the terminology used in the context of coastal zone regulation are necessary to aid the planners.

i. High tide line:

The line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on

the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such as those accompanying a hurricane or other intense storm.

ii. Mean High Water Line/Mark (MHWL)

The line on the shore in tidal areas established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area.

iii. Tidal Wetland:

A tidal wetland is a wetland that is inundated by tidal waters. Tidal waters rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no longer be practically measured in a predictable rhythm due to masking by other waters, wind, or other effects. Tidal wetlands are located channel ward of the high tide line (i.e., spring high tide line) and are inundated by tidal waters two times per lunar month, during spring high tides.

iv. Spring tide

Burst of tide that happens two time during a lunar month due to the reinforced influences of Sun and moon when the sun, moon and earth are aligned. This tide happens around new moon and full moon days.

Govt. of India has issued a notification during January 2011 classifying the Coastal Regulation Zone in order to regulate the various

activities in the coastal zone. The Ministry of Environment and Forest, Govt. of India has approved Coastal Zone management Plan for Mumbai area in 1:25,000 scale which now is updated to 1:4,000 scale after appropriate resurvey, wherever applicable.

v. Mangroves

Mangroves are salt-tolerant plants of tropical and subtropical intertidal regions of the world. The specific regions where these plants occur are termed as 'mangrove ecosystem'. These are highly productive but extremely sensitive and fragile. Besides mangroves, the ecosystem also harbors other plant and animal species. Experiences have proved that the presence of mangrove ecosystems on coastline save lives and property during natural hazards such as cyclones, storm surges and erosion. They are breeding, feeding and nursery grounds for many estuarine and marine organisms. The ecosystem has a very large unexplored potential for natural products useful for medicinal purposes and also for salt production, apiculture, fuel and fodder, etc.

1.3 Geoinformatics in CRZ

It is important to ascertain the geographical location of a land area to be developed for a specific purpose along the coastline by appropriate technology. Especially because of the escalated land values in recent times, a very accurate assessment of the spatial disposition of the land area in relation to the coastal eco system at a suitably larger scale is warranted. This involves two tasks namely

- a. Demarcation of the high tide lines accurately; and
- b. Referencing the land to be developed to the high tide line.

The mean high tide line can be delineated by the conjunctive use of modern mapping equipment's like GPS capable of getting the accurate

geographical locations, remote sensing images indicating the physical and associated tonal information on the stretches tidal influence along the coast and bay, field equipment's like salt meters to assess the in-situ pH value as indicator of tidal influence and the closer field inspection. The strengths of these technologies are judiciously adopted by the expert survey team for a dependable demarcation of the coastal features. The strengths of tools used for HTL/LTL demarcation are explained below.

- i. GPS: The Global Positioning System (GPS) system of satellites in space orbit and the ground based receivers used for finding out the position of a point anywhere on the unobstructed earth surface having sight of four or more GPS Satellites on continuous basis worldwide, day and night. Depending on the type of GPS receiver, it is possible to position a point with even sub cm accuracy.
- ii. Remote Sensing: This is space borne resource Satellite technology whereby it is possible to map the earth surface in various ranges of EMR spectrum thereby facilitating the picture reading of the earth surfaces in different ways at different intervals of time. The physical characteristics, natural impressions/ land cover footprints and tonal/textural indications can be interpreted with these images for land cover mapping on factual basis.
- iii. GIS: This is spatial map environment where the information derived about the topography and thematic information about the tidal influence, land cover, etc. are organized and their spatial relationship features can be represented and analyzed. The regulation zone such as 100m buffer from bay can be readily generated and presented to the user in an easily decipherable map form.

Institute of Remote sensing has vast and strong experience in the field modern mapping using the advanced data sources like remote sensing and the modern equipment's like GPS. It has a very long experience in

modern mapping in the form of field execution, training and the academics, as a result of which an expert team has been developed. IRS has so far executed more than 150 consultancy projects in coastal zone regulation mapping alone across the country.

The Govt. of India has approved the Institute of Remote Sensing, Anna University as one of the authorized agencies for demarcating the HTL/LTL line as per Lr.No.J17011/8/92-1A III, dated 10.05.99 of Ministry of Environment & Forest, Govt. of India. Guidelines have been issued by the Govt. of India for demarcating the HTL/LTL line. The guidelines are taken into consideration by IRS while demarcating the HTL/LTL.

2.0 DEMARCATION OF HTL LINE ON THE LOCAL LEVEL CZM MAP

Based on the request of **M/s Eversmile Properties Pvt. Ltd., Srishti Housing Complex, Penkarpada, Mira Road, Dist. Thane**, "Demarcation of High Tide Line, Low Tide Line and Coastal Regulation Zone for the Project Site Bearing Survey No 235 (pt.) & 256 (pt.) (New survey no 68 (pt.) & 69 (pt.) of village Penkarpada, Mira Road (East), Thane, Maharashtra", was taken up by Institute of Remote Sensing.

2.1 Methodology

As indicated previously, the mean high tide line was delineated by the conjunctive use of modern mapping equipment's like GPS capable of getting the accurate geographical locations, remote sensing images indicating the physical and associated tonal information on the tidal influence along the coast and bay, field equipment's like salt meters to assess the ppt (part per thousands) value as indicator of tidal influence and the closer field inspection. If the ppt exceeds 5, then the influence of tide is positive.

2.1.1 Field data

In order to prepare the local level map on 1:4,000 scale, the site has been inspected by IRS personnel during **13.05.2017**. The project site is situated near the junction of Bhaktivedanta Swami Marg and Penkarpada Road, Thane. The project site falls partly inside the CRZ area as per 2011 CRZ guidelines. There are mangrove vegetation is seen in vicinity of the project site. The exact boundary of the site and the HTL lines were fixed based on intensive survey on the field and the same is presented in the map.

The field survey was undertaken during **13.05.2017**. The tide level observations for the last 19 years have been studied for Mumbai Port which is nearer to the site, from the Tide Tables. The tidal charts indicate maximum tidal difference of 5.39 m in Mumbai port in the nearest port of Project site.

2.1.2 Remote sensing analysis

The satellite imagery of the study area was studied.

2.1.3 GPS survey

The specification of the GPS instruments used for the survey is listed in annexure B.

The GPS survey was conducted for following tasks.

- For getting the Ground control points for georeferencing the Remote sensing images
- For collecting the position of the High Tide lines around the project site.
- For collecting points along the boundary of Mangroves and other vegetation's

Uniformly distributed features in the vicinity of project site that can well distinguished on the RS images were identified around the project

site and their position were found out using GPS instruments as control points. The type of GPS instruments their accuracy are found in the annexure A.

The observed GPS data were downloaded and processed in the Trimble Geomatics Office software. The processed GPS co-ordinates for the coastal stretch coming under the project site were feed in the ArcGIS software. The entire area has been georeferenced using the GPS control points and the corresponding Image also been rectified using the GPS points. The same were plotted using the same software at the scale of 1:4,000. The processed field GPS data are listed in Annexure B

2.1.4 MAP Compilation

The project site boundary and the remote sensing image were was georeferenced with control points collected with the GPS. The RMS of the georeferencing was reported to be 1.81 m in planimetry. In this map the HTL, 200 m from HTL and 500m from HTL and the proposed project site have been marked (Annexure C). The calculated co-ordinates of HTL and LTL line in WGS-84 co-ordinate systems are enclosed in for ready reference (Annexure B). The Features such as HTL and buffer lines in GIS environment with suitable color scheme and legends and is presented as maps.

3.0 Results and discussion

Based on the request of M/s Eversmile Properties Pvt. Ltd., **Srishti Housing Complex, Penkarpada, Mira Road, Dist. Thane**, "Demarcation of High Tide Line, Low Tide Line and Coastal Regulation Zone for the Project Site Bearing Survey No 235 (pt.) & 256 (pt.) (New survey no 68 (pt.) & 69 (pt.) of village Penkarpada, Mira Road (East), Thane, Maharastra", was taken up by Institute of Remote Sensing. Tide data collected from the various organizations were analyzed. The mean

high tide line was delineated by the conjunctive use of modern mapping equipment's like

GPS capable of getting the accurate geographical locations, remote sensing images indicating the physical and associated tonal information on the tidal influence along the coast and bay, field equipment's like salt meters to assess the pH value as indicator of tidal influence and the closer field inspection. The demarcation of High Tide Line and Low Tide line was carried out using differential GPS. The High Tide Line and Low Tide line has also been marked on the cadastral map of 1:4,000 scale for reference.

In conclusion,

The HTL demarcated by IRS corresponds to the HTL shown in the Approved CESS CZMP subject to the generalized error of variation in the scale of mapping with minor changes.

The CRZ buffer is 100m/ (width of the creek) whichever is less, from the HTL for creek areas, as per the 2011 CRZ guidelines, as against 150m from HTL according to approved CZMP.

Based on the survey, the proposed project site is falling partly inside the CRZ II area is about 36.38 % (1721.41 sq.m) and Non CRZ area is about 63.62 % (3009.07 sq.m) of the total project area amounting to 4730.48 sq.m., i.e. the area upto 100m buffer from HTL along the creek as per CRZ 2011 conditions.

Also, the proposed project site is falling partly inside the CRZ II area is about 55.40 % (2620.55 sq.m) and Non CRZ area is about 44.60 % (2109.93 sq.m) of the total project area amounting to 4730.48 sq.m., i.e. the area upto 100m buffer from CESS approved HTL along the creek.

This is calculated based on the percentage area affected by CRZ from the GIS using p-line method and converted to square meters using the area found in the property card. The percentage (%) of the plot affected by CRZ based on both scenarios is given in the table on the maps. There are mangrove vegetation seen in the vicinity. However the site is completely beyond 50m buffer from mangroves

Therefore, the site falls partly inside the CRZ II from the HTL, according to both scenarios (CESS Approved HTL and CRZ 2011 guidelines).

ANNEXURE A

List of GPS Instruments used

GPS MODEL	Type	Accuracy
Trimble 4000 SSE	Dual frequency	$\pm 0.5 \text{ mm} \pm 5 \text{ mm} \pm 2 \text{ ppm}$
Trimble 5700	Dual frequency	$\pm 0.5 \text{ mm} \pm 5 \text{ mm} \pm 0.5 \text{ ppm}$
Trimble 4600	Single frequency	$1 \text{ mm} \pm 1 \text{ ppm}$
Trimble Geo XM	Single frequency	$\pm 1 - 3 \text{ m}$

ANNEXURE B

GPS coordinators of GPS Survey carried out for

DEMARCATIION OF HIGH TIDE LINE, LOW TIDE LINE AND COASTAL REGULATION ZONE FOR THE PROJECT SITE BEARING SURVEY NO 235 (PT.) & 256 (PT.) (NEW SURVEY NO 68 (PT.) & 69 (PT.) OF VILLAGE PENKAR PADA, MIRA ROAD (EAST), THANE, MAHARASTRA.

HTL_Pts	Latitude	Longitude
1	19° 15' 57.761" N	72° 51' 59.935" E
2	19° 16' 0.036" N	72° 52' 0.455" E
3	19° 16' 1.727" N	72° 52' 0.379" E
4	19° 16' 6.628" N	72° 52' 1.308" E
5	19° 16' 3.782" N	72° 52' 10.580" E
6	19° 16' 9.450" N	72° 52' 9.568" E
7	19° 16' 10.192" N	72° 52' 2.430" E
8	19° 16' 11.502" N	72° 52' 5.404" E
9	19° 16' 14.650" N	72° 52' 2.608" E
10	19° 16' 15.843" N	72° 52' 1.071" E
11	19° 16' 20.822" N	72° 51' 55.982" E
12	19° 16' 25.942" N	72° 51' 58.952" E
13	19° 16' 24.530" N	72° 51' 54.741" E
14	19° 16' 18.662" N	72° 51' 54.318" E
15	19° 16' 17.585" N	72° 51' 50.773" E


 Director, IRS
 Director
 Institute of Remote Sensing
 Anna University,
 Chennai - 600 025

368 **ANNEXURE-A-25**

Minutes of the 178th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 29th, 30th June, 2022 & 1st July, 2022 through Video Conferencing.

Item No.28: Eversmile Properties Pvt Ltd. (SIA/MH/MIS/238569/2021)

Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by Eversmile Properties Pvt Ltd.

Introduction:

PP submitted the application for environment clearance to their proposed Residential Development project having total plot area of 37,880.43 Sq. Mtrs, Total construction area of 3,23,656.18 Sq. Mtrs and FSI area of 1,85,303.99 Sq. Mtrs. PP proposes to construct 12 Nos. of Residential buildings with shops as mentioned at Sr. no-20 of the project details.

Representative of PP was present during the meeting along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. The details of project are as mentioned below:

Sr No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/238569/2021	
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkapada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Saraiya
		Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
		Contact number	022 30645000
		e-mail	eversmile@kalpataru.com
6	Consulant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New	
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.	


Member Secretary





1681³⁶⁷

NOC is process. will be presented at the time of hearing

TRUE COPY

[Handwritten signature]

Minutes of the 178th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 29th, 30th June, 2022 & 1st July, 2022 through Video Conferencing.

9	Latitude and Longitude		Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E				
10	Plot Area (sq.m.)		37,880.43 sq. mt.				
11	Deductions (sq.m.)		0.00 sq. mt.				
12	Net Plot area (sq.m.)		37,880.43 sq. mt.				
13	Ground coverage (m ²) & %		22869.166 sq. mt. (60.371 %)				
14	FSI Area (sq.m.)		1,85,303.99 sq. mt.				
15	Non-FSI (sq.m.)		138352.19 sq. mt.				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		323656.18 sq. mt.				
17	TBUA (m ²) approved by Planning Authority till date		CC has been received dated -31//3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m				
18	Earlier EC details with Total Construction area, if any.		NA. This is fresh project.				
19	Construction completed (FSI + Non FSI) (sq.m.)						
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Buildi ng Name	Configurat ion	Heig ht (m)	Building Name	Configuration	Heig ht (m)	
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.6 0	NA
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.6 0	
				C	2B + Ground/Shopping+ 1 st Podium/Shopp ing + 2 nd Podium + 1st to 33th floor	108.6 0	
			D	3B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.6 0		


Member Secretary


Chairman

Minutes of the 178th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 29th, 30th June, 2022 & 1st July, 2022 through Video Conferencing.

		E	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70
		F	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70
		G	2B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70
		H	2B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70
		I	2B + Ground + 1st Podium + 2 nd Podium + 1st to 2 nd floor	16.00
		J	2B + Ground + 1st to 4 th floor	14.95
		K	2B + Ground + 1st Podium + 2 nd Podium + 1st to 3 rd floor	18.95
		L	2B + Ground + 1st Podium + 2 nd Podium + 1st to 33 th floor	108.60
21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos		
22	Total Population	11602 Nos.		
23	Total Water Requirements CMD	Total Water Requirement:1705 Domestic: 1103 Flushing: 572 Landscape: 30		
24	Under Ground Tank (UGT) location	Below ground		
25	Source of water	MBMC		
26	STP Capacity & Technology	1624 KLD MBBR technology		


Member Secretary



Minutes of the 178th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 29th, 30th June, 2022 & 1st July, 2022 through Video Conferencing.

27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	20	Will be handed over to a recycler	
		Wet waste	30	Will be handed over to municipal waste collector	
		Constructi on waste	Top Soil	68057 cum	To be preserved for landscaping.
			Demoliti on waste	Nil	NA
		Excavate d material	137550 cum	The excavated soil shall be reused for backfilling to the extent possible. The excess shall be disposed off	
		Cement Bags	91338	The empty bags shall be recycled and reused.	
		Paint container (@20L)	23168 Cans	To be sold to recyclers	
Scrap metal generate d	706 Mt	The steel shall be sent for recycling			
	Tiles	199787 Sq ft	The excess shall be disposed of through authorized vendors.		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	3543 kg/day	Will be handed over to a recycler.	

Minutes of the 178th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 29th, 30th June, 2022 & 1st July, 2022 through Video Conferencing.

		Wet waste	2362 kg/day	Will be treated on OWC. Manure obtained shall be used as manure for landscaping.						
		E-Waste	8535 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	73 kg/day	Sewage sludge is used as manure for gardening.						
31	R.G. Area in sq. m.	RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m. Existing trees on the plot: 197nos Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos. Number of trees to be cut: 167 nos. Number of trees to be transplanted: 30 nos.								
32	Power requirement	During Operation Phase: <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="2">Details</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>37788</td> </tr> <tr> <td>Demand load (kW)</td> <td>10674</td> </tr> </tbody> </table>			Details		Connected load (kW)	37788	Demand load (kW)	10674
Details										
Connected load (kW)	37788									
Demand load (kW)	10674									
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%								
34	D.G. set capacity	3 x 910 KVA								
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided								
36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits								
37	Project Cost in (Cr.)	Rs 1084.26crores								
38	EMP Cost	Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum								
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER								


Member Secretary


Chairman

Minutes of the 178th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 29th, 30th June, 2022 & 1st July, 2022 through Video Conferencing.

40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil
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Deliberation: -

PP informed that the project comes in the jurisdiction of Mira Bhayandar Municipal Corporation (MBMC). PP also informed that the project site is accessible by 30.0 Mtr wide existing DP road. PP further informed that the project is proposed for IGBC Green homes certification.

PP submitted that the project has received Terms of Reference (ToR) vide letter No-SIA/MH/MIS/238569/2021, dated: 23.03.2022 for total plot area of 37,880.34 Sq. Mtrs, Total construction area of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. Accordingly, PP has submitted EIA report on Parivesh portal for appraisal. However, Committee noted that the proposed total construction area of the project is 3,23,656.18 Sq. Mtrs which is well within the total construction area of 3,85,708.276 Sq. Mtrs. approved in ToR dated: 23.03.2022.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2/1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.
3. PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.
4. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.


Member Secretary


Chairman

Minutes of the 178th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 29th, 30th June, 2022 & 1st July, 2022 through Video Conferencing.

5.PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.

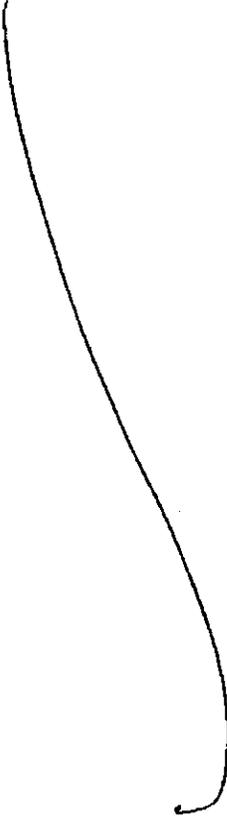
6.PP to provide adequate mechanical ventilation in the STP-2 & include cost of it in EMP.

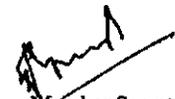
7.PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.

8.Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

Decision: -

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.




Member Secretary

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Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

Item no. 17**Proposal No.:-** SIA/MH/MIS/238569/2021**Type of Project:** EC

Subject- Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by Eversmile Properties Pvt Ltd.

Project Details-

PP submitted the application for environment clearance to their proposed Residential Development project having total plot area of 37,880.43 Sq. Mtrs, Total construction area of 3,23,656.18 Sq. Mtrs and FSI area of 1,85,303.99 Sq. Mtrs. PP proposes to construct 12 Nos. of Residential buildings with shops as mentioned at Sr. no-20 of the project details.

Representative of PP was present during the meeting along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. The details of project are as mentioned below:

Sr No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/238569/2021	
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Saraiya
		Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
		Contact number	022 30645000
		e-mail	eversmile@kalpataru.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New	
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.	
9	Latitude and Longitude	Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E	
10	Plot Area (sq.m.)	37,880.43 sq. mt.	
11	Deductions (sq.m.)	0.00 sq. mt.	
12	Net Plot area (sq.m.)	37,880.43 sq. mt.	


Member Secretary

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Chairman 95

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

13	Ground coverage (m ²) & %	22869.166 sq. mt. (60.371 %)					
14	FSI Area (sq.m.)	1,85,303.99 sq. mt.					
15	Non-FSI (sq.m.)	138352.19 sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	323656.18 sq. mt.					
17	TBUA (m ²) approved by Planning Authority till date	CC has been received dated -31//3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m					
18	Earlier EC details with Total Construction area, if any.	NA. This is fresh project.					
19	Construction completed (FSI + Non FSI) (sq.m.)						
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	NA
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	
				C	2B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60	
				D	3B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60	
				E	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70	
			F	3B + Ground + 1st Podium + 2nd	102.70		

M. Rau
Member Secretary

M. J. J.
Chairman

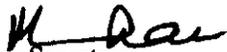
Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

				Podium + 1st to 31st floor	
			G	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			H	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			I	2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor	16.00
			J	2B + Ground + 1st to 4th floor	14.95
			K	2B + Ground + 1st Podium + 2nd Podium + 1st to 3rd floor	18.95
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21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos			
22	Total Population	11602 Nos.			
23	Total Water Requirements CMD	Total Water Requirement: 1705 Domestic: 1103 Flushing: 572 Landscape: 30			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	MBMC			
26	STP Capacity & Technology	1624 KLD MBBR technology			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management	Type	Quantity (Kg/d)	Treatment /	


Member Secretary


Chairman

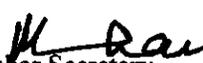
	during Construction Phase			disposal	
		Dry waste	20	Will be handed over to a recycler	
		Wet waste	30	Will be handed over to municipal waste collector	
		Constructi on waste	Top Soil	68057 cum	To be preserved for landscaping.
			Demoliti on waste	Nil	NA
			Excavate d material	13755 0 cum	The excavated soil shall be reused for backfilling to the extent possible. The excess shall be disposed off
			Cement Bags	91338	The empty bags shall be recycled and reused.
			Paint container (@20L)	23168 Cans	To be sold to recyclers
			Scrap metal generated	706 Mt	The steel shall be sent for recycling
Tiles	19978 7 Sq ft		The excess shall be disposed of through authorized vendors.		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	3543 kg/day	Will be handed over to a recycler.	
		Wet waste	2362 kg/day	Will be treated on OWC. Manure obtained shall be used as manure for landscaping.	


Member Secretary


Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

		E-Waste	8535 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	73 kg/day	Sewage sludge is used as manure for gardening.						
31	R.G. Area in sq. m.	RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m. Existing trees on the plot: 197nos Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos. Number of trees to be cut: 167 nos. Number of trees to be transplanted: 30 nos.								
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Details										
Connected load (kW)	37788									
Demand load (kW)	10674									
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%								
34	D.G. set capacity	3 x 910 KVA								
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided								
36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits								
37	Project Cost in (Cr.)	Rs 1084.26crores								
38	EMP Cost	Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum								
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER								
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil								

SEAC Deliberation –

 Member Secretary


 Chairman 99

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

PP informed that the project comes in the jurisdiction of Mira Bhayandar Municipal Corporation (MBMC). PP also informed that the project site is accessible by 30.0 Mtr wide existing DP road. PP further informed that the project is proposed for IGBC Green homes certification.

PP submitted that the project has received Terms of Reference (ToR) vide letter No-SIA/MH/MIS/238569/2021, dated: 23.03.2022 for total plot area of 37,880.34 Sq. Mtrs, Total construction area of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. Accordingly, PP has submitted EIA report on Parivesh portal for appraisal. However, Committee noted that the proposed total construction area of the project is 3,23,656.18 Sq. Mtrs which is well within the total construction area of 3,85,708.276 Sq. Mtrs. approved in ToR dated: 23.03.2022.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2/1A, presentation & plans submitted are taken on the record.

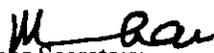
During discussion following points emerged:

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.
3. PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.
4. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
5. PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.
6. PP to provide adequate mechanical ventilation in the STP-2 & include cost of it in EMP.
7. PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.
8. Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-


Member Secretary


Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

Proposal is a new construction project. Proposal is recommended by SEAC-2 in its 178th meeting for grant of Environment Clearance for total plot area of 37880.43 m², FSI area of 185303.99 m², Non FSI area of 138352.19 m² and total BUA of 323656.18 m².

PP was absent for the meeting. SEIAA after deliberation decided to defer the proposal.

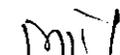
SEIAA Decision-

SEIAA after deliberation decided to defer the proposal.

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Member Secretary




Chairman 101

382
EVERSMILE PROPERTIES ANNEXURE-A-27
PRIVATE LIMITED

To
Secretary
State Environment Impact Assessment Authority
Maharashtra State
Mantralaya,
Madam Cama Road, Nariman Point
Mumbai-400032.
3rd August 2022

82...
03/8/22
लिपिक.
प्रमाण लिपिक कार्यालय.
पर्यावरण व वन विभाग, महाराष्ट्र राज्य.
मंत्रालय, मुंबई - 400 032.
Sub: Environmental Clearance For Proposed Residential
Development On Land Bearing Old S.Nos. 233 (Pt.), 235 (Pt.) & 256
(Pt.) (New S.Nos. 66 (Pt.), 68 (Pt.) & 69 (Pt.)) at Village Penkarpada,
District: Thane By M/s Eversmile Properties Pvt. Ltd.
SIA/MH/MIS/238569/2021

Ref.: Item No. at serial number 17 of agenda of 247th meeting of
SEIAA to be held on 29th July 2022.

Madam,

We hereby express our gratitude for listing our proposal on the agenda of SEIAA.
However, we did not attend the meeting of the Authority on 29th July 2022 as we
were not ready with the compliances as directed by SEAC-II while recommending
our proposal to SEIAA.

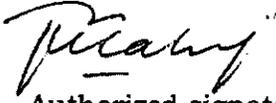
Now, we are able to present our proposal to SEIAA.

Therefore, we request you to enlist our proposal in the forthcoming meeting of
SEIAA and oblige us.

Thanking you,

Yours faithfully

For Eversmile Properties Pvt.Ltd.


Authorized signatory.

CIN No.: U70100MH1979PTC021291
Plot No. 75, Old Block Factory, Sector - I, Srishti Housing Complex,
Penkarpada, Mira Road, Dist. Thane - 401 104.

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1699



20-Jan-2023 1:15:32 pm
19.26718N 72.86910E
Mira Road
Mira Bhayandar
Konkan Division
Maharashtra

1700



20-Jan-2023 1:14:53 pm

19.26735N 72.86911E

WING-A Late Bhanaji Odhavji Marg

Mira Road

Mira Bhayandar

Konkan Division

Maharashtra

