BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH AT PUNE

INTERIM APPLICATION NO. 30 / 2025 (W.Z.)

IN

APPEAL NO. 12 / 2025 (W.Z.)

SAMITA RAJENDRA PATIL & Anr . ...Appellants

Versus

UNION OF INDIA & Ors. ...Respondents

NOTARY
Adv.Vijayalaxmi R. Ruikar
Dist. Thane, Maharashtra
Reg.No 38535
Valid Upto 07-02-2030
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BEFORE THE HON'BLE NATIONAL GREEN

TRIBUNAL WESTERN ZONE BENCH AT PUNE

INTERIM APPLICATION NO. 30 / 2025 (W.Z.)

IN

APPEAL NO. 12 / 2025 (W.Z.)

SAMITA RAJENDRA PATIL & Anr. ...Appellants

Versus

UNION OF INDIA & Ors. ...Respondents.

REPLY ON BEHALF OF ARIHANT PSUPERSTRUCTURES LTD., THE RESPONDENT NO. 9 AND ARIHANT AASHYIYANA PVT. LTD., THE RESPONDENT NO. 10 ABOVENAMED:

TO,

THE HON'BLE CHAIRPERSON

AND THE OTHER HON'BLE MEMBERS,

OF THE NATIONAL GREEN TRIBUNAL

It is most respectfully submitted on behalf of Respondent No. 9 & 10 as under,



I, NIMESH SHAH, Aged about 50 Years, the Authorized Representative of Arihant Aashiyana Pvt. Ltd., the Respondent No. 10 in the above Appeal, authorized by Board Resolution dated 03rd February, 2025, having my office at Arihant Aura, B-Wing, 25th Floor, Plot No. 13/1, TTC Industrial Area, Turbhe, Navi Mumbai, do hereby state the following reply as under :

1) I say that I am the authorized representative of the Respondent No. 10. I say that I am also the Director of the Respondent No. 9 and I am authorized to make this present affidavit. I say that I am personally conversant with the facts of the above matter and as such I am capable of making this affidavit recording the true and correct facts.

2) At the very outset, I say and submit that I am filing this present affidavit opposing the prayer for condonation of delay made by the Appellants in the above I.A. I say that I reserve my right to file a more detailed and comprehensive reply to the Appeal in the event this Hon'ble Tribunal allows the prayer for condonation of delay and the appeal is taken up for hearing on merits. Notwithstanding the above, I say that I have put forth the true and correct facts relating to the allegations made by the Appellants in the appeal, however, I

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reserve my right to file a detailed reply to the main appeal if the occasion so arises.

3) At the very outset, I specifically deny each and every false, baseless, misconceived and concocted allegations and contentions made in the said I. A. and the Appeal, which are contrary to the true and correct facts as stated by me in this reply, as if the same are reproduced hereunder and specifically traversed. I say that nothing that is not specifically denied by me shall be deemed to have been admitted by the Respondent No. 9 & 10 above named.

4) At the further outset, I humbly say that the present Appellants, by claiming to be alleged 'social workers' have filed the present Appeal with the sole and oblique objective of pressurizing the Respondent No. 9 & 10 to succumb to their illegal demands of extortion. I further say that neither of the Appellant has approached this Hon'ble Tribunal with the intention of highlighting anything in the interest of the public at large since the alleged grievance sought to be raised in the Appeal has nothing to do with the interest of general public or in the interest of the protection of the environment. The Appellants are attempting to take the undue advantage of certain orders passed by this Hon'ble Tribunal against the erstwhile project of the Respondent No. 9, which orders have been admittedly challenged by the

Respondent No. 9 in the Hon'ble High Court at Bombay by way of Writ Petition No. 3987 of 2024 & Writ Petition No. 5096 of 2024, to the knowledge of the Appellants abovenamed and are not covering or affecting the development project now undertaken by the Respondent No. 9 & 10. I say that the Appellants have deliberately and intentionally attempted to misled and misguide this Hon'ble Tribunal by alleging that the project undertaken by the Respondent No. 9 & 10 is allegedly directly and / or substantially the subject matter of the earlier orders passed by this Hon'ble Tribunal as is falsely alleged and / or contended.

5) I say that without admitting to the false contentions raised by the Appellants and without prejudice to the fact that there is absolutely no violation of any law, much less the alleged violation of any environmental laws, the Appellants have very callously approached this Hon'ble Tribunal by way of the present Appeal seeking its' indulgence in the alleged interest of Public, without even verifying whether the proposed construction project now undertaken by the Respondent No. 9 & 10 in fact falls within the 500 meters area from the said CHWTSDF facility, as is sought to be falsely highlighted. I therefore say that the present Appeal is nothing but yet another tool sought to be used by the Appellants to extract illegal monetary gains from the Respondent no. 9 & 10 by deliberately bringing its project



under the cloud of a litigation and as such, the present Appeal deserves to be dismissed in limini with heavy compensatory costs imposed on the Appellants.

6) Without prejudice to the above and at the very outset, I say that admittedly the Appellants have filed the Public Interest Litigation No. 119 of 2024 challenging the Commencement Certificate granted to the project of the Respondent No. 9 & 10 making identical grievances as made in the above Appeal. I say that the Appellants have made a deliberate and false statement recording that the Hon'ble High Court has allegedly *"admitted"* the said PIL as falsely alleged and / or contended. I specifically say that the said PIL is pending admission before the Hon'ble High Court and the Hon'ble High Court has not granted any interim reliefs in the said PIL. I say that the Appellants have taken their chance before the Hon'ble High Court by filing the said PIL and having failed to take interim injunctive orders against the project of the present respondent, have filed the above Appeal to have a second innings with the same cause before this Hon'ble Tribunal to somehow prohibit the Respondent No. 9 & 10 from carrying on the construction on the said lands. I say that the Respondent No. 9 has filed its affidavit in reply dated 20th December, 2024 opposing the said PIL in the Hon'ble High Court categorically recording that the current project undertaken by the

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Respondent No. 9 is not within the said area of 500 meters of the said facility. I say that even the Panvel Municipal Corporation, the Respondent No. 6 in the above Appeal, is made a party Respondent No. 5 in the said PIL and have filed their Affidavit in Reply of the Assistant Director of Town Planning dated 18th December, 2024, specifically recording that the development is permitted to this respondent beyond the said 500 meters from the said facility. I produce on record as **Annexure – "1"**, the copy of the said Affidavit in Reply dated 20th December, 2024 filed by this Respondent in the said PIL and as **Annexure – "2",** the copy of the said Affidavit dated 18th December, 2024, filed by the Panvel Municipal Corporation in the said PIL No. 119 of 2024 in the Hon'ble Bombay High Court. I say that the Appellants have deliberately and intentionally suppressed both the said Affidavits in the present Appeal and as such have played a deliberate fraud on this Hon'ble Tribunal. I further say that even on 23rd January, 2025 or 27th January, 2025 when the above Appeal being considered for admission by this Hon'ble Tribunal, the Appellants have made no attempts to set the record right by producing the said 2 affidavits filed in the said PIL before the Hon'ble High Court. I say that this is a deliberate and intentional omission committed by the Appellants with the obvious objective of swaying this Hon'ble Tribunal to pass

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ad-interim ex-parte orders against this respondent. I say that this omission of deliberately suppressing vital and material facts from this Hon'ble Tribunal amounts to playing a fraud and disentitles the Appellants of being heard in the matter and therefore the above I.A. and the Appeal itself deserves to be dismissed with costs.

7) Without prejudice to the above, I say that having realised that there is no merit in their contention in the said PIL, the Appellants have not even taken any steps for the further hearing of the same since the month of December, 2024 – January, 2025, but have instead filed the above Appeal by suppressing material facts as stated above. I produce on record as **Annexure "3" (Collectively)** the Printouts taken from the official website of the Hon'ble High Court which reflects the current status of the said PIL No. 119 of 2024 filed by the Appellants, the First Order dated 04th October, 2024 and the Order dated 09th December, 2024, passed in the said PIL No. 119 of 2024. I therefore say that this attempt of forum shopping by the appellants cannot and should not be permitted in law and the above Appeal ought to be dismissed at the threshold on this sole ground.

8) Without prejudice to the above, I say that the present Appeal is yet another frivolous attempt made by the Appellants to create a cloud on the lawful development project being undertaken by the Respondent No. 9 & 10 on their fanciful surmises and conjectures

without there being any factual or legal foundation or basis. I say that the sole intention of the Appellants is to somehow stall the development and construction project of the Respondent No. 9 & 10 which is consisting of approximately 750 Flats involving approximately Rs. 225,00,00,000/- (Rupees Two Hundred Twenty Five Crores Only) in estimated value by repeatedly albeit falsely alleging that the subject lands and buildings allegedly fall within the alleged buffer area of 500 meters from the said CHWTSDF facility without bringing even a shred of evidence to fortify or prove their alleged claim. Without prejudice to the fact that the appeal being without merit is required to be dismissed, since the appellants have chosen to also move this Hon'ble Tribunal and take another chance with precious judicial time of another Hon'ble Judicial Forum to arm-twist the Respondent No. 9 & 10 by threatening to stall their development project, the appellants are required to be put to terms of pre-deposit of appropriate amount as costs under Section 23 of the Act to display their bona-fides in pursuing the above matter before the I. A. or the Appeal is heard by this Hon'ble Tribunal. I say that I am justified in making this submission before this Hon'ble Tribunal since not only the reply filed by the Respondent No. 9 in the said PIL, but also the Affidavit in Reply filed by the Respondent No. 6 Panvel Municipal Corporation clearly falsifies and demolishes the

entire case of the Appellants. I say that the Respondent No. 6 Panvel Municipal Corporation, in Para 6, 11 to 13 of their reply, amongst other paragraphs, have themselves clarified the position that the construction being carried out by us now is beyond the boundary distance of 500 meters of the said facility. I therefore humbly submit that this Hon'ble Tribunal be pleased to order and direct the Appellants to deposit just, necessary and appropriate amount as a precondition to entertaining the above Appeal to display their bona-fide of being 'social workers' and 'protectors of environment' working for the betterment of the public at large and for protection of the environment.

9) Without prejudice to the above, I further say that the permissions for similar kind of development and construction has been granted to other development projects of other developers in the very same village where the subject lands are situated wherein part land is falling within the said 500 meters, but construction of the residential buildings is beyond 500 meters. For the sake of providing an example, the development project called "Sai Sun City Project" of One M/s Chariot Properties LLP belonging to another renowned builders & developers of Navi Mumbai known as "Paradise Group" is being carried out at Survey No. 33 (part), 61,62/1(part) situated at Village Ghot, Taluka – Panvel, District – Raigad, is identical to the

case of the Respondent No. 9 & 10. I therefore say that there is nothing illegal or wrong or extra-ordinary being committed by the Respondent No. 9 & 10 as is sought to be falsely highlighted by the Petitioners and as such the appeal and the interim application deserve to be dismissed with costs.

10) Without prejudice to the above, I further say that even under the applicable law and guidelines viz. the CPCB Criteria of 2001 which provides various other criteria for finalising the location of CHWTSDF, it is clearly stated in paragraph "2.e" that these landfills criteria of 500 meters No Development Buffer Zone is restricted only for *"habitation and residential use"* and all other non-residential use such as Offices, Hotels, IT Parks and all other commercial establishments are permissible within the said 500 meter Buffer Zone. For providing another example, I say that the Trans Thane Waste Management Association is located in Mahape Industrial Area, MIDC, Navi Mumbai which is a fairly much more congested area of human population is being used as IT & ITES Park, Hotels and other commercial projects since many years. I therefore say that there is no merit in the false contention of the Appellants that the Reserve Garden Area of the Respondent's project is violative of any law as is sought to be falsely alleged and / or



contended. I therefore say that there is absolutely no merit in the present appeal and the same deserves to be dismissed with costs.

11) Without prejudice to the above, I further say that the Appellants abovenamed have also approached the Maharashtra Real Estate Regulatory Authority at Mumbai (Maha RERA) by filing Regulatory Case no. 257 of 2024 on 07/06/2024 in respect of the very same residential project of the Respondent No. 9 & 10. I say that upon being served with the notice by Maha RERA, the Respondent No. 9 has filed its detailed reply dated 25/07/2024 dealing with the false and frivolous compliant of the Appellants. I say that the Maha RERA Authority, Mumbai, vide its Final Order dated 04th February, 2025, was pleased to Dismiss the complaint filed by the Appellants abovenamed. I produce on record as **Annexure – "4",** the copy of the said Order dated 04th February, 2025, dismissing the Appellants complaint passed by the Maha RERA Authority.

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12) I say that, simultaneously, the Appellants have also filed their written complaint before the Respondent No. 6 – Corporation dated 07/06/2024 in respect of the very same residential project. The Respondent Nos. 9 has also filed its' written reply dated 27/07/2024 before the Additional Town

Planning Officer of Respondent No. 6 Corporation dealing with the false and frivolous compliant of the Appellants.

13) I therefore say that this is a classic case of forum shopping since the Appellants have initiated three simultaneous and identical proceedings relating to the same cause. As such, there is no cogent reason requiring interference by this Hon'ble Tribunal in exercise of its' statutory powers under the Act since the Appellants have miserably failed to make out even a prima facie case as to how there is any environmental damage caused or likely to be caused by the project of the Respondent No. 9 & 10. I therefore once again humbly say and submit that the Appeal is frivolous, vexatious, mala fide and devoid of any merits and thus deserves to be dismissed and be dismissed with heavy compensatory costs to the Respondent No. 9 & 10.



14) Without prejudice to the above and at the further outset, I say that neither of the Appellants have any Locus Standi to move this Hon'ble Tribunal with the present Appeal. I say that the entire Appeal is silent on the aspect as to what is the alleged damage, harm, hardship, or prejudice allegedly apprehended by the Appellants likely to be caused to environment in consequence of the development project undertaken by Respondent No. 9 & 10. The entire Appeal proceeds on the baseless and misconceived

footing that the development project undertaken by the Respondent No. 9 & 10 allegedly falls within 500 meters of the said facility which allegedly is impermissible under law and therefore the same should not be permitted and the EC granted to the Respondent No. 9 & 10 should be quashed and set aside. The Appellants have not specified any circumstance to make good their case that there is any likelihood of any harm being caused to the environment due to the project undertaken by the Respondent No. 9 & 10 which would bring the same within the purview of the jurisdiction of this Hon'ble Tribunal. The challenge made to the E.C. granted to the Respondent No. 9 & 10 is on a baseless assumption that since this Hon'ble Tribunal has passed certain orders quashing the earlier environmental clearances granted to the erstwhile project of the Respondent No. 9, the Respondent No. 3 could not have issued the impugned EC dated 09/10/2024 impugned in the present Appeal, which peremptorily is in respect of the construction outside or beyond the 500 meters radius from the said facility. I produce on record as **Annexure – "5"** the Sanctioned Plan of the proposed residential project approved by the Respondent No. 5 – Corporation which clearly shows that the Residential Buildings / Habitable Area is beyond the 500 meters of the said facility. For the sake of

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convenience, I also produce on record as **"Annexure – 6 (Collectively)"** Maps prepared by my office reflecting the actual site where the proposed residential development project is being undertaken by the Respondent No. 9 & 10, the site where the said facility is situated and the 500 meters radius therefrom. I say that from the bare perusal of the documents in the nature of permissions from statutory authorities produced by me, read with the said Map, it is abundantly clear that the said proposed residential development project of the Respondent No. 9 & 10 does not, and in fact did not, violate any law much less the alleged violations in the presumptive mind of the Appellants as alleged and / or contended. I say that even in the Revised & Comprehensive Draft Development Plan published by the Respondent No. 6 – Corporation, the site where the residential project is being undertaken by the Respondent No. 9 & 10 is beyond the 500 Meter boundary or No – Development Zone. I produce on record as **"Annexure – 7"** the said Revised & Comprehensive Draft Development Plan published by the Respondent No. 6 – Corporation. I therefore say that there is no merit in the alleged grievance raised by the Appellants and as such the Appeal deserves to be dismissed at the threshold.

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15) Without prejudice to the above and at the further outset, I say that the Appellants have approached this Hon'ble Tribunal claiming to be "environmentalists" and "social activists" being protectors of the health and well-being of the Public at Large by claiming that the residential project undertaken by the Respondent No. 9 & 10 is allegedly within 500 meters of the said facility resultantly putting the health and well-being in jeopardy, however, have conveniently overlooked the vital fact that majority industries of the Taloja MIDC Area fall within 500 meters of the said facility. I say that neither the Appellants, nor the said Taloja Manufactures Association (Appellants before this Hon'ble Tribunal in the earlier Appeals referred to in the present Appeal) nor the Mumbai Waste Management Limited (the operators of the said CHWSTDF) have ever raised any alarm to the health hazard being caused to the Public at Large working in the said industrial area since the past many decades, however, have suddenly stood up to raise their voices against the Respondent No. 9 & 10, with obvious mala-fide intentions. I say that this fortifies the fact that the Appellants are not Bonafide protectors of the interests of public or the environment but are driven by the industrialists in the MIDC Area to ensure that the Residential Project of the Respondent No. 9 & 10 gets cancelled or stalled to their benefit.

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16) I say that the Appellant No. 1 who claims Village Ghot to be her maternal village as contended by her in the Appeal has conveniently turned a blind eye to the environmental damage caused due to the existence of the said facility for the past more than 24 years in the vicinity of her village and the existence of the said Taloja Industrial Area but has suddenly developed a conscience to attack the legitimate and lawful development activity of the Respondent No. 9 & 10. The Appellants before this Hon'ble Tribunal have conveniently turned a blind eye to the actual environmental hazard being caused by the said CHWTSDF and have not raised any objection to its operation in the said heavily populated area of Taloja, Panvel since the year 2001. I say that though the Appellants have made a categorical averment recording that Taloja Industrial Area is one of the biggest Industrial Areas of the State having numerous industries of RED category, having adverse effect upon human beings but have not made even a single averment or sentence in their Appeal as to what should be done for closure of the said facility which would actually result in protection of the environment. All that the Appellants have focused on, and with the obvious mala fide intention, to stall the development project of the Respondent No. 9 & 10, is to raise a specious plea alleging that the construction now being undertaken is allegedly within the "no development

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buffer zone" without even verifying the actual facts. I therefore say that the present Appeal is completely mala fide, misconceived and baseless and deserves to be dismissed at the threshold.

17) Without further prejudice to the above, I further humbly say that there is absolutely no case made out by the Appellants for grant of injunction against the Respondent No. 9 & 10 much less a prima-facie strong case. I say that except for repeating the false and baseless contentions of the subject lands and residential buildings therein allegedly falling under 500 meters of the said facility, the Appellants have not fortified any legal basis for making their demand of injuncting the Respondent No. 9 & 10 from utilizing its valuable property and carrying on the construction thereon which is being done by following proper process under law. I say that the repetitive submissions of the petitioners do not make their case any better and will not tilt the balance of convenience in their favour. On the other hand, on the facts and circumstances of the present case, it is the Respondent No. 9 & 10 who is lawfully entitled to carry on the construction and development on the subject lands which is being done upon procuring all permissions, sanctions and approvals required under law. I say that it is the Respondent No. 9 who is the owner of the subject lands and any adverse orders of injunction would result in grave and irreparable loss, harm and injury to the

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Respondent No. 9 & 10 since it is not only the valuable rights of development but more importantly it is the goodwill and reputation of the Respondent No. 9 & 10 which is sought to be purposefully damaged by the Appellants by way of the present appeal. I therefore say that the present application as well as the appeal itself is devoid of any merits and is required to be dismissed with compensatory costs to the Respondent No. 9 & 10.

18) Without prejudice to the above, I say that the Appellants are habitual litigators who are in the habit of filling frivolous and vexatious litigations for their vested interest. I say that not only the Hon'ble Bombay High Court but even the Hon'ble Supreme Court have dismissed the appellants other various litigations which they had filed in the nature of public interest litigation alleging damage to the Environment by other conglomerates. I say that the order dated 23rd February 2024 (at page 212 of the Appeal) is self explanatory and nothing more is required to be said on the conduct of the Appellants. I say that the Appellants are mischievous habitual litigators whose entire modus operandi is to file proceedings before various courts for their mala fide interest of extorting money. I therefore say that the Appeal deserves no consideration by this Hon'ble Tribunal and same be dismissed with heavy compensatory cost.

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19) Without prejudice to the above, I say that this Hon'ble Tribunal does not have the jurisdiction to entertain, try and dispose of the above appeal in as much as there is no damage, actual or threatened, done or likely to be done to the environment by the Respondent No. 9 & 10 to bring the same within the purview of the provisions of the National Green Tribunal Act. As such, the challenge made to the grant of the EC to the Respondent No. 9 & 10 is not maintainable in this Hon'ble Tribunal.

20) Without prejudice to the above and with reference to Paras 1 and 2 of the I. A., I say that in view of what is recorded herein above, there is no case made out by the Appellants giving them any cause of action to seek quashing of the Impugned E. C. dated 09/10/2024 by this Hon'ble Tribunal.

21) With reference to para 3 and 4, I am unaware and therefore deny that on 23/01/2025 this Hon'ble Tribunal allegedly directed the appellant to file the application for condonation of delay. I further specifically deny that the Respondent no. 9 commenced construction without the grant of the E.C. as falsely alleged and/or contented and put the appellant to the strict proof thereof. Rest of the contents of the para under reference which are not specifically denied be deemed to have been denied by this respondent.

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22) With reference to Para 5, I specifically deny the contents of the para under reference and put the appellants to the strict proof thereof. I however say that the appellants themselves have admitted the they have initiated proceedings in the Hon'ble High Court challenging the Commencement certificate of the very same project and as such the present appeal is not maintainable before the Hon'ble Tribunal. Rest of the contents of the para under reference which are not specifically denied be deemed to have been denied by this respondent.

23) With reference to para 6 to 9, I am unaware and therefore deny the false contentions made in the paras under reference and put the appellants to the strict thereof. I however say that the Environment and Climate Change Department, Government of Maharashtra, as a matter of regular practice, uploads all Orders / Environment Clearance Certificate on its official website and therefore it is unbelievable that the same was not done in the case of the present project as is sought to be falsely alleged and / or contended. I specifically deny that the appellant was allegedly not aware of the said order till the same was allegedly received by her under RTI as falsely alleged and/or contended and put her to the strict proof thereof.

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24) With reference to Para 10, I specifically deny the alleged explanation sought to be given by the appellant to contend that they are entitled for condonation of delay. I say that there is no just and sufficient cause or explanation given by the appellants requiring exercise of discretion by this Hon'ble Tribunal of condoning the delay in filling of the appeal. I say that the Appellants have made a blanket averment regarding delay without satisfactory explanation by presuming that since the appeal is allegedly filed within 90 days, discretionary powers ought to be exercised by this Hon'ble Tribunal as a matter of right. This approach of the Appellants is self-evident from the Order dated 23rd January, 2025 passed by this Hon'ble Tribunal in the above Appeal. I therefore say that the application deserved to be dismissed with costs.

25) **It is therefore prayed that** the present I.A. and the Appeal, which though is styled to be in the interest of Environment and Public at large, is nothing but a extortion tactic initiated by unscrupulous litigants such as the Appellants for wrongful gains and therefore the same be dismissed with heavy compensatory costs in the nature of damages.

For this act of kindness, the Respondent No 1 as in duty bound, shall ever pray.

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ARIHANT SUPERSTRUCTURES LTD NAVI MUMBAI

For Respondent No. 9

ARIHANT AASHIYANA PVT. LTD.

For Respondent no. 10

Aarti D. Bhonsle

ADVOCATE

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Pune -411016

Date

Mbl: 9922990869

Place: Pune

aartidbhonsle@gmail.com

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BEFORE ME

19-03-2025

VIJAYALAXMI R. RUIKAR
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Reg.No. 38835

Document Noted & Registered At

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Sr. No. 5 Date 19-03-2025

19 MAR 2025

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BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH AT PUNE

INTERIM APPLICATION NO. 30 / 2025 (W.Z.)

IN

APPEAL NO. 12 / 2025 (W.Z.)

NOTARY GOVT. OF INDIA Adv. Vijayalaxmi R. Rulkar Dist. Thane, Maharashtra Reg.No 39535 Valid Upto DE 07-05-2030

SAMITA RAJENDRA PATIL & Anr. ...Appellants

Versus

UNION OF INDIA & Ors. ...Respondents.

AFFIDAVIT

I, NIMESH SHAH, Aged about 50 Years, the Director of Arihant Superstructures Ltd., Respondent No. 9 AND the Authorized Representative of Arihant Aashiyana Pvt. Ltd., the Respondent No. 10 in the above Appeal, authorized by Board Resolution dated _____, having my office at Arihant Aura, B-Wing, 25th Floor, Plot No. 13/1, TTC Industrial Area, Turbhe, Navi Mumbai, do hereby solemnly affirm the following:

1. That all the contents given in said Reply from para no 1 to 25 including the prayer are true and correct to the best of my knowledge and believe.
2. That the said reply is prepared by my advocate under my instructions.

3. That I did not suppress any of the material fact in the said reply.
4. The Annexure filed along-with the reply are true copies of their respective originals.
5. I have read the reply and signed the same today at _____.
6. Whatever stated above is true and correct to the best of my knowledge and believe.

Date:

Place

Affiant

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BEFORE ME
19-03-2025
VIJAYALAXMI R. RUIKAR
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Reg.No. 38835

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19 MAR 2025

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IN THE HIGH COURT OF JUDICATURE AT BOMBAY

CIVIL APPELLATE JURISDICTION

PUBLIC INTEREST LITIGATION NO. 119 OF 2024

DIST : RAIGAD

SAMITA RAJENDRA PATIL & ANOTHER

...PETITIONERS

VS

UNION OF INDIA & OTHERS ...RESPONDENTS

I N D E X

SR NO	DATE	EXHIBIT	PARTICULARS	PAGE NOS
1.	20.12.2024		Affidavit in Reply of the Respondent No. 7	357-374
2.		"Annexure -1"	Copy of the sanctioned plan	375-381
3.	09.10.2024	Annexure – 2	Copy of the certificate Environmental clearance	382-390
4.	23.10.2024	Annexure – 3	Copy of the certificate of consent to establish	391-398
5.		Annexure – 4 colly	Copy of the maps	399- 401
6.		Annexure – 5	Copy of the Revised and Comprehensive draft Development plan	402
7.	09.08.2024	Annexure – 6	Copy of the order	403-404
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NOTARY
A.P. GAIKAR
MUMBAI
MAHARASHTRA
REG. NO. 5873
EXP. DT.
12/5/28
GOVT. OF INDIA

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

CIVIL APPELLATE JURISDICTION

PUBLIC INTEREST LITIGATION NO. 119 OF 2024

DISTRICT: RAIGAD

1) Samita Rajendra Patil & Anr. ...Petitioners

Versus

1) Union of India & Ors. ...Respondents

AFFIDAVIT IN REPLY OF M/S ARIHANT SUPERSTRUCTURES LTD., THE RESPONDENT NO. 7:

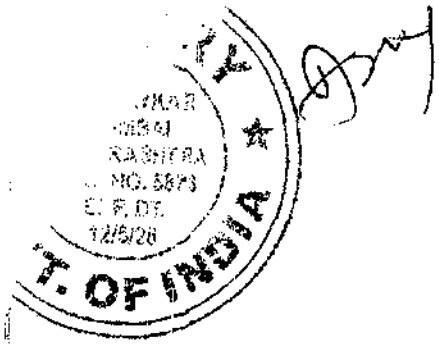
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MOST RESPECTFULLY SHEWETH:

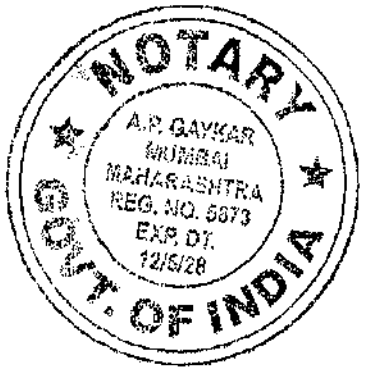
I, Ashok Bhawarlal Chajjer, the Chairman and Managing Director of the Respondent No. 7 abovenamed do hereby state on solemn affirmation as under:

1. I say that I have read and understood the petition filed by the Petitioners abovenamed. I say that I am the Director of the Respondent No. 7 abovenamed and I am well versed and conversant with the facts of the present matter and therefore fully competent to file this reply.
2. At the very outset, I specifically deny each and every false allegations and contentions made in the said Petition, which are contrary to the true and correct facts as stated by me in this reply, as if the same are reproduced hereunder and specifically traversed. I say that nothing that is not specifically denied by me shall be deemed to have been admitted by the Respondent No. 7 abovenamed.
3. At the further outset, I humbly say that the present petitioners, by claiming to be alleged 'social workers' have filed the present petition with the sole and oblique objective

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of pressurizing the Respondent No. 7 to succumb to their illegal demands of extortion. I further say that neither of the Petitioner has approached this Hon'ble Court with the intention of highlighting anything in the interest of the public at large since the alleged grievance sought to be raised in the petition has nothing to do with the interest of general public. The Petitioners are attempting to take the undue advantage of certain orders passed by the Hon'ble National Green Tribunal against the erstwhile project of the Respondent No. 7, which orders have been challenged by the Respondent No. 7 in this Hon'ble Court by way of Writ Petition No. 3987 of 2024 & Writ Petition No. 5096 of 2024, to the knowledge of the Petitioners abovenamed.

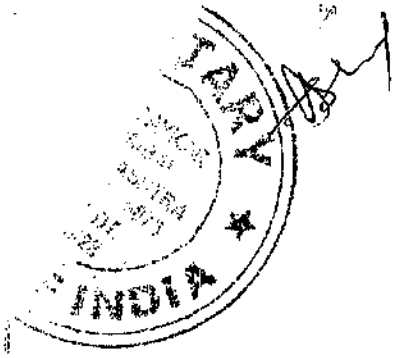


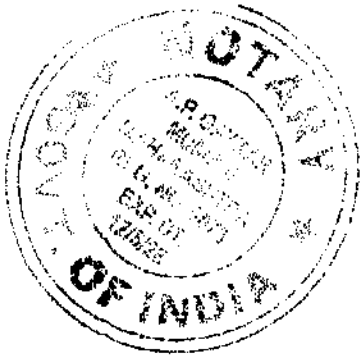
4. I say that without admitting to the false contentions raised by the petitioners and without prejudice to the fact that there is absolutely no violation of any law, much less the alleged violation of environmental laws, the Petitioners have very callously approached this Hon'ble Court by way of the present petition seeking its' indulgence in the alleged interest of Public, without even verifying whether the proposed construction project now undertaken by the

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Respondent No. 7 in fact falls within the 500 meters area from the said CHWTSDF facility, as is sought to be falsely highlighted. I therefore say that the present petition is nothing but a tool sought to be used by the petitioners to extract illegal monetary gains from the respondent no. 7 by deliberately bringing its project under the cloud of a litigation and as such, the present petition deserves to be dismissed with heavy compensatory costs imposed on the petitioners.

5. Without prejudice to the above and at the further outset, I say that neither of the Petitioners have any Locus Standi to move this Hon'ble Court with the present petition. I say that the entire petition is silent on the aspect as to what is the alleged harm, hardship, or prejudice allegedly apprehended by the Petitioners likely to be caused to the Public at large in consequence of the development project undertaken by Respondent No. 7. The entire petition proceeds on the baseless footing that the development project undertaken by the Respondent No. 7 allegedly falls within 500 meters of the said facility which allegedly is impermissible under law and





therefore the same should not be permitted. The Petitioners have not specified any circumstance to make good their case that there is any likelihood of any harm being caused to the public at large due to the project undertaken by the Respondent No. 7. The challenge made to the commencement certificate granted to the Respondent No. 7 by the Respondent No. 5 is on a baseless assumption that since the Hon'ble NGT has passed certain orders quashing the earlier environmental clearances granted to the erstwhile project of the Respondent No. 7, the Respondent No. 5 could not have issued the new commencement certificate dated 01/01/2024 impugned in the present petition, which peremptorily is in respect of the construction outside or beyond the 500 meters radius from the said facility. I produce on record as "**Annexure- 1**" the Sanctioned Plan of the proposed residential project approved by the Respondent No. 5 – Corporation which clearly shows that the Residential Buildings / Habitable Area is beyond the 500 meters of the said facility. I also produce on record as **"Annexure - 2"** the copy of the Certificate of

Environmental Clearance dated 09/10/2024 issued by the Respondent No. 4 (SEIAA) to the Respondent No. 7. I also produce on record as **"Annexure - 3"** the copy of the Certificate of Consent to Establish dated 23/10/2024 issued by the Respondent No. 3 (MPCB) to the Respondent No. 7. For the sake of convenience, I also produce on record as **"Annexure – 4 (Collectively)"** Maps prepared by my office reflecting the actual site where the proposed residential development project is being undertaken by the Respondent No. 7, the site where the said facility is situated and the 500 meters radius therefrom. I say that from the bare perusal of the documents in the nature of permissions from statutory authorities produced by me, read with the said Map, it is abundantly clear that the said proposed residential development project of the Respondent No. 7 does not, and in fact did not, violate any law much less the alleged violations in the presumptive mind of the petitioners as alleged and / or contended. I say that even in the Revised & Comprehensive Draft Development Plan published by the Respondent No. 5 – Corporation, the site

where the residential project is being undertaken by the Respondent No. 7 is beyond the 500 Meter boundary or No – Development Zone. I produce on record as **"Annexure – 5,"** the said Revised & Comprehensive Draft Development Plan published by the Respondent No. 5 – Corporation. I therefore say that there is no merit in the alleged grievance raised by the Petitioners and as such the petition deserves to be dismissed.

6. Without prejudice to the above and at the further outset, I say that the Petitioners have approached this Hon'ble Court claiming to be protectors of the health and well-being of the Public at Large by claiming that the residential project undertaken by the Respondent No. 7 is within 500 meters of the said facility resultantly putting the health and well-being in jeopardy, however, have conveniently overlooked the vital fact that majority industries of the Taloja MIDC Area fall within 500 meters of the said facility. I say that neither the Petitioners, nor the said Taloja Manufactures Association (Appellants before the Hon'ble NGT referred to in the present petition) nor the Mumbai Waste Management Limited (the operators of the said

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CHWSTDF) have ever raised any alarm to the health hazard being caused to the Public at Large working in the said industrial area since the past many decades, however, have suddenly stood up to raise their voices against the Respondent No. 7, with obvious mala-fide intentions. I say that this fortifies the fact that the Petitioners are not Bonafide protectors of the interests of public but are driven by the industrialists in the MIDC Area to ensure that the Residential Project of the Respondent No. 7 gets cancelled or stalled to their benefit. I therefore say that the present petition is completely malafide and deserves to be dismissed at the threshold.

7. Without prejudice to the above, I further say that the Petitioners have very casually alleged collusion between the responsible officers of Respondent No. 5 – Corporation and the Respondent No. 7 on the basis of their fanciful idea that since certain approvals were refused earlier, the same could not have been granted to the Respondent No. 7 subsequently. I say that such a contention and allegation is patently false and irresponsible since there is no embargo under law upon the statutory authorities to grant approvals

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upon fulfilment of criteria by the Respondent No. 7. I say that even if there was a Refusal of Consent issued earlier on 03/05/2024, however, the same could be and has been granted to the Respondent No. 7 on 23/10/2024 since the requirements will duly complied with, which is produced by me hereunder. I therefore say that the allegation of collusion by the petitioners, only on the basis of a subsequent approval being granted, is baseless, irresponsible and does not hold any ground and therefore deserves to be rejected.

8. Without prejudice to the above, I say that the Petitioners have deliberately and intentionally supressed vital and material fact before this Hon'ble Court and have falsely stated on oath in para 2(iii) of their petition that the SLP (Cri.) No. 10046 of 2024 filed by the Petitioner no. 1 in the Hon'ble Supreme Court is allegedly pending. I say that the said SLP was dismissed vide order dated 09/08/2024 (prior to filing of the present petition) by the Hon'ble Supreme Court, the copy whereof is produced hereof as **"Annexure- 6"**. I therefore say that the Petitioners have deliberately and intentionally concealed material fact with the intention to misguide

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this Hon'ble Court about their alleged bona-fides and therefore deserve no indulgence.

9. Without prejudice to the above, I further say that admittedly the Petitioners have made identical grievances before the Maharashtra Real Estate Regulatory Authority at Mumbai (Maha RERA) by filing Regulatory Case no. 257 of 2024 on 07/06/2024 in respect of the very same residential project of the Respondent No. 7. I further say that simultaneously the Petitioners have also filed their written complaint before the Respondent No. 5 - Corporation dated 07/06/2024 in respect of the very same residential project of the Respondent No. 7. I say that upon being served with the notice by Maha RERA, the Respondent No. 7 has filed its detailed reply dated 25/07/2024 dealing with the false and frivolous compliant of the Petitioners. Similarly, the Petitioners have also filed their written reply dated 27/07/2024 before the Additional Town Planning Officer of Respondent No. 5- Corporation dealing with the false and frivolous compliant of the Petitioners. I say that there are two proceedings initiated by the Petitioners which

are pending adjudication before two competent authorities in relation to the very same grievance sought to be raised in the present petition and as such, there is no cogent cause or reason requiring interference by this Hon'ble Court in exercise of its' extra-ordinary jurisdiction under the Constitution of India. I therefore once again humbly say and submit that the petition is frivolous, vexatious, malafide and devoid of any merits and thus deserves to be dismissed and be dismissed with heavy compensatory costs to the Respondent No. 7.

10. Without prejudice to the above and with reference to Para 1 of the petition, I specifically deny that the Petitioners have got any cause accrued in their favour to challenge the issuance of commencement certificate dated 01/01/2024 in favour of the Respondent No. 7 on their false, baseless and misconceived notion as falsely alleged and / or contended. I, however, specifically say and submit that the commencement certificate dated 01/01/2024 is rightly granted in favour of the respondent No. 7 since the proposed project of the respondent No. 7 complies with all the statutory requirements and the

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issue of the orders passed by the Hon'ble NGT have no bearing on the present project.

11. With reference to Para 2 of the petition, I am unaware and therefore specifically deny the contentions and averments made by the Petitioners in the para under reference. I, however, at the risk of repetition state that the Petitioners have made a deliberate, false statement before this Hon'ble Court in Para 2 (iii) about the pendency of the SLP before the Hon'ble Supreme Court which was dismissed on 09/08/2024 i.e. before the filing of this petition, and have as such played a fraud upon this Hon'ble Court. I further specifically deny that the Petitioners, more particularly Petitioner no. 2 has made any alleged detailed enquiry in respect of the proposed project of the Respondent No. 7 or that the said project could allegedly cause serious health hazard to persons occupying the said structure as falsely alleged and or contended. Rest of the contentions of the para under reference which are not specifically dealt with be deemed to have been denied as if the same are reproduced herein and are specifically traversed.

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12. With reference to Para 3 and 4 of the petition, in specifically deny that the Petitioners have not filed any other proceedings except the present proceedings in respect of the subject matter since admittedly there are two simultaneous proceedings initiated by the Petitioners seeking the same reliefs. With specific reference to para 3(iii), I say that the contentions recorded therein of the Petitioner No. 1 being a consenting party for valuable consideration received by her in the Sale Deed dated 07/01/2012 in respect of land Survey no. 68 situated at Village Ghot which is in the very same village where the subject lands in the present proceedings are situated, brings to light the malafides on the part of the petitioners to suddenly wake up after a period of more than 12 years and put an embargo on the development activity being carried out by the Respondent No.7 with the sole intention of pressurising the Respondent No. 7 to succumb to their illegal demands. I say that it is to the knowledge of the Petitioners that the subject lands in the present petition, as also the Survey No. 68, were never reserved or notified as a *"No Development Zone"*

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by any of the planning authorities, be it CIDCO, MIDC, or the PMC (Respondent No. 5) when this Respondent No. 7 had paid valuable consideration for purchasing the said lands. Even as on date, the said Village Ghot or major portion thereof which allegedly falls under 500 meters radius has not been declared or notified to be a "No Development Zone". It is therefore highly unfair and malicious on the part of the petitioners to unnecessarily create impediments in the development activities undertaken by the Respondent No. 7 in the year 2024, despite taking all necessary and required permissions and approvals, on the specious plea that the said area is declared to be a "No Development Zone" in a parallel proceedings by the Hon'ble NGT, which is challenged before this Hon'ble Court and is pending adjudication. In view of the above, I therefore specifically deny that the petitioners are having no private interest in the subject matter of the present petition. On the contrary, on their own showing, the Petitioners have projected their vested interest to ensure that the development project of the Respondent No. 7 is

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stalled. Rest of the contentions of the para under reference which are not specifically dealt with be deemed to have been denied as if the same are reproduced herein and are specifically traversed.

13. With reference to Para 5 (i) to 5 (xxiv) of the petition, I specifically deny the false, imaginary, baseless and concocted contentions and allegations made in the paras under reference which are inconsistent with or contrary to the record, permissions and approvals granted to the Respondent No. 7 in relation to the subject residential project, the commencement certificate dated 01/01/2024, and the record and proceedings of the pending complaint of the Maha RERA Authority, as if the same are set out herein and specifically traversed. I, however, say that the orders passed by the Hon'ble NGT which are heavily relied upon by the Petitioners to allege wrongdoing against the Respondent No. 7, though challenged by the Respondent No. 7 in this Hon'ble Court, have absolutely no bearing in the present case since the Respondent No. 7 has not applied for, nor have they been granted the approvals for construction within 500 meters of the said

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facility or contrary to the orders of the Hon'ble NGT. I, however, specifically deny the twisted interpretation and impression sought to be given by the Petitioners by taking support of the alleged guidelines issued by the CPCB / MPCB / SEIAA or any other authority to fortify their false case. I further specifically deny that the Petitioners have any locus to approach this Hon'ble Court in the present petition as falsely alleged and/or contended.

14. With reference to the GROUNDS, I specifically deny that there is any basis or right in favour of the Petitioners to challenge the issuance of the impugned commencement certificate or deprive the Respondent No. 7 of its valuable rights and entitlement to deal with its property as permissible under law. I specifically deny that no commencement certificate could be issued by the Respondent No. 5 – Corporation in favour of Respondent No. 7 till such time the order dated 21/08/2023 passed by the Hon'ble NGT is in force as is sought to be falsely alleged and/or contended. I specifically deny that the project undertaken by the

Respondent No. 7 falls within 500 meters of the said site inter alia resulting in serious jeopardy to the life and property of the public at large as falsely alleged and/or contended. Rest of the contentions and grounds raised by the Petitioners which are not specifically dealt with be deemed to have been denied as if the same are reproduced herein and are specifically traversed.

15. With reference to Para 7 of the petition, I specifically deny that the grant of the commencement certificate has put the life and property of the public at large in serious jeopardy and threat or that there is any alleged illegal and high handed misuse of power and office as falsely alleged and/or contended.

16. I therefore humbly pray that the present petition, which though styled as a "Public Interest Litigation", is nothing but a publicity interest litigation initiated by unscrupulous litigants such as the petitioners for wrongful gains and therefore the same be dismissed with heavy compensatory costs in the nature of damages.

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Navi Mumbai dated _____ day of December, 2024

For Arihant Superstructures Ltd.

Director

Advocate for the Resp. No. 7

Ashok B. Chajjer.

Director of Resp. No. 7

VERIFICATION

I, Ashok Bhawarlal Chajjer, the Director of the Respondent No. 7 abovenamed, having my office at Arihant Aura, B Wing, 25th Floor, Plot No. 13/1, TTC Ind. Area, Thane – Belapur Road, Turbhe, Navi Mumbai, do hereby solemnly declare that whatever facts as are stated hereinabove are true and correct to my own knowledge and belief and the legal averments made are based on the information and advise provided to me which I believe the same to be true and correct.

For Arihant Superstructures Ltd.

Director

Solemnly Declared at Navi Mumbai)

On this _____ day of December, 2024)

Identified by me:

Advocate for the Resp. no. 7.

Before me:

BEFORE ME

20 DEC 2024

Reg. No. 33
Sr. No. 7293
Date 20 DEC 2024

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Annexure-1 375

PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

Email – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

No/PMC/TP/Ghot/43/3/2, 59/1 & Others/21-23/16186/002 /2023 Date : 09/09/2023

To,

M/s. Arihant Superstructures Ltd,
Through Director
Mr. Ashok B. Chhajjer.
Arihant Aura, B-wing, 26th Floor,
Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe,
Navi Mumbai – 400 705.

SUB :- **Development Permission for Residential Building on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At. - Ghot, Tal. - Panvel, Dist.- Raigad.**

REF :- 1) Your Architect's application no. 25402, dtd. 13/10/2023.
2) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/Ref No.1645/1737, Dated 28/12/2023.
3) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/122921/642656, Dated 10/11/2023.

Sir,

Please refer to your application for Development Permission for Residential Building on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At. - Ghot, Tal. - Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) **Architect,**
M/s. AN. ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.

XEROX TRUE COPY
Adv. ASHOK B. GAYKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Reg No.5873

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल-रायगड
PANVEL-RAIGAD

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2) **Ward Officer,**
Prabhag Samiti 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

3) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.

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PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/43/3/2, 59/1 & Others/21-23/16186/002 /2025 Date: 09/09/2025

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s. Arihant Superstructures Ltd, Through Director Mr. Ashok B. Chhajjer.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Building Wing A & B (Ground + 36 Upper Floor), on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At. - Ghot, Tal. - Panvel, Dist.- Raigad. (Plot Area = 24640.00 Sq.mt., Proposed Residential Built-Up Area = 43347.048 sq.mt., Total Built Up Area = 43347.048 sq.mt.)**

(No. of Residential Unit – 778 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if: -**
   - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
   - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
   - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The Owner / Developer shall: -**
   - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
   - 2(b) Give written notice to the Corporation regarding completion of the work.
   - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
   - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.

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7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-11, Dated 10/03/2005 & UDCPR-2020 and require to submit NOC from RWH Consultant Prior to application for OC.
   a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
   b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2121/Ref No.1645/1737, Dated 28/12/2023. by Chief Fire Officer, Fire Brigade Department, PMC.
12. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
15. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
19. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.

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21. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
22. In case of revised permission wherever third-party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
23. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
24. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
25. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
26. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
27. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
    i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details; -
    a) Name and address of the owner/developer, Architect and Contractor.
    b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    (d) Number of Residential flats/Commercial Units with areas.
    (e) Address where copies of detailed approved plans shall be available for inspection.
    (ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
28. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
    The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
29. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
30. The applicants should fulfill all the health-related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

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31. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

- Accommodation: -

1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
2. The temporary accommodation provided under sub-section (1) shall have seprate cooking place, bathing, washing and lavatory facilities.
3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking palce or other facilities to the buildign workers as required under sub-section (1) and restore the ground in good level and clean condition.
4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.

32. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.

33. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.

34. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.

35. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"

Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.

36. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.

37. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.

38. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.

39. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)

40. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)

41. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
42. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.
43. The Owner/ Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
44. The Owner / Developer is required to construct the discharge line at his own cost.
45. The Owner / Developer should set up electrical vehicle charging point in the said plot.
46. **The Owner/ Developer shall obtain no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.**
47. **This Commencement Certificate is issued subject to condition that the Owner / Developer shall submit Environmental Clearance Certificate before starting any construction work on the said plot.**
48. **M/s. Arihant Superstructure Ltd., Owner / developer has submitted undertaking dt. 20/12/2023, and stating that *"Only one tenement should be sold to a family and adjoining tenement should not be sold to a close relative of such tenement owner" and the applicant has to adhere to the conditions mentioned in UDCPR-2020 Regulation no. 7.7.1***

In case if any NOC is required from Common Hazardous Waste Treatment Storage Disposal Facilities (CHWTSDF) etc. shall be obtained by Owner. (If applicable)

50. The applicant has to install mechanical ventilation system besides the provisions of minimum ventilation shaft as per Provision of UDCPR.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal /Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.TO:-

1) **M/s. Arihant Superstructures Ltd,**
Through Director
Mr. Ashok B. Chhajjer.
Arihant Aura, B-wing, 26th Floor,
Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe,
Navi Mumbai – 400 705.

2) **Architect,**
M/s. AN. ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.

3) **Ward Officer,**
Prabhag Samiti 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

4) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका पनवेल-रायगड PANVEL-RAIGAD

BOX TRUE COPY

GAYKAR B.Com., LL.B., G.D.C. & A. ADVOCATE HIGH COURT NOTARY GOVT. OF INDIA Reg No. 5873

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

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Annexure-2
Annexure-3

To,

The Director
M/s Arihant Superstructures Ltd
302, Peripolis,sector-17, Vashi, Navi Mumbai-400703 302, Peripolis,sector -17, Vashi, Navi Mumbai-400703 -400706

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/453999/2023 dated 04 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B038MH179421**
2.	**File No.**	SIA/MH/INFRA2/453999/2023
3.	**Project Type**	New
4.	**Category**	B+
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Residential project
7.	**Name of Company/Organization**	M/s Arihant Superstructures Ltd
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

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

Date: 09/10/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

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

This is a computer generated cover page.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/453999/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Arihant Superstructures Ltd.,
S.NO.43/3/2, 59/1, 60/1/2B, 35/1+2/1(2),
35/1+2/1(3), 35/1+2/1(4), Village-Ghot,
Taluka-Panvel, Dist-Raigad.

Subject : Environment Clearance for proposed residential project at S.NO.43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3), 35/1+2/1(4), Village-Ghot, Taluka-Panvel, Dist-Raigad by M/s. Arihant Superstructures Ltd.

Reference : Application no. SIA/MH/INFRA2/453999/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 223rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 278th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23rd July, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/453999/2023	
2	Name of Project	Proposed Residential Project "Arihant Adarsh" At village Ghot Taluka Panvel Dist Raigad	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Nimish Shah
		Regd. Office address	Arihant Aura B Wing 25th Floor Plot no. 13/1 TTC Industrial Area Turbhe Navi Mumbai 400705
		Contact number	9987075269
		E-mail	nimesh@asl.net.in
6	Consultant	EIA Coordinator: Mr. Sourabh Jaiswar Pollution and Ecology Control Services, NABET/EIA/2225/RA 0291 valid upto 16.10.2025.	
7	Applied for	Fresh (Greenfield)	
8	Location of the project	S No. 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3), 35/1+2/1(4) Village: Ghot, Taluka	

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		Panvel, Dist. Raigad, Maharashtra		
9	Latitude and Longitude	Latitude: 19° 5'20.47"N, Longitude: 73° 6'35.29"E		
10	Plot Area (sq.m.)	24,648.460 Sq.m.		
11	Deduction (sq.m.)	1,961.907 sq.mt.		
12	Net Plot area (sq.m.)	22,678.093 sq.mt.		
13	Ground coverage (m^2)	1,232.746 sq.mt & 5.78 %		
14	FSI Area (sq.m.)	43347.48 sq.mt		
15	Non-FSI (sq.m.)	5351.91 sq.mt		
16	Proposed built-up area (FSI + Non-FSI) (sq.m.)	48,699.391 sq.mt.		
17	TBUA (m^2) approved by Planning Authority till date			
18	Earlier EC details with Total Construction area if any.	NA		
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	NA		
20	**Previous EC / Existing Building**	**Proposed Configuration**		
	Not Applicable	Name	Configuration	Height
		Building A	Gr+35 floors	108.45
		Building B	Gr+35 floors	108.45
21	No of Tenements	766		
22	Total Population	3222 Nos.		
23	Total Water Requirements CMD (Residential)	491 KLD		
24	Under Ground Tank (UGT) location	Under Ground		
25	Source of water	Panvel Municipal Corporation and Recycled Water.		
26	STP Capacity & Technology (Residential)	410 KLD		
27	STP Location (Residential & School)	Below Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	382 KLD & 43.02 %		
29	Solid Waste Management during Construction Phase	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	10	Local recyclers
		Wet waste	15	Local recyclers
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed (Residential)	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	967	By authorized recyclers
		Wet waste	644	Treated in OWC
		E-Waste	5	By authorized recyclers
		STP Sludge (dry)	35	Used as Manure.

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31	R.G. Area in sq.m.	RG required (10% of net plot area) – 2267.809 Sq.mt. RG provided on Mother earth/Ground – 9653.87 Sq.mt. Total – 9653.87 Sq.mt. Existing trees on plot: 12 nos. Number of trees to be cut: 00 Number of trees to be retained: 12 Nos. Number of Trees to be Transplant: 0 Nos. Number of trees to be planted: 284 nos. a) In RG area: 284 b) Miyawaki Plantation: 1250 Nos. in 500 sq.mt. Total nos. of trees after the development: 1534 nos.
32	Power requirement	During Construction Phase: 100 kW During Operation Phase: 2229.0 kW
33	Energy Efficiency	a) Total Energy saving (%): 20.51% b) Solar energy (%): 5.04 %
34	D.G. set capacity	200 KVA
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 470 nos. 2-Wheeler: 283 nos.
36	No. & capacity of Rain water harvesting tanks /Pits	1 RWH tank, Capacity 94 cum
37	Project Cost in (Cr.)	98.50 Cr.
38	EMP Cost	a) Construction Phase: 1.Capital Cost: Rs. 15.85 Lakhs 2.O&M Cost: Rs. 8.38 Lakhs/Annum. b) Operation Phase: 1.Capital Cost: Rs. 318.63 Lakhs. 2.O&M Cost: Rs. 35.68 Lakhs/Annum.
39	CER Details with justification if any....as per MoEF &CC circular dated 01/05/2018	NA
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Appeal no. 39 of 2022 and 40 of 2022 Taloja manufactures Association and Union of India & othrs NGT order dated 21.08.2023. Case disposed of.

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 278th (Day-2) meeting held on 23rd July, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment

Department, Govt. of Maharashtra showing all mandatory/required RG on mother earth as Hon'ble Supreme Court Order.

2. PP to obtain following NOCs & remarks as per amended planning:
   a)Water supply; b) Sewer connection; c) SWD NOC; d) Revised CFO NOC; e) Tree NOC.
3. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
4. Planning authority to ensure compliance of Hazardous Waste Rule, 2016 before issuance of commencement certificate to the project.
5. PP to relocate Club house, Swimming pool, OWC & Substation proposed in buffer zone of CHWTSDF facility & submit revised layout with location.
6. PP to provide 2-wheeler parking in the project as per prevailing DCR & submit revised 2-wheeler & 4-wheeler parking statement (required & provided) & parking layout; PP to ensure that minimum 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
7. PP to provide 2-3 row Miyawaki plantation towards the CHWTSDF facility.
8. PP to carry out & submit report of ambient air quality study of the project site; PP to install latest continuous online air monitoring system with display boards within the project site & include the cost of same in EMP.
9. PP to reduce discharge of treated water up to 35%; PP to submit undertaking /NOC from concerned authority/ agency/third party for use of excess treated water generated after completion of the full project.
10. PP to revise STP layout with area provided & 40% open to sky area; PP to ensure that parameters of treated water discharged in to the sewer line are as per NGT norms.
11. PP to revisit the monetary provisions made for the activities proposed in EMP of construction phase & revise EMP of construction phase.

B. <u>SEIAA Conditions-</u>

1. PP has provided mandatory RG area of 9935.09 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 104.85 m height only as per CFO NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for-FSI- 43347.048 m2, Non FSI-5351.910 m2, total BUA-48,698.958 m2. (Plan approval No-

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PMC/TP/Ghot/43/3/2,59/1& Others/21-23/16186/002/2024, dated:01/01/2024)
(Restricted as per approval)

General Conditions:

a) Construction Phase :-

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

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IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental

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protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

XEROX TRUE COPY
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH C
NOTARY GOVT. O INDIA
Reg No-5873

NOTARY GOVT OF INDIA

Signature Not Verified
Digitally signed by: Shri Pravin C. Darade , I.A.S.
Designation: Member Secretary
Date and Time: 10/10/2024 4:23:20 PM

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044632/4024068/4023516
Website: http://mpcb.gov.in
Email: jdwater@mpcb.gov.in

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

Infrastructure/RED/L.S.I
No:- Format1.0/JD (WPC)/UAN No.0000210629/CE/2410002288

Date: 23/10/2024

To,
M/s. "Arihant Adarsh",
S. No. 43/3/2, 59/1, 60/1/2B, 35/1/2/1/2, 35/1/2/1/3, 35/1/2/1/4 at Village- Ghot, Tal. Panvel, Dist. Raigad by M/s. Arihant Superstructures Ltd

LiFE Lifestyle for Environment
Your Service is Our Duty

Sub: Consent to Establish for Proposed Residential Construction Project under Red category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000214583 dtd. 08/07/2024.

Your application NO. MPCB-CONSENT-0000210629

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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.98.5 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Residential Construction Project named as M/s. "Arihant Adarsh", S. No. 43/3/2, 59/1, 60/1/2B, 35/1/2/1/2, 35/1/2/1/3, 35/1/2/1/4 at Village- Ghot, Tal. Panvel, Dist. Raigad by M/s. Arihant Superstructures Ltd on Total Plot Area of 24,648.460 Sq Mtrs for construction BUA of 57168.006 Sq Mtrs as per sanction paln approved by planning authority dated 24/09/2024 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	442	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (200 KVA)	1	As per Schedule-IV

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry waste	1020 Kg/Day	Segregation	Handed over to Authorized Vendor
2	Wet waste	680 Kg/Day	OWC	Use as Manure
3	STP Sludge	98 Kg/M	NA	Use as Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The 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 authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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

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Signed by: Shankar Waghmare
Joint Director (WPC)
For and on behalf of
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2024-10-23 [illegible]:03 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-27301	24/06/2024	NEFT

Copy to:

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

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **455 CMD for treatment of domestic effluent of 442 CMD.**

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

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
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 connected to the sewerage system provided by local body.

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

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

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	577.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	NA

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.

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SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set 200 KVA	Acoustic Enclosure	10.00	HSD 40 Ltr/Hr	1	SO2	19.2 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration 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:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) 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.

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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	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC Conditions.	Up to Commissioning of the Project	Up to Commissioning of the Project

** 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 sitting 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.

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6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

NOTARY GOVT. OF INDIA

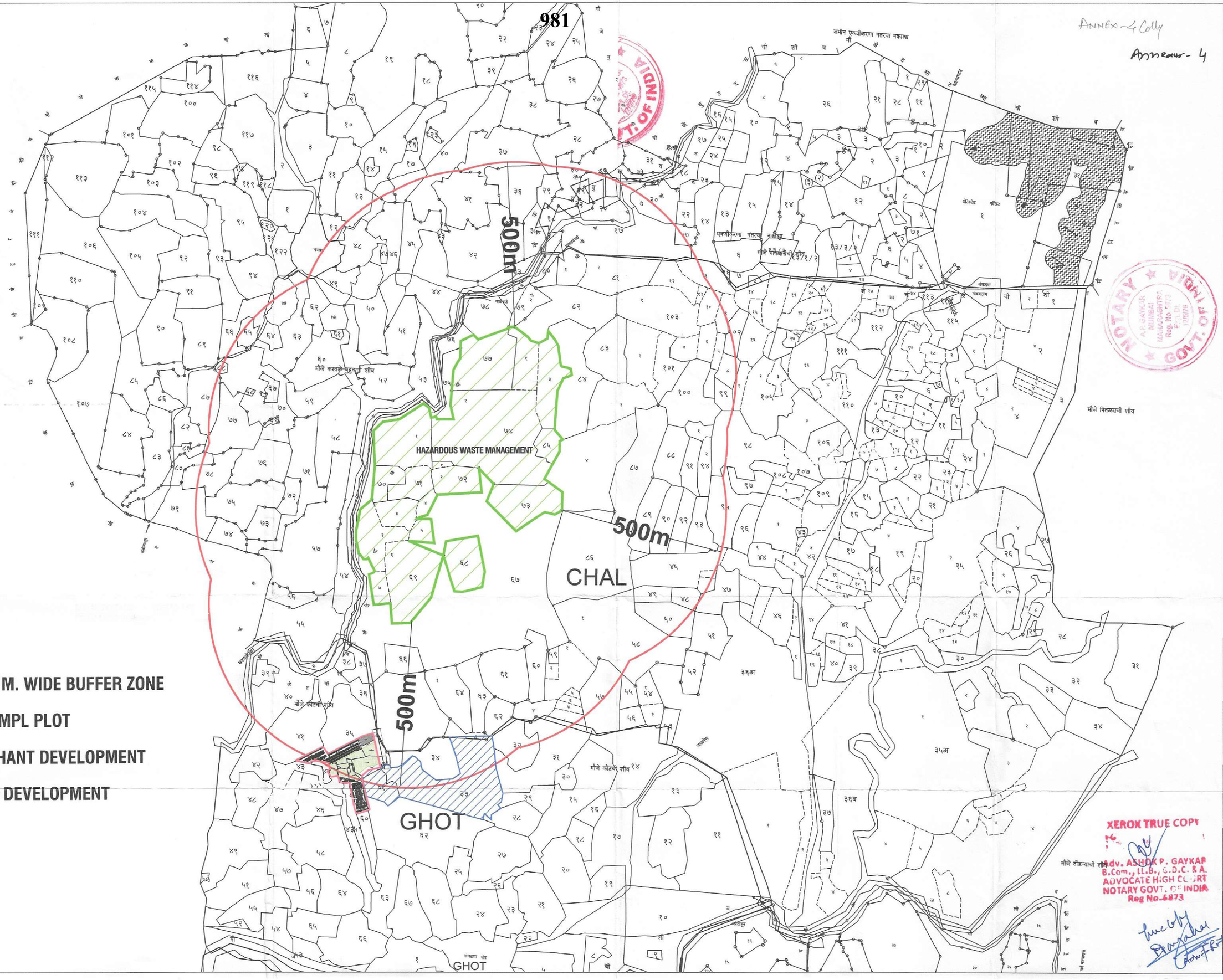
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Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH COURT
NOTARY GOVT.
Reg No.58

ANNEX-4 Colly

Annexure- 4

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NOTARY A.P. GAYKAR MUMBAI MAHARASHTRA Reg. No. 6873 GOVT. OF INDIA

XEROX TRUE COPY

Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Reg No. 6873

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NOTARY ★ A.P. GAYKAR MUMBAI MAHARASHTRA Reg. No. 5873 ★ GOVT. OF INDIA

NOTARY ★ A.P. GAYKAR MUMBAI MAHARASHTRA Reg. No. 5873 ★ GOVT. OF INDIA

XEROX TRUE COPY
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Reg No.-5873

true Copy

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* AREA STATEMENT *

FLOOR	BUILDING
GROUND	250.776
1st	1117.908
2nd	1188.746
3rd	1188.746
4th	1188.746
5th	1188.746
6th	1188.746
7th (PART REFUGE)	1079.185
8th	1188.746
9th	1188.746
10th	1188.746
11th	1188.746
12th (PART REFUGE)	1079.185
13th	1188.746
14th	1188.746
15th	1188.746
16th	1188.746
17th (PART REFUGE)	1079.185
18th	1188.746
19th	1188.746
20th	1188.746
21st	1249.731
22nd (PART REFUGE)	1133.055
23rd	1249.731
24th	1249.731
25th	1249.731
26th	1249.731
27th (PART REFUGE)	1133.055
28th	1249.731
29th	1249.731
30th	1249.731
31st	1249.731
32nd (PART REFUGE)	1133.055
33rd	1249.731
34th	1249.731
35th	1249.731
36th	1249.731
TOTAL	43281.843
SOCIETY OFFICE	65.205
TOTAL AREA	43347.048

** Parking Requirements

Occupancy	One parking space for every	No of Tenements	Non congested required parking		required parking		Total proposed parking	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			12.5	2	12.5	2	12.5	2
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2
Residential	(a)For every two tenements with each tenement having carpet area less than 30 Sq.m.	318	0	2	0	318	243	520
	(b) For every two tenements with each tenement having carpet area 30 Sq.m. TO 60sq.m. (including Enclosed Balcony)	460	1	2	230	460		
TOTAL					230	778		
VISITOR'S PARKING 5%					12	39		
Multiplying Factor 0.8 (For Cars)					193	617		
Composite Parking For Every 6 Scooter X 1 Car (297/6)					49	530		
TOTAL REQUIRED PARKING					242	520	243	520

Additional Requirements In Case Of Housing Scheme As Per Modified Draft DCPR

WING	Sr.No.	Scheme Requirement	Req. Area	Proposed Area		Location
A & B	1	Fitness center, Creche,Society Office, Letter Box Room, admeasuring area of about 20sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. Area for every 300 Flats.	65.200	Society Office	65.205	Society Office Cub House 2nd Floor
	2	Sanitary Block for servents having maximum area of 3.00 sq.m. in schemes having minimum 120 Flats and thereafter additional 3.00sq.m. Aera for every 300 flats	13.185	Servant Toi.	13.285	Sanitary Block Provided at Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 100 flats and thereafter additional 10 sq.m area for every 300 flats	34.577	Drivers Room	34.718	Drivers Room Provided at Ground Floor
		TOTAL	112.962		113.208	

SEPTIC TANK REQUIRMENT

WING	DESCRIPTION (FLAT)	POPULATION PER UNIT	TOTAL POPULATION (APPRX)	COLD WATER REQUIRMENT				GROSS WATER ASSUMED 80% (A+B)	% FLOW TO SEWER		ADDITIONAL TOILET REQUIRMENT				TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED SEPTIC TANK CAPACITY
				FLUSHING (A)		DOMESTIC (B)			FLUSHING 100%	DOMESTIC 80%	ADDITIONAL TOILET	FLUSHING (C)		FLUSHING 150%			
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPCD	LPD	LPD	LPD		KLPD	KLPD
A	318	5	1765	54	95310	135	238275	333585	95310	200184	69	180	12420	18420	331,264	10,609,804.54	729.00 KLPD
B	425	5	2125	54	114750	135	286875	401625	114750	241844	138	180	24840	34840	383434	729.00 KLPD	
TOTAL															693,698	729.00 KLPD	

WATER CAPACITY CALCULATION (RESIDENTIAL)

BUILDING NO.	FLAT Nos.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS.	ADDITIONAL TOILET 180 LTR. PER	TOTAL FLUSHING LTRS. (B)	FIRE FIGHTING	TOTAL LITRES (A+B)
WING-A	353	135 X 353 X 5	238275	54 X 353 X 5	95310	333585	100000	438075
WING-B	425	135 X 425 X 5	286875	54 X 425 X 5	114750	401625		426685
TOTAL	778		525150		210060	372810	100000	872470

PROPOSED U.G. WATER TANK -1			
DOMESTIC TANK	SIZE:-31.00 X 6.00 X 4.50	297000	
FLUSHING TANK	SIZE:-5.50 X 5.00 X 4.50	148500	
FIRE TANK	SIZE:-5.50 X 4.50 X 4.50	100800	
	TOTAL PROVIDED WATER CAPACITY TANK - 1		546300
PROPOSED U.G. WATER TANK -2			
DOMESTIC TANK	SIZE :-11.00 X 6.00 X 4.50	297000	
FLUSHING TANK	SIZE :-5.50 X 6.00 X 4.50	148500	
FIRE TANK	SIZE :-5.50 X 4.50 X 4.50	100800	
	TOTAL PROVIDED WATER CAPACITY TANK - 2		546300
	TOTAL PROVIDED WATER CAPACITY TANK = 1 + 2		1092600

* LEGENDS

Sr. No.	Items	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Permissible building lines	Thick Dotted Black
4	Proposed Work	Red filled in
5	Drainage & Rewerage Work	Red Dotted
6	Water Supply Work	Black Dotted Thin

EWS / UG UNIT CALCULATION

REQUIRMENT AS PER U/DCPR Reg.No. 7.7.2 For EWS /UG HOUSING	REQUIRED NO. OF UNITS	NO OF UNITS PROVIDED	PROVIDED %
40% UNITS (LESS THAN 30.00 SQ.MT. CARPET	311.2	318	40.87%
60% UNITS (ITS THAN 50.00 SQ.MT. CARPET	466.8	460	59.13%
TOTAL	778	778	100.00%

STAMP OF APPROVAL 01/10

पनवेल महानगरपालिका
पोच: CTC केवट: —
केवेट लांबित भू.क्र./स.क्र./ह.क्र./गट क्र./गट क्र./भू.क्र.203132 ४.४१, गावे शिवेसह हुबधांवर/केवलवन-कलंबोली-पळीस-कामोठा-पनवेल या
महानगरपालिके च्या हद्दीमध्ये/मौजे ४ ६ ९ ६ ८ ।
आकार 201.1.2012 दिनांक-09/03/2024
पनवेल अही, शासीय अधिक राहुल नगरपालिका सभा रचने
दुकान बेलमुख्यार मंजूर न.पनवेल/

मा. आयुक्त यांचे मंजूरी प्रमाणे
उपरचनाकार, नगररचना
पनवेल महानगरपालिका

PROFORMA -I : AREA STATEMENT

AREA STATEMENT

Sr. No.	Particulars	AGRICULTURE ZONE Area (Plot -A) (In Sq.M)	RESIDENTIAL ZONE Area (Plot -B) (In Sc.M)	Total Area in Sqm.
1	Area Of Plot (Minimum area of A, B,C to be considered)	19090.000	5550.000	24640.000
	(a) As Per Ownership Document (7/12, CTS extract)	19090.000	5550.000	24640.000
	(b) As Per Measurement Sheet	19078.204	5570.256	24648.460
	(c) As Per Site	24648.460		24648.460
2	Deductions for			
	(a) Area Under Existing Road	0.000		0.000
	(b) Proposed D.P. Road	1961.907		1961.907
	(C) Any Under Reservation , if	0.000		0.000
	(Total a+b+c)	1961.907		1961.907
3	Balance area of plot (1-2C)	22678.093		22678.093
4	Amenity Space (if applicable)			
	(a) Recuired -	1133.905		1133.905
	(b) Adjustment of 2(b), if any -	0.000		0.000
	(c) Balance Proposed -	1135.000		1135.000
5	Net Plot Area (3-4 (a))	21543.093		21543.093
6	Recreational Open Space (if applicable)			
	(a) Recuired -	2257.809		2257.809
	(b) Proposed -	9935.090		9935.090
7	Internal Road Area	N.A.		N.A.
8	Plotable Area (if applicable)	N.A.		N.A.
9	Built up area with refrence to Basic F.S.I. As per front road width (Table - 6B)			
	Agriculture Zone Plot - A ((1-2c-3c) x 1.00)	15993.093		22008.093
	Residential Zone Plot - B (1 x 1.10)		6305.000	
10	Addition Of FSI On Payment Of Premium			
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (0.5 X 5570)	0.000	2775.000	2775.000
	(b) Proposed FSI on payment of premium now	0.000	2775.000	2775.000
	(c) Total Proposed FSI on Payment of Premium (a + b)	0.000	2775.000	2775.000
11	In-situ FSI / TDR loading			
	(a) In-situ area against D.P. Road (1.0 x Sr.No 2 (a)), if any		0.000	0.000
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 X Sr.No.4 (c))		2270.000	0.000
	(c) TDR area		0.000	0.000
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))		0.000	0.000
12	Additional FSI area under Chapter No.7	N.A.		N.A.
13	Total entitlement of FSI in the proposal			
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	18263.093	8880.000	27143.093
	(b) Presumed Commercial BUA		0.000	
	(c) Ancillary Area FSI upto 60% with payment of charges for Residential (27143.093*60%)		16285.856	16285.856
	(d) Ancillary Area FSI upto 80% with payment of charges for Commercial		0.000	0
	(e) Ancillary Area FSI Proposed on payment of charges.		16285.856	16285.856
	(f) Total entitlement (a+c)		43428.949	43428.949
15	Total Built-up Area in proposal (excluding area at Sr.No.17b)			
	(a) Existing Built-up Area		0.000	
	(b) Proposed Commercial Built-up Area (as per 'P-line')		0.000	
	(c) Proposed Residential Built-up Area (as per 'P-line')		43347.048	
	(d) Total (a+b+c)		43347.048	
17	Balance FSI		81.901	

* WING WISE B/UP AREA STATEMENT *

FLOOR	WING - A	WING - B	BUILDING
GROUND	140.627	120.148	260.775
1st	492.306	625.602	1117.908
2nd	527.197	661.549	1188.746
3rd	527.197	661.549	1188.746
4th	527.197	663.549	1188.746
5th	527.197	661.549	1188.746
6th	527.197	661.549	1188.746
7th (PAST REFUGE)	472.269	606.916	1079.185
8th	527.197	661.549	1188.746
9th	527.197	661.549	1188.746
10th	527.197	661.549	1188.746
11th	527.197	661.549	1188.746
12th (PART REFUGE)	472.269	606.916	1079.185
13th	527.197	661.549	1188.746
14th	527.197	661.549	1188.746
15th	527.197	661.549	1188.746
16th	527.197	661.549	1188.746
17th (PART REFUGE)	472.269	606.916	1079.185
18th	527.197	661.549	1188.746
19th	527.197	661.549	1188.746
20th	527.197	661.549	1188.746
21st	554.265	695.466	1249.731
22nd (PART REFUGE)	495.772	637.283	1133.055
23rd	554.265	695.466	1249.731
24th	554.265	695.466	1249.731
25th	554.265	695.466	1249.731
26th	554.265	695.466	1249.731
27th (PART REFUGE)	495.772	637.283	1133.055
28th	554.265	695.466	1249.731
29th	554.265	695.466	1249.731
30th	554.265	695.466	1249.731
31st	554.265	695.466	1249.731
32nd (PART REFUGE)	495.772	637.283	1133.055
33rd	554.265	695.466	1249.731
34th	554.265	695.466	1249.731
35th	554.265	695.466	1249.731
36th	554.265	695.466	1249.731
TOTAL	19177.653	24304.190	43281.843
SOCIETY OFFICE	65.205		65.205
TOTAL AREA	19242.858	24304.190	43347.048

PLOT AREA CALCULATION (AS PER TILR) (BLOCK =A)

Sr. No.	Triangle Number	Number of triangle	X	1/2	X	Base (m)	X	Height (m)	=	Area (Sqm)
1	1	1	X	1/2	X	86.425	X	27.543	=	1190.198
2	2	1	X	1/2	X	59.383	X	1.344	=	39.917
3	3	1	X	1/2	X	49.529	X	8.938	=	221.359
4	4	1	X	1/2	X	47.514	X	4.789	=	113.707
5	5	1	X	1/2	X	47.514	X	4.017	=	95.411
6	6	1	X	1/2	X	46.182	X	19.776	=	456.528
7	7	1	X	1/2	X	42.818	X	24.441	=	523.256
8	8	1	X	1/2	X	131.698	X	22.550	=	1484.855
9	9	1	X	1/2	X	174.110	X	12.990	=	1130.844
10	10	1	X	1/2	X	172.938	X	44.730	=	3864.029
11	11	1	X	1/2	X	178.217	X	12.280	=	1094.253
12	12	1	X	1/2	X	23.537	X	10.465	=	123.157
13	13	1	X	1/2	X	41.324	X	5.248	=	108.434
14	14	1	X	1/2	X	178.217	X	37.870	=	3274.529
15	15	1	X	1/2	X	166.096	X	14.990	=	1243.214
16	16	1	X	1/2	X	158.626	X	11.323	=	898.344
17	17	1	X	1/2	X	124.658	X	21.768	=	1356.778
18	18	1	X	1/2	X	109.768	X	16.609	=	914.313
19	19	1	X	1/2	X	106.044	X	8.198	=	434.674
20	20	1	X	1/2	X	106.044	X	8.513	=	451.371
21	21	1	X	1/2	X	35.330	X	9.390	=	165.827
22	22	1	X	1/2	X	23.050	X	2.789	=	32.143
23	23	1	X	1/2	X	71.275	X	21.009	=	748.708
24	24	1	X	1/2	X	69.685	X	2.838	=	98.897
25	25	1	X	1/2	X	60.902	X	4.942	=	149.513
26	26	1	X	1/2	X	53.340	X	1.889	=	50.475
27	27	1	X	1/2	X	61.444	X	28.554	=	1582.764
28	28	1	X	1/2	X	103.449	X	9.928	=	513.402
29	29	1	X	1/2	X	117.384	X	6.917	=	606.646
30	30	1	X	1/2	X	137.384	X	18.800	=	1105.642
31	31	1	X	1/2	X	67.779	X	32.257	=	1093.494
TOTAL PLOT AREA (BLOCK =A)									=	24648.46

D.P. ROAD AREA CALCULATION (BLOCK = B)

Sr. No.	Triangle Number	Number of triangle	X	1/2	X	Base (m)	X	Height (m)	=	Area (Sqm)
1	1	1	X	1/2	X	47.741	X	10.874	=	259.578
2	2	1	X	1/2	X	106.503	X	20.166	=	1073.648
3	3	1	X	1/2	X	66.368	X	5.605	=	186.990
4	4	1	X	1/2	X	55.817	X	9.796	=	273.403
5	5	1	X	1/2	X	55.817	X	3.165	=	88.330
6	6	1	X	1/2	X	52.647	X	4.763	=	77.756
TOTAL D.P. ROAD AREA (BLOCK = B)									=	1961.907

R.G. AREA CALCULATION

Sr. No.	Triangle Number	Number of triangle	X	1/2	X	Base (m)	X	Height (m)	=	Area (Sqm)
1	1	1	X	1/2	X	158.941	X	10.659	=	853.406
2	2	1	X	1/2	X	159.561	X	30.742	=	2458.453
3	3	1	X	1/2	X	32.901	X	15.006	=	246.856
4	4	1	X	1/2	X	21.599	X	7.882	=	84.755
5	5	1	X	1/2	X	23.05	X	2.789	=	32.143
6	6	1	X	1/2	X	25.464	X	7.998	=	101.831
7	7	1	X	1/2	X	32.64	X	4.618	=	75.366
8	8	1	X	1/2	X	39.86	X	8.787	=	175.564
9	9	1	X	1/3	X	42.393	X	1.178	=	24.969
10	10	1	X	1/2	X	2.713	X	2.961	=	4.025
11	11	1	X	1/2	X	43.888	X	3.191	=	70.029
12	12	1	X	1/2	X	46.252	X	2.561	=	59.226
13	13	1	X	1/2	X	61.101	X	6.826	=	208.316
14	14	1	X	1/2	X	63.273	X	3.863	=	122.212
15	15	1	X	AS PER POLYLINE					=	2.612
16	16	1	X	1/2	X	63.273	X	11.671	=	369.230
17	17	1	X	1/2	X	91.253	X	14.95	=	682.116
18	18	1	X	1/3	X	151.373	X	39.477	=	2982.826
19	19	1	X	1/2	X	79.589	X	34.561	=	1371.217
TOTAL R.G. AREA									=	9935.090

AMENITY AREA CALCULATION

1	1/2	X 31.320	X 12.912	X 1 NO	=	202.200	SQ.MT.
2	1/2	X 52.656	X 15.030	X 1 NO	=	395.436	SQ.MT.
3	1/2	X 52.656	X 16.80	X 1 NO	=	442.310	SQ.MT.
				TOTAL ADDITION	=	1135.00	SQ.MT.

SURVEY No. 60/1+2B PLOT AREA CALCULATION(AS PER TILR BOUNDARY)

AREA OUTSIDE 500M FROM GAOTHAN							
1	1/2	X 15.822	X 14.618	X 1 NO	=	57.715	SQ.MT.
2	1/2	X 16.822	X 4.801	X 1 NO	=	39.456	SQ.MT.
3	1/2	X 20.485	X 2.230	X 1 NO	=	28.806	SQ.MT.
4	1/2	X 36.890	X 9.508	X 1 NO	=	173.949	SQ.MT.
5	1/2	X 20.772	X 11.125	X 1 NO	=	130.737	SQ.MT.
6	1/2	X 20.183	X 9.328	X 1 NO	=	93.802	SQ.MT.
7	1/2	X 42.219	X 7.218	X 1 NO	=	166.804	SQ.MT.
8	1/2	X 42.219	X 26.880	X 1 NO	=	567.834	SQ.MT.
9	1/2	X 46.356	X 30.028	X 1 NO	=	696.549	SQ.MT.
10	AS PER POLYLINE				=	691.622	SQ.MT.
TOTAL AREA OUTSIDE 500M FROM GAOTHAN					=	2874.958	SQ.MT.
AREA INSIDE 500M FROM GAOTHAN							
11	AS PER POLYLINE				=	1012.791	SQ.MT.
12	1/2	X 72.721	X 11.783	X 1 NO	=	428.436	SQ.MT.
13	1/2	X 98.003	X 35.974	X 1 NO	=	1908.889	SQ.MT.
14	1/2	X 48.143	X 14.964	X 1 NO	=	345.242	SQ.MT.
TOTAL AREA OUTSIDE 500M FROM GAOTHAN					=	2895.298	SQ.MT.
TOTAL AREA OF SURVEY No.					=	5770.256	SQ.MT.

PROPOSED O.H. WATER TANK

WING - A	(DOM. TANK)	3.15 X 1.275 X 2.30	9.237	CAPACITY-9.237 LTRS
		2.40 X 1.15 X 2.30	6.348	CAPACITY- 6.348 LTRS
		2.30 X 2.775 X 2.30	14.680	CAPACITY-14.680 LTRS
		7.15 X 6.90 X 2.30	77.292	CAPACITY-77.292 LTRS
	(FLU. TANK)	3.55 X 1.80 X 2.30	14.697	CAPACITY-14.697 LTRS
		4.60 X 2.15 X 2.30	22.747	CAPACITY-22.747 LTRS
		3.15 X 5.55 X 2.30	67.455	CAPACITY-67.455 LTRS
	(FIRE. TANK)	2.75 X 1.80 X 2.30	20.871	CAPACITY-20.871 LTRS
	TOTAL BUILDING - A		213.328	2,13,328 LTRS
WING - B	(DOM. TANK)	5.45 X 3.30 X 2.30	40.113	CAPACITY-40.113 LTRS
		3.15 X 3.30 X 2.30	23.184	CAPACITY-23.184 LTRS
		5.30 X 4.35 X 2.30	53.027	CAPACITY-53.027 LTRS
	(FLU. TANK)	4.80 X 2.15 X 2.30	23.782	CAPACITY-23.782 LTRS
		3.55 X 5.55 X 2.30	45.453	CAPACITY-17.453 LTRS
	(FIRE. TANK)	5.30 X 1.75 X 2.30	20.528	CAPACITY-20.528 LTRS
	TOTAL BUILDING - B		207.092	2,07,092 LTRS
TOTAL PROPOSED O. H. WATER TANK (WING = A + B)			420.300	4,20,380 LTRS

CONTENTS OF SHEET

LAYOUT PLAN,PLOT AREA CALCULATION DIAGRAM, RECREATIONAL AREA CALCULATION DIAGRAM,AREA STATEMENT,SERVICES PLAN,SEPTIC TANK & SOAKPIT SECTION,DETAILS OF U.G. TANK,ENTRANCE GATE DETAILS,TYPICAL SECTION OF S.W. DRAIN LINE / COMPOUND WALL ,ECCENTRIC FOOTING SECTION,DETAILS OF R.W.H., TANK,&RECHARGE PIT,REQUIRED WATER CAP. CALCULATION,SEPTIC TANK CAP. CALCULATION,LEGENDS.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 30/July/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/s. Arihant Superstructures Ltd

AUTHORISED SIGNATORY

NAME OF THE OWNER & SIGNATURE

M/s. Arihant Superstructures Ltd

AUTHORISED SIGNATORY

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING IN THE SITE / PLOT OF LAND ON SURVEY NO. 43/2/2, 59/1, 60/1/2B, 35/1+2/1(2) , 35/1+2/1(3) , 35/1+2/1(4) VILLAGE - KHOT,TAL. - PANVEL, DIST. - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN

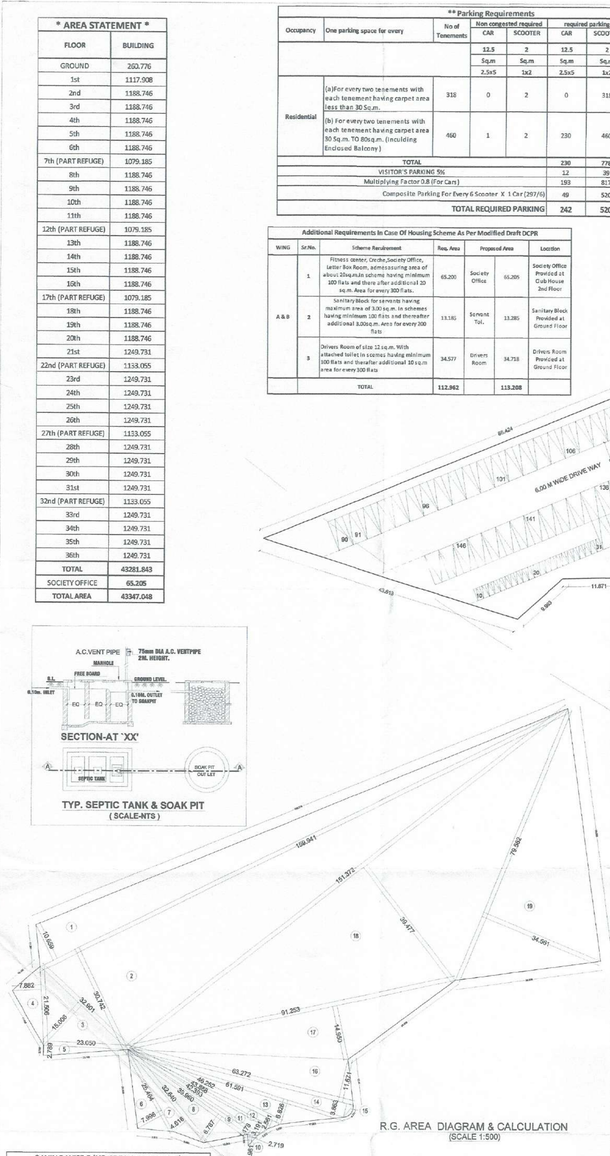
REG NO : CA/2008/43803

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
25-12-2023	Jayashri		1:100	N

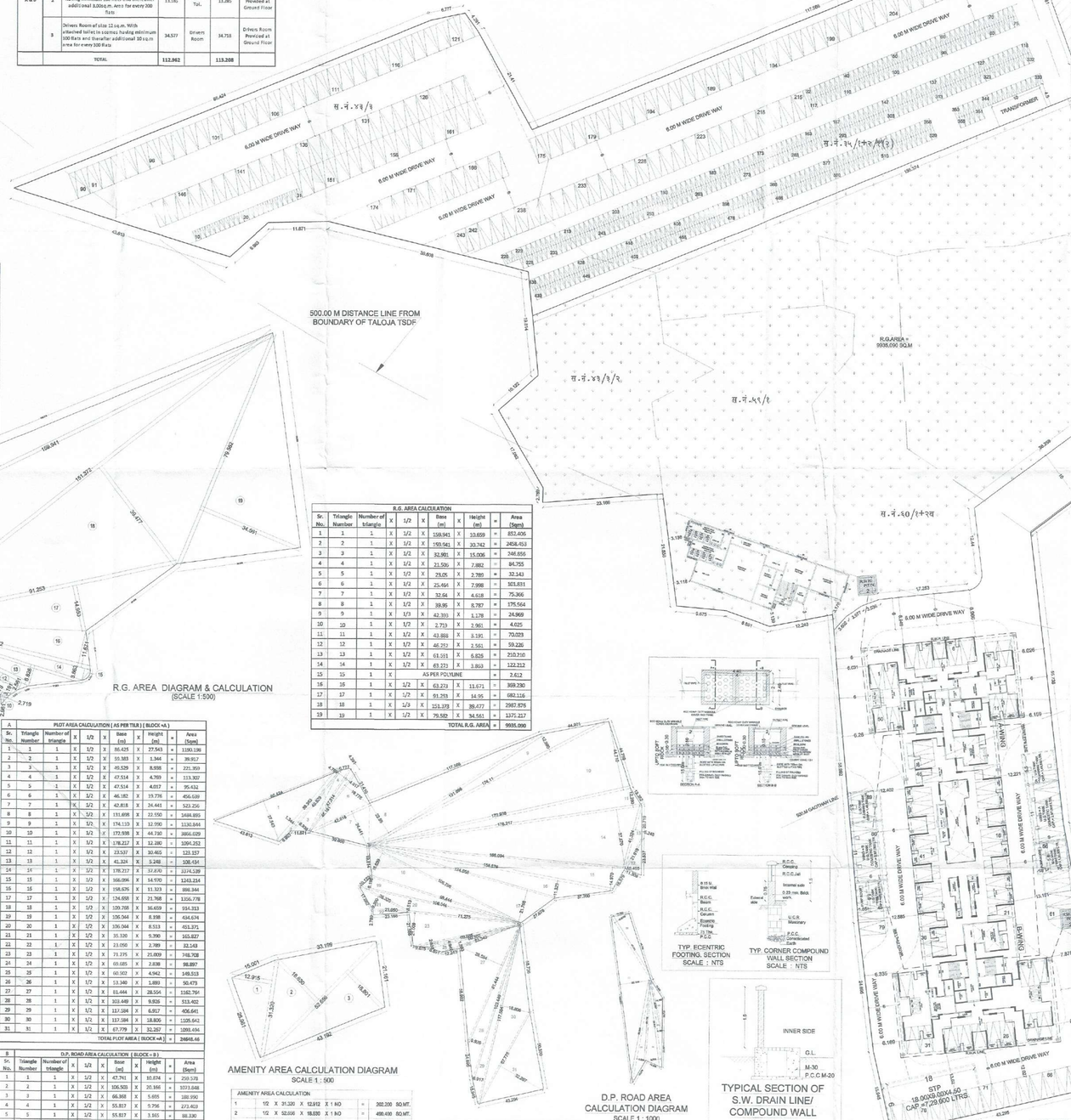
AN.ARCH
ARCHITECT & PLANNERS
Office no.204&21,-Raheja Arcade,
Sec-11,Plot no.61,CBD Belapur-400614.
cell no.022-27562191,
mail i.d-anarch.anharch@gmail.com

DESIGN WITH A DIFFERENCE

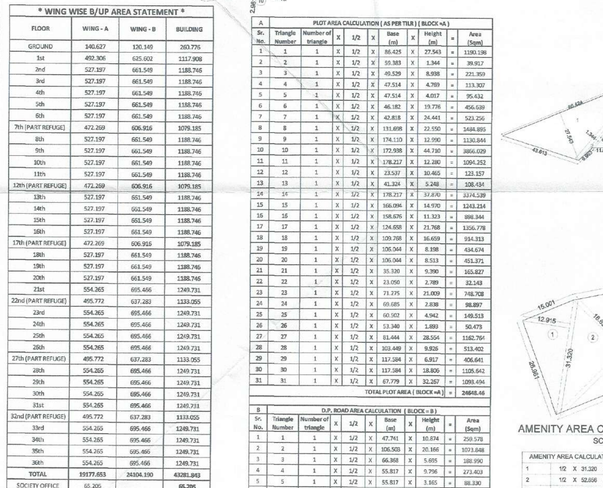
TYP. SEPTIC TANK & SOAK PIT
(SCALE-NTS)



R.G. AREA DIAGRAM & CALCULATION
(SCALE 1:500)



LAYOUT PLAN
SCALE 1 : 300



AMENITY AREA CALCULATION DIAGRAM
SCALE 1 : 500

PLOT AREA CALCULATION DIAGRAM
SCALE 1 : 1000

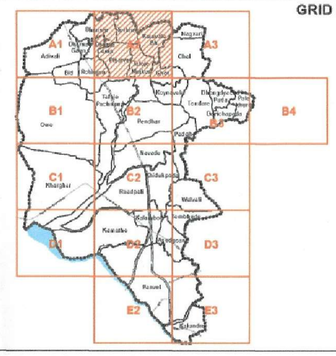
D.P. ROAD AREA CALCULATION DIAGRAM
SCALE 1 : 1000

SURVEY No. 60/1+2B PLOT AREA CALCULATION DIAGRAM
SCALE 1 : 1000

ANNEX-5
Annexure 402

PANVEL MUNICIPAL CORPORATION
REVISED & COMPREHENSIVE DRAFT DEVELOPMENT PLAN
PROPOSE LAND USE MAP PUBLISHED U/s.26(1) OF M.R.&T.P. ACT 1966

KEY MAP



Legends

Road
- Expressway
- National Highway
- State Highway

Rail
- Broad Gauge
- Metro Station
- Monorail

Bridges
- Over Bridge
- Subway
- Road Bridge across Rail
- Flyover

Water Bodies
- River
- Lake
- Ponds
- Nalla
- Channel
- Covered Nalla

Residential
- Residential Area

Commercial
- Shopping Centre/Mall
- Market (Daily & Weekly)

Industrial
- Industrial Area

Education
- Primary & Secondary School
- College

Health Services
- Hospital
- Urban Health Centre

Central /State Govt Property
- Quarter
- Office

Railway Property
- Railway Property

Public & Semi-Public
- Auditorium/Drama Theatre
- Community Hall
- Social Welfare Centre
- Old Age Home
- Fire Station
- Police Station/Chowky

Religious
- Temple
- Mosque
- Idgah
- Church
- Gurudwara

Recreational
- Garden
- Play Ground
- Sports Centre
- Regional Park Zone

Public Utilities
- Sewage Pumping Station
- Sewage Treatment Plant
- Elevated & Ground Storage Reservoir
- Cremation/Burial Ground Cemetery
- Electric Sub Station
- Power Services

Transportation
- Bus Stand/Terminus
- Railway Station
- Railway Track Area
- Parking Space/Area

No Development Zone
- Agriculture Zone/ NDZ

Green Areas
- Forest/Protected/Reserved)
- Green belt

CDMP Lines
- CRZ_II
- High Tide Line
- Intertidal
- Mangrove Buffer
- Mangroves

Hazard Lines
- Red Flood line
- Blue Flood line

Power
- TR/Mission Tower
- Power Transmission Line

Administrative Boundaries
- DP Boundary
- Municipal Corporation Boundary
- Planning Sector Boundary
- Village Boundary
- Gaothan Boundary
- Custom HDTS
- Congested Area Boundary
- Panvel Council Boundary
- TP Scheme Boundary
- Defense Boundary

Building Footprint
- Building Footprint

Other SPA Boundaries
- Taloja/MIDC Boundary
- SEZ Boundary
- CIDCO Node Boundary
- Node Sector Boundary
- FP/Survey/ Plot No.Boundary

Reservations
- Housing for Dishoused
- Housing for EWS/ LIG(MHP)
- Police Housing
- Municipal Staff Quarters
- Hostel
- Working Women Hostel
- Garden
- Playground
- Park
- Mangrove Park
- Park,Science & Exhibition Centre
- Sports Complex
- Riverfront Development
- Open Space
- Amusement
- Educational Amenity
- School for Specially Abled
- Medical Amenity
- Medical Hub
- Municipal Hospital
- Veterinary Hospital
- Municipal Office
- Municipal Purpose
- Library
- Cultural & Linguistic Centre
- Convention al Centre
- Auditorium
- Community Centre
- Fire Brigade Station
- Fire Brigade Station & Allied Services
- Police Station
- Government Office
- Environmental Observatory Station
- Old Age Home
- Post Office
- Health Club & Gymnasium
- Urban Research Training Centre
- Social Facility
- Shopping Center
- Municipal Market
- Public Utilities
- Slaughter House
- Sewage Treatment Plant
- Tertiary Treatment Plant
- Water Services
- Sewerage Services
- Burial/Cremation Ground
- Transfer Station(SWM)
- Solid Waste Management
- C&D Waste Management
- Biofuel Plant
- Kondwana
- Bus Terminus
- Bus Depot
- Truck Terminal
- Parking
- Retail Parking
- Extension
- Proposed Road/ DP Road
- Proposed Flyover
- Proposed Railway/tram
- Proposed Metro line

Reservation Status
- Developed
- Not Developed

NOTES

1.The Base Map, ELU and Draft PLU prepared by superimposition of data collected from various Government / Semi Government Departments / Stakeholders and physical features depicted from Drone / Satellite Imagery; hence, the discrepancies may occur.
2.Proposed Land-use shall prevail irrespective of property number / boundary shown on map which shall be subject to confirmation from Land Record or competent Authority.
3.The structure on the map does not confirm authorization unless verified and rectified by Planning Authority.
4.Forest, Recl & Blue Line,CRZ, Mangroves with their buffers shown on the plan shall be as per the relevant status. In case of any modifications to such status in future, such boundary and buffer shall automatically stand modified as per the latest notification.
5.The alignment of Proposed Metro marked on plan are indicative & automatically stand modified by the notification issued by Government from time to time.
6.The alignment of nallah / river / creek is indicative and as per the feature extracted from Drone Imagery and data collected.
7.This plan is to be read with UDCPR-2020 and Draft DP Report.

NORTH

SCALE 0 60 120 240 480 Meters
1:4,000

TOWN PLANNING OFFICER
AND
DEPUTY DIRECTOR OF TOWN PLANNING
PANVEL MUNICIPAL CORPORATION

COMMISSIONER
PANVEL MUNICIPAL CORPORATION

NOTARY A.P. GAYKAR MUMBAI MAHARASHTRA Reg. No. 5873 Exp. Dt. 12/3/26 GOVT. OF INDIA

XEROX TRUE COPY
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Reg. No. 5873

Annexure-6

403

ITEM NO.10 COURT NO.2 SECTION II-A

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Petition(s) for Special Leave to Appeal (Crl.) No(s). 10046/2024

(Arising out of impugned final judgment and order dated 23-02-2024 in CRWP No. 1107/2020 passed by the High Court of Judicature at Bombay)

SAMITA RAJENDRA PATIL & ANR. Petitioner(s)

VERSUS

THE STATE OF MAHARASHTRA & ORS. Respondent(s)

(FOR ADMISSION and IA No.163521/2024-EXEMPTION FROM FILING O.T.)

Date : 09-08-2024 This petition was called on for hearing today.

CORAM :
HON'BLE MR. JUSTICE SANJIV KHANNA
HON'BLE MR. JUSTICE SANJAY KUMAR

For Petitioner(s) Mr. Amol Chitale, Adv.
Mr. Sarthak Sharma, Adv.
Mrs. Pragya Baghel, AOR

For Respondent(s) Mr. Ninad Laud, Adv.
Mr. P.S. Sudheer, AOR

UPON hearing the counsel, the Court made the following
O R D E R

On our question, it is conceded that the bridge has been constructed. However, proceedings have been initiated for violation of the Environment Clearance[1].

In view of the aforesaid facts, we are not inclined to issue notice in the present special leave petition and the same is dismissed.

We, however, clarify that it will be open to the petitioners

1 For short, "EC".

to raise all pleas and contentions in the proceedings stated to be pending *vis-à-vis* cancellation of E.C.

Pending application(s), if any, shall stand disposed of.

(BABITA PANDEY)
COURT MASTER (SH)

(R.S. NARAYANAN)
ASSISTANT REGISTRAR

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

CIVIL APPELLATE JURISDICTION

P.I.L. NO. 119 OF 2024

Samita Rajendra Patil & Anr. . Petitioners

Versus

Union of India & Ors. Respondents

AFFIDAVIT IN REPLY OF THE RESP. NO. 7

DATED THIS DAY OF DECEMBER, 2024

Miheer S. Jayakar,
Advocate for the Resp. No. 7
Plot No. 2, Sindhi Society, Sion - Trombay Road.
Chembur, Mumbai – 400 071.
9820024626 / adv.miheerjayakar@gmail.com
MAH / 4997/2009
Code: 1813

Yatin Malvankar
Advocate High Court
(advymm@gmail.com)
Mob. 9619542549

By Hand/R.P.A.D./E-mail

To,

1] The Government Pleader,
High Court Appellate Side,
Mumbai. // (Email: writcellas@gmail.com)

02/01/25.
Clerk
Office of the Government Pleader
Appellate Side, High Court,
Bombay High Court, Mumbai.
AR.

2] Mr. C.M. Lokesh,
Advocate High Court,
L3 A wing 304 Pratiksha Nagar,
Sion, (East) Mumbai 22
(Email: advo.lokeshhighcourt@gmail.com)

3] Mr. Gunjan Jayakar,
Advocate High Court,
Sindhi Society, Plot No. 2,
Gunjans Jayakar Chembur,
Mumbai 400071

Received
P.R. Pandit
02/01/2025
for Gunjan Jayakar

SUB: HIGH COURT (APPELLATE SIDE) MUMBAI.
Public Interest Litigation No.119 of 2024

Samita Rajendra Patil and ors **Petitioners**
Versus
Union of India and ors. **Respondents**

Sir/ Madam,

Please find enclosed herewith **copy of Affidavit-in-Reply alongwith all annexure** as and by way of service upon you on behalf of Respondent No.5.

Further take notice that the abvoesaid matter is due on 06.01.2025, before Hon'ble High Court (Coram: Shri. A.S. Chandurkar and Shri. Rajesh S. Patil JJ). Kindly acknowledge the same.

Thanking you.

Yours faithfully,

[Advocate for the Respondent No.5]

Encl. Copy of the Affidavit in Reply alongwith all its annexure.

Add: Chambers of Shri. Anil Anturkar (Senior Advocate), 93, Engineers premises, ground floor, near Bombay Stock Exchange, Mumbai Samachar Marg, Mumbai- 400023.

IN THE HIGH COURT OF JUDICATURE OF BOMBAY,
CIVIL APPEALLATE JURISDICITON

PUBLIC INTEREST LITIGATION NO. 119 OF 2024

FROM DISTRICT : RAIGAD

Samita Rajendra Patil and another PETITIONERS

VERSUS

Union of India and others RESPONDENTS

-: INDEX:-

SR. NO.	EXHIBITS	PARTICULARS	PAGES FROM	TO
1.		**AFFIDAVIT-IN-REPLY ON BEHALF OF RESPONDENT NO. 5**	357	367
2.	A.	True copy of the commencement certificate bearing No. PMC/TP/GHOT/43/3/2, 59/1 and others, 21-23/16, 186/002/2024 dated 1/4/2024	368	374
3.	B.	True copy of the commencement certificate was granted bearing No. PMC /TP / GHOT / 43 / 3/2, 59/1 and others, 21-22, 16186/876/2022 dated 25th March 2022	375	384
4.	C.	True copy of the Map	385	386
5.	D.	True copy of the smaller copies of both maps, namely the one granted as per the CC dated 25th March 2022 and the map granted as per the CC of 1st January 2024	387	388
6.	E.	Development Plan Rules	389	389

7.	F.	True copy of the relevant part of the said guideline	397	397
8.	G.	True copy of the relevant part of the said guideline	398	400
9.	H.	True copy of the Environmental Clearance Certificate	401	409
10.	I.	True copy of the NOC for consent	410	417
		LAST PAGE	417	

ADVOCATE FOR THE RESPONDENT NO. 5

BOMBAY
DATED

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IN THE HIGH COURT OF JUDICATURE OF BOMBAY,
CIVIL APPEALLATE JURISDICITON

PUBLIC INTEREST LITIGATION NO. 119 OF 2024

FROM DISTRICT : RAIGAD

Samita Rajendra Patil and another PETITIONERS

VERSUS

Union of India and others RESPONDENTS

AFFIDAVIT-IN-REPLY
ON BEHALF OF RESPONDENT NO. 5

I, Keshav Jagannath Shinde, Age : 49 years, Occ : Service, Working as Assistant Director of Town Planning, attached to Panvel Municipal Corporation, Panvel, Taluka Panvel, District Raigad, do hereby state and declare on solemn affirmation as under :-

1. I say that at the outset the Respondent No. 5 denies all the singular allegations, claims, contentions and statements

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made against the Respondent No. 5 which are contrary to and inconsistence with whatever stated herein. Nothing should be deemed to be admitted by the Respondent no. 5 unless done so specifically herein.

2. I say that, I am filling the present Affidavit in Reply for a limited purpose of opposing the grant of any interim/ad-interim reliefs in the present Public Interest Litigation filed by the Petitioner. I crave leave of this Hon'ble Court to file a detailed Affidavit in Reply to the present Public Interest Litigation if required dealing parawise to the said Public Interest Litigation.

3. I say that I have been filing this Affidavit on behalf of Respondent No. 5. I have carefully gone through the memo of the Petition and the annexures annexed thereto. This Petition has been filed solely to challenge the commencement certificate bearing No. PMC/TP/GHOT/43/3/2, 59/1 & others/ 21-23/16186/002/2024 dated 01/01/2024, issued by Panvel Municipal Corporation. I am enclosing copy thereof and marked as **EXHIBIT A**.

4. I say that before this commencement certificate was granted earlier another commencement certificate viz. commencement certificate bearing No. PMC /TP / GHOT / 43 / 3/2, 59/1 & others/21-22/16186/876/2022 dated 25th March 2022. The copy thereof is enclosed hereto and marked as **EXHIBIT B**.

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The copy of the map, which has been approved according to the CC is also enclosed and marked as **EXHIBIT C**. For convenience, only a smaller copy of both maps, namely the one granted as per the CC dated 25th March 2022 and the map granted as per the CC of 1st January 2024, only smaller version is enclosed to this Affidavit and marked as **EXHIBIT D**. However, at the time of oral submission, both larger copies will be made available. I also undertake to make larger copies available to the Petitioner at the time of the oral submission. Additionally, I will provide the Petitioner with a comparably sized copy of both maps for comparison purposes.

5. I say that a careful perusal of this comparison would indicate to the Hon'ble Court that whatever was prohibited by the CC dated 25th March 2022 has been completely eliminated now when the new CC has been given.

6. I say that the comparison would show that beyond the boundary distance of 500 meters, from the SWM facility processing boundary, the line of 500 mtr. has been drawn.

7. I say that as the Planning Authority, we are primarily concerned with the implementation of the Maharashtra Regional Town Planning Act. I invite the attention of the Hon'ble Court to refer to Section 45 of the MRTP Act, which provides that on receipt of an application under Section 44, the Planning Authority may, subject to the provisions of this

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Act, by order in writing grant permission unconditionally. (emphasis supplied)

8. The words "subject to the provisions of this Act" indicates that what we must consider while granting the Commencement Certificate under Section 45 is only the provisions of the MRTP Act itself.

9. I also invite the Hon'ble Court to refer to the Maharashtra Development Rules, 1970, particularly Rule 6 thereof, which outlines the application for permission for development under the Maharashtra Development Plan. Copy of the said Maharashtra Development Plan Rules, 1970 including Rule 6 and Form No. 1 under Rule 6 is enclosed to this Affidavit and marked as **EXHIBIT E**. A bare perusal of the same would show that only the information relevant for the purpose of granting the commencement certificate u/s. 45 is one which is required under the provisions of Maharashtra Municipal Corporation Act as well as the Maharashtra Regional Town Planning Act, The Maharashtra Development Plan Rules, 1970 and the Development Control Rules. I say that from December 2020, the Unified Development Control Rules have been brought into force.

10. I say that after considering these circumstances, the new commencement certificate, which is in question now, has been granted.

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11.I say that when it became clear that despite our best efforts, the Maharashtra Pollution Control Board was not providing Buffer Zone Line, to be on the safer side, we have drawn the 500-meter line. I say that we have drawn this line not only from the tip of the core of the SWM facility, but from the boundary wall of the land/ property on which the tip of the core of the SWM facility is situated and has been operational.

12.I say that this has been done to err on the side of caution and to maintain a greater distance for safety. In fact, we could have been justified in considering the required distance as a buffer or separation distance from the tip of the core SWM facility boundary, but instead, we have measured it from the boundary wall of the land on which tip of the core of SWM facility itself is situated.

13.I say that the perusal of the commencement certificate, which is under question, would show that all the development permitted by us is beyond that 500-meter. Therefore, I respectfully submit that there is no infraction of any provisions of the Maharashtra Regional Town Planning Act or the Maharashtra Development Plan Rules, nor the provisions of the Unified Development Control Regulation.

14.I say that, that is really the only scope so far as the planning authority, the Panvel Municipal Corporation, is concerned.

15.I say that however, without prejudice to that, I invite the attention of the Hon'ble Court to refer to the Figure 1, which

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depicts the activity boundary, green belt, and the separation distance. I also invite the attention of the Hon'ble Court to refer to Figure 2, which depicts the core plant activity area, buffer zone, and interface land use. The copy of the relevant part of the said guideline although including in the Writ Petition compilation, for the sake of convenience and brevity is enclosed to this Affidavit and marked as **EXHIBIT F** and **EXHIBIT G** respectively.

16. I say that perusal of Figure 2, namely the core plant activity area, buffer zone and interface land use, would show that the separation distance is depicted not from the boundary of the land on which the core plant activity area is situated, but rather from the tip of the core plant activity area itself. In the enclosed figure (Figure 2), which I have indicated, the starting point for calculating the separation distance is designated by the letter "A" for the eastern point. To be on the safer side, we have calculated this from letter "B", which marks the boundary wall of the area/ property of land on which the core plant activity area is situated.

17. I say that the further portion of the buffer or separation distance which is required to be counted for this measurement must be counted to the nearest boundary of the property of the sensitive receptor, as shown in Figure 1.

18. The crucial question is whether the term "property" refers to the sensitive receptor itself, or it should be defined more

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broadly to include the boundary of the land on which the property of the sensitive receptor is located.

19. I say that the boundary referred to in the provisions relating to the buffer distance, or the separation distance, for the purpose of starting the measurement, does not come from the boundary of the land/ property on which the core hazardous waste management facility is situated, but it should be measured from the tip of core hazardous waste management facility.

20. I say that the legislative intention is very clear that it has to be measured 500m up to the nearest boundary of the property of the sensitive receptor viz. sensitive receptor the building and not the land/ property on which it is situated.

21. I say that, despite our best and bonafide efforts, of contacting the Maharashtra Pollution Control Board they have not marked the 500m line. I say that we have done this, and I assert that there has been no illegality committed by us in granting the relevant commencement certification.

22. I contend that the principal argument of the Petitioner viz. that we have done exactly what has been prohibited by the National Green Tribunal regarding the Commencement Certificate granted on 25th March, 2022 is factually incorrect.

23. I say that in the Draft Development Plan 2024, the 500-meter line is indicated by me with the numerical figure 1,2,3,4,5.

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while the tip of the core hazardous waste management facility processing area is shown by the figure 6, and the nearest boundary of the property of the sensitive receptor is indicated as numerical figure 7.

24. I therefore say that no illegality has been committed by the respondent Municipal Corporation while issuing the impugned commencement certificate.

25. I now invite the attention of the court, to refer to the other points raised by the petitioner. The petitioner alleges that the hazardous waste landfill criteria issued by the Central Pollution Control Board, Ministry of Environment and Forest, have been violated by the Respondent Corporation.

26. In this regard I invite the attention of the Honourable Court to refer to the provisions of Paragraph 1.0 regarding the applicability of criteria for hazardous waste landfills, which states that :

> "the criteria *apply to owners and operators of facilities that dispose of hazardous waste in landfills".*

The Respondent Municipal Corporation is neither the owner nor the operator of the facility that disposes of hazardous waste in the landfill. Therefore, strictly speaking, this would not apply to us in the first instance. However, we have tried to implement it in spirit. I invite your attention to refer to the provisions of Clause 2.0 (e) and (f).

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Clause 2.0 (e) reads as follows:

> "habitation: a landfill site shall be at least 500 meters from a notified habitated area. A zone of 500 meters *around the landfill boundary* should be declared a no-development buffer zone after the landfill location is finalized" (emphasis supplied).

27. I say that the provisions of paragraph 2.0 (e) show that the distance is required to be measured from the landfill boundary. What we have done is measured the same not from the tip of the core facility but from the boundary of the land where the facility is situated.

28. I say that with respect to paragraph 2.0 (f), which states that "no landfill shall be constructed within 500 meters of a public park", firstly it is applicable only to future landfill sites and not to existing ones and secondly, we have not given any approval for any proposal to construct any public park within 500 meters of the facility. In fact, there is no public park within 500 meters of the landfill site. Therefore, there is no substance to the allegation made in this regard.

29. I state that to be on the absolutely safer side, in the Commencement Certificate we have provided condition no. 46, which states that consent from the Maharashtra Pollution Control Board is required to be obtained. Additionally, clause No. 47 of the conditions is also important, which provides that the developer shall submit an Environmental Clearance

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Certificate before *starting* any construction work on the said plot. I would like to emphasize that without Environment Clearance, no permission will be granted to commence construction.

30. I say that therefore, there is no illegality committed by the Respondent Municipal Corporation. As far as any other infractions are concerned, it is entirely the responsibility of the Maharashtra Pollution Control Board when issuing the Certificate as contemplated in clause 46 and clause 47 of the terms and conditions of the Commencement Certificate. I say that as a matter of fact, the developer has also submitted a copy of the Environmental Clearance Certificate to the Respondent Corporation, which is enclosed to this Affidavit this and is marked as **EXHIBIT H.**

31. I say that they have also received NOC for consent to establish by the Maharashtra Pollution Control Board the copy of thereof is submitted to us and same is enclosed to this Affidavit this and is marked as **EXHIBIT I.** However, if there is any breach of the conditions under which such NOC has been given, it is the Petitioner's responsibility to approach the Maharashtra Pollution Control Board regarding that issue.

I say that the contents of this Affidavit are true to the best of my personal knowledge and the legal submissions made therein are true to the best of my belief which belief is based upon the legal

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instructions and advice given to me by my Advocate which I believe to be correct.

The copies of Exhibits enclosed to this Affidavit are provided by me and are marked as true copies as per my instructions.

Solemnly affirmed at Panvel on this 18 day of December 2024

AFFIANT
Assistant Director of Town Planning
Panvel Municipal Corporation

The Deponent / Executant is known to me personally

The Deponent / Executant has been identified with reference to the document viz. Passport / Driving Licence / Voters Identity Card / Pan Card / Photo Identity Card.

A copy of that document is enclosed hereto and is to be treated as part of this Affidavit.

I explained and read the contents of the abovesaid matter in Marathi to the Deponent/ Affiant and He/ She admitted and understood the contents and then He / She signed in Marathi (He/ She has put the thumb impression) before me.

I KNOW AFFIANT

[ADVOCATE]

BEFORE ME
PALLAVI A. MANKAR
NOTARY GOVT. OF MAHARASHTRA
PANVEL DIST. RAIGAD
NOTED & REGISTERED
AT SR NO. 4930 OF 18/12/24
18 DEC 2024

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EXH-A' 368

PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/43/3/2, 59/1 & Others/21-23/16186/002 /2023 Date : 09/09/2023

To,

M/s. Arihant Superstructures Ltd,
Through Director
Mr. Ashok B. Chhajjer.
Arihant Aura, B-wing, 26th Floor,
Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe,
Navi Mumbai – 400 705.

SUB :- **Development Permission for Residential Building on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At. - Ghot, Tal. - Panvel, Dist.- Raigad.**

REF :- 1) Your Architect's application no. 25402, dtd. 13/10/2023.
2) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/Ref No.1645/1737, Dated 28/12/2023.
3) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/122921/642656, Dated 10/11/2023.

Sir,

Please refer to your application for Development Permission for Residential Building on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At. - Ghot, Tal. - Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) **Architect,**
M/s. AN. ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल-रायगड
PANVEL-RAIGAD

सत्यप्रत

नगररचनाकार
पनवेल महानगरपालिका

2) **Ward Officer,**
Prabhag Samiti 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

3) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.

सत्यप्रत

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पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/43/3/2, 59/1 & Others/21-23/16186/002 /2025 Date: 09/09/2025

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s. Arihant Superstructures Ltd, Through Director Mr. Ashok B. Chhajjer.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Building Wing A & B (Ground + 36 Upper Floor), on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At. - Ghot, Tal. - Panvel, Dist.- Raigad. (Plot Area = 24640.00 Sq.mt., Proposed Residential Built-Up Area = 43347.048 sq.mt., Total Built Up Area = 43347.048 sq.mt.)**

(No. of Residential Unit – 778 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if: -**
   - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
   - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
   - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The Owner / Developer shall: -**
   - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
   - 2(b) Give written notice to the Corporation regarding completion of the work.
   - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
   - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.

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7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR-2020 and require to submit NOC from RWH Consultant Prior to application for OC.
   a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
   b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2121/Ref No.1645/1737, Dated 28/12/2023. by Chief Fire Officer, Fire Brigade Department, PMC.
12. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
15. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
19. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.

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21. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
22. In case of revised permission wherever third-party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
23. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
24. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
25. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
26. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
27. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
    i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details; -
    a) Name and address of the owner/developer, Architect and Contractor.
    b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    d) Number of Residential flats/Commercial Units with areas.
    e) Address where copies of detailed approved plans shall be available for inspection.
    ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
28. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
    The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
29. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
30. The applicants should fulfill all the health-related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

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31. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
- Accommodation: -
    1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
    2. The temporary accommodation provided under sub-section (1) shall have seprate cooking place, bathing, washing and lavatory facilities.
    3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking palce or other facilities to the buildign workers as required under sub-section (1) and restore the ground in good level and clean condition.
    4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
32. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
33. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
34. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
35. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
36. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
37. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
38. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
39. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
40. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)

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41. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
42. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.
43. The Owner/ Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
44. The Owner / Developer is required to construct the discharge line at his own cost.
45. The Owner / Developer should set up electrical vehicle charging point in the said plot.
46. The Owner/ Developer shall obtain no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
47. This Commencement Certificate is issued subject to condition that the Owner / Developer shall submit Environmental Clearance Certificate before starting any construction work on the said plot.
48. M/s. Arihant Superstructure Ltd., Owner / developer has submitted undertaking dt. 20/12/2023, and stating that *"Only one tenement should be sold to a family and adjoining tenement should not be sold to a close relative of such tenement owner" and the applicant has to adhere to the conditions mentioned in UDCPR-2020 Regulation no. 7.7.1*
49. In case if any NOC is required from Common Hazardous Waste Treatment Storage Disposal Facilities (CHWTSDF) etc. shall be obtained by Owner. (If applicable)
50. The applicant has to install mechanical ventilation system besides the provisions of minimum ventilation shaft as per Provision of UDCPR.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal /Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.TO:-
1) **M/s. Arihant Superstructures Ltd,**
Through Director
Mr. Ashok B. Chhajjer.
Arihant Aura, B-wing, 26th Floor,
Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe,
Navi Mumbai – 400 705.

2) **Architect,**
M/s. AN. ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.

3) **Ward Officer,**
Prabhag Samiti 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

4) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका पनवेल-रायगड PANVEL-RAIGAD

सत्यप्रत

नगररचनाकार
पनवेल महानगरपालिका

1009 EXH-B' 375

PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/43/3/2, 59/1 & Others/21-22/16186/206/2022 Date :24/03/2022

To,

M/s. Arihant Superstructures Ltd,
Through Director
Mr. Ashok B. Chhajjer.
Arihant Aura, B-wing, 26th Floor,
Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe,
Navi Mumbai – 400 705.

सत्यप्रत
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SUB :- Development Permission for Residential Cum Commercial Building on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At.- Ghot, Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 12321, dtd. 09/07/2021.
2) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2021/751, Dated 21/02/2022.
3) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/122921/642656, Dated 25/01/2022.

Sir,

Please refer to your application for Development Permission for Residential Cum Commercial Building on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At.- Ghot, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल-रायगड
PANVEL-RAIGAD

Assistant Director of Town Planning
Panvel Municipal Corporation

1010 376

C.C.TO:- 1) **Architect,**
M/s. AN.ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.

2) **Ward Officer,**
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

3) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.

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1011 377

PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/43/3/2, 59/1 & Others/21-22/16186/ 206 /2022 Date 24/03/2022

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s. Arihant Superstructures Ltd, Through Director Mr. Ashok B. Chhajjer.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Cum Commercial Building (Ground + 13 Upper Floor), Total 08 Buildings on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At.- Ghot, Tal.- Panvel, Dist.- Raigad. (Plot Area = 24640.00 Sq.mt., Proposed Residential Built Up Area = 40016.661 sq.mt., Proposed Commercial Built Up Area = 554.634 sq.mt., Total Built Up Area = 40571.295 sq.mt.)**

(No. of Residential Unit – 824 Nos. & Commercial Unit – 18 Nos., Total Units – 842 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if:-**
   - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
   - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
   - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The Owner / Developer shall:-**
   - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
   - 2(b) Give written notice to the Corporation regarding completion of the work.
   - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
   - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
   Prior Permission is necessary for any deviation / Change in Plan.

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PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल-रायगड
RAIGAD

7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
   a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
   b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2021/751, Dated 21/02/2022. by Chief Fire Officer, Fire Brigade Department, PMC.
12. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
15. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
19. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.

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पनवेल महानगरपालिका
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PANVEL-RAIGAD

21. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
22. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
23. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
24. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
25. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
26. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
27. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
    i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details ;-
    a) Name and address of the owner/developer, Architect and Contractor.
    b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    d) Number of Residential flats/Commercial Units with areas.
    e) Address where copies of detailed approved plans shall be available for inspection.
    ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
28. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
    The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
29. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as .would be decided by the concern Ward Officers of Panvel Municipal Corporation.
30. The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका पनवेल-रायगड RAIGAD

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पनवेल महानगरपालिका

31. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
- Accommodation :-
    1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
    2. The temporary accommodation provided under sub-section (1) shall have seprate cooking place, bathing, washing and lavatory facilities.
    3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking palce or other facilities to the buildign workers as required under sub-section (1) and restore the ground in good level and clean condition.
    4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
32. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
33. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
34. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
35. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
36. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
37. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
38. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
39. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020),. which will be binding on the developer / Architects and his successors. (If Applicable)
40. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)

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PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका
पनवेल-रायगड
PANVEL-RAIGAD

41. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
42. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.
43. The Owner / Developer is required to construct the discharge line at his own cost.
44. The Owner / Developer should set up electrical vehicle charging point in the said plot.
45. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
46. **This Commencement Certificate is issued subject to condition that the Owner / Developer shall submit Environmental Clearance Certificate before starting any construction work on the said plot.**

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal /Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:-
1) **M/s. Arihant Superstructures Ltd,**
Through Director
Mr. Ashok B. Chhajjer.
Arihant Aura, B-wing, 26th Floor,
Plot No. 13/1, TTC Industrial Area,
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PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका पनवेल-रायगड PANVEL-RAIGAD

2) **Architect,**
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3) **Ward Officer,**
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4) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.

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PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

SCHEDULE
RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.

iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.

iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
   a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
   b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
   c) Coarse sand as upper middle layer up to 20% of the depth.
   d) A thin layer of fine sand as top layer.
   e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
   f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
   g) Perforated concrete slabs shall be provided on the pits/trenches.
   h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.

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vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.
The structures constructed under this provision shall not be counted towards FSI computation.

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Annexure-A

1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & it's Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensure through adequate gaps between shifts, staggering the lunch breaks of labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places / sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms till they are safely moved to the medical facilities.
13. Arrangement's for transport facilities shall be ensured with social distancing, wherever personal / public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work needs to be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.

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पनवेल महानगरपालिका

EXH-C' 385

* AREA STATEMENT *

FLOOR	BUILDING
GROUND	260.776
1st	1117.908
2nd	1188.746
3rd	1188.746
4th	1188.746
5th	1188.746
6th	1188.746
7th (PART REFUGE)	1079.185
8th	1188.746
9th	1188.746
10th	1188.746
11th	1188.746
12th (PART REFUGE)	1079.185
13th	1188.746
14th	1188.746
15th	1188.746
16th	1188.746
17th (PART REFUGE)	1079.185
18th	1188.746
19th	1188.746
20th	1188.746
21st	1249.731
22nd (PART REFUGE)	1133.055
23rd	1249.731
24th	1249.731
25th	1249.731
26th	1249.731
27th (PART REFUGE)	1133.055
28th	1249.731
29th	1249.731
30th	1249.731
31st	1249.731
32nd (PART REFUGE)	1133.055
33rd	1249.731
34th	1249.731
35th	1249.731
36th	1249.731
TOTAL	**43281.843**
SOCIETY OFFICE	65.205
TOTAL AREA	**43347.048**

** Parking Requirements

Occupancy	One parking space for every	No of Tenements	Non congested required CAR	Non congested required SCOOTER	required parking CAR	required parking SCOOTER	Total proposed parking CAR	Total proposed parking SCOOTER
			12.5	2	12.5	2	12.5	2
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2
Residential	(a)For every two tenements with each tenement having carpet area less than 30 Sq.m.	318	0	2	0	318	243	520
	(b) For every two tenements with each tenement having carpet area 30 Sq.m. TO 80sq.m. (Including Enclosed Balcony)	460	1	2	230	460		
TOTAL					230	778		
VISITOR'S PARKING 5%					12	39		
Multiplying Factor 0.8 (For Cars)					193	817		
Composite Parking For Every 6 Scooter X 1 Car (297/6)					49	520		
TOTAL REQUIRED PARKING					242	520	243	520

Additional Requirements In Case Of Housing Scheme As Per Modified Draft DCPR

WING	Sr.No.	Scheme Requirement	Req. Area	Proposed Area		Location
A & B	1	Fitness center, Onsite Society Office, Letter Box Room, admeasuring area of about 20sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. Area for every 300 flats.	65.200	Society Office	65.305	Society Office Provided at Club House 2nd Floor
	2	Sanitary Block for servants having maximum area of 300 sq.m. in schemes having minimum 100 flats and thereafter additional 3.00sq.m. Area for every 200 flats	13.185	Servant Toi.	13.185	Sanitary Block Provided at Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 100 flats and thereafter additional 10 sq.m area for every 300 flats	34.577	Drivers Room	34.718	Drivers Room Provided at Ground Floor
		TOTAL	112.962		113.208	

SEPTIC TANK REQUIREMENT

WING	DESCRIPTION (FLAT)	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT FLUSHING (A) LPCD	FLUSHING (A) LPD	DOMESTIC (B) LPCD	DOMESTIC (B) LPD	GROSS WATER REQUIRED A+B	% FLOW TO SEWER FLUSHING 100% LPD	% FLOW TO SEWER DOMESTIC 85% LPD	ADDITIONAL TOILET REQUIREMENT ADDITIONAL TOILET LPCD	ADDITIONAL TOILET REQUIREMENT FLUSHING (A) LPD	FLUSHING 150% LPD	TOTAL FLOW	TOTAL INCURRED CAPACITY	TOTAL PROVIDED SEPTIC TANK CAPACITY
A	353	5	1765	54	95310	135	238275	333585	95310	202334	69	180	12420	310064	310.064	18.6038,6004.59
B	425	5	2125	54	114750	135	286875	401625	114750	243844	138	180	24840	24840	383434	383.434	729.00 KLPD
TOTAL															693.498	729.00 KLPD

WATER CAPACITY CALCULATION (RESIDENTIAL)

BUILDING NO.	FLAT Nos.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOMESTIC LTRS. (A)	REQUIRED FLUSHING 54 LTRS.	TOTAL FLUSHING LTRS. (B)	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (A + B)	FIRE FIGHTING	TOTAL LITRES
WING-A	353	135 X 353 X 5	238275	54 X 353 X 5	95310	180 X 69	13420	100000	446005
WING-B	425	135 X 425 X 5	286875	54 X 425 X 5	114750	180 X138	24840		426465
TOTAL	778		525150		210060		37260	100000	872470

PROPOSED U.G. WATER TANK -1

DOMESTIC TANK	SIZE -11.00 X 6.00 X 4.50	297000
FLUSHING TANK	SIZE -5.50 X 6.00 X 4.50	148500
FIRE TANK	SIZE -5.60 X 4.50 X 4.50	100800
TOTAL PROVIDED WATER CAPACITY TANK - 1		546300

PROPOSED U.G. WATER TANK -2

DOMESTIC TANK	SIZE -11.00 X 6.00 X 4.50	297000
FLUSHING TANK	SIZE -5.50 X 6.00 X 4.50	148500
FIRE TANK	SIZE -5.60 X 4.50 X 4.50	100800
TOTAL PROVIDED WATER CAPACITY TANK - 2		546300
TOTAL PROVIDED WATER CAPACITY TANK = 1 + 2		1092600

* LEGENDS

Sr. No.	Item	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Permissible building lines	Thick Dotted Black
4	Proposed Work	Red filled In
5	Drainage & Sewerage Work	Red Dotted
6	Water Supply Work	Black Dotted Thin

EWS / LIG UNIT CALCULATION

REQUIREMENT AS PER UDCPR Reg.No. 7.7.2 For EWS /LIG HOUSING	REQUIRED NO. OF UNITS	NO OF UNITS PROVIDED	PROVIDED %
40% UNITS LESS THAN 30.00 SQ.MT. CARPET	311.2	318	40.87%
60% UNITS LESS THAN 50.00 SQ.MT. CARPET	466.8	460	59.13%
TOTAL	778	778	100.00%

STAMP OF APPROVAL 01/10

पनवेल महानगरपालिका
सी.के.पी. सेक्टर ____ पनवेल ____
मौजे आसुडगाव, ता.जि.-पनवेल, जिल्हा ठाणे, तलाठी सजा ____ येथील सर्वे नं./हि.नं./गाव नं. ३५/१+२(२), ३५/१+२/१(३), ३५/१+२/१(४), ५९/१, ६०/१ए, ६०/१बी, ६१/१, ६२/१ए, ६२/१बी, ६२/१सी, ६२/१डी, ६२/१ई, ६२/१एफ, ६२/१जी, ६२/१एच, ६२/१आय, ६२/१जे, ६२/१के, ६२/१एल, ६२/१एम, ६२/१एन, ६२/१ओ, ६२/१पी, ६२/१क्यू, ६२/१आर, ६२/१एस, ६२/१टी, ६२/१यू, ६२/१व्ही, ६२/१डब्ल्यू, ६२/१एक्स, ६२/१वाय, ६२/१झेड, ६२/२, ६३/१, ६३/२, ६३/३, ६३/४, ६३/५, ६३/६, ६३/७, ६३/८, ६३/९, ६३/१०, ६३/११, ६३/१२, ६३/१३, ६३/१४, ६३/१५, ६३/१६, ६३/१७, ६३/१८, ६३/१९, ६३/२०, ६३/२१, ६३/२२, ६३/२३, ६३/२४, ६३/२५, ६३/२६, ६३/२७, ६३/२८, ६३/२९, ६३/३०, ६३/३१, ६३/३२, ६३/३३, ६३/३४, ६३/३५, ६३/३६, ६३/३७, ६३/३८, ६३/३९, ६३/४०,

* AREA STATEMENT *

FLOOR	BUILDING NAME								
	BLDG KATIA	BLDG LAURA	BLDG MABEL	BLDG NALDO	BLDG OSANE	BLDG PATRICIA	BLDG QUERIDA	BLDG RODAS	TOTAL
GROUND FLOOR COMMERCIAL	288.865	265.769	0.000	0.000	0.000	0.000	0.000	0.000	554.634
GROUND	0.000	0.000	10.430	10.430	10.430	10.430	10.430	10.430	62.580
1ST	353.310	353.310	426.010	426.010	394.145	362.280	394.145	362.280	3071.490
2ND	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
3RD	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
4TH	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
5TH	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
6TH	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
7th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
8th	327.095	327.095	390.934	390.934	358.840	327.095	359.198	327.515	2808.706
9th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
10th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
11th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
12th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
13th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
TOTAL	4954.350	4931.254	5513.484	5513.484	5099.010	4684.885	5099.368	4685.305	40481.140
SOCIETY OFFICE	90.155								
TOTAL AREA	40571.295								

** Parking Requirements

Occupancy	One parking space for every	No of Tenements	Non congested required CAR	Non congested required SCOOTER	required parking CAR	required parking SCOOTER	Total proposed parking CAR	Total proposed parking SCOOTER
			12.5	2	12.5	1	12.5	2
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2
Commercial	100 sq. m. built up area orfraction thereof	333.798	2	6	7	20	360	0
Residential	(a) For every two tenements with each tenement having carpet area less than 30 Sq.m.	668	0	4	0	1336		
	(b) For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. but less than 80Sq.m.	156	1	5	78	390		
TOTAL			80		85	1746		
VISITOR'S PARKING 5%			4		4	87		
Multiplying Factor 0.8			71		71	1665		
Composite Parking For Every 6 Scooter X 1 Car			244		244	0		
TOTAL REQUIRED PARKING			315		315	0	360	0

EWS / LIG UNIT CALCULATION

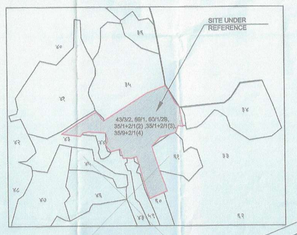
REQUIREMENTAS PER UDCPR Reg.No. 7.7.2 For EWS /LIG HOUSING	REQUIRED NO. OF UNITS	NO OF UNITS PROVIDED
40% UNITS LESS THAN 30.00 SQ.MT. CARPET	329.6	668
60% UNITS LESS THAN 50.00 SQ.MT. CARPET	494.4	156
TOTAL	824	824

Additional Requirements In Case Of Housing Scheme As Per Modified Draft DCPR

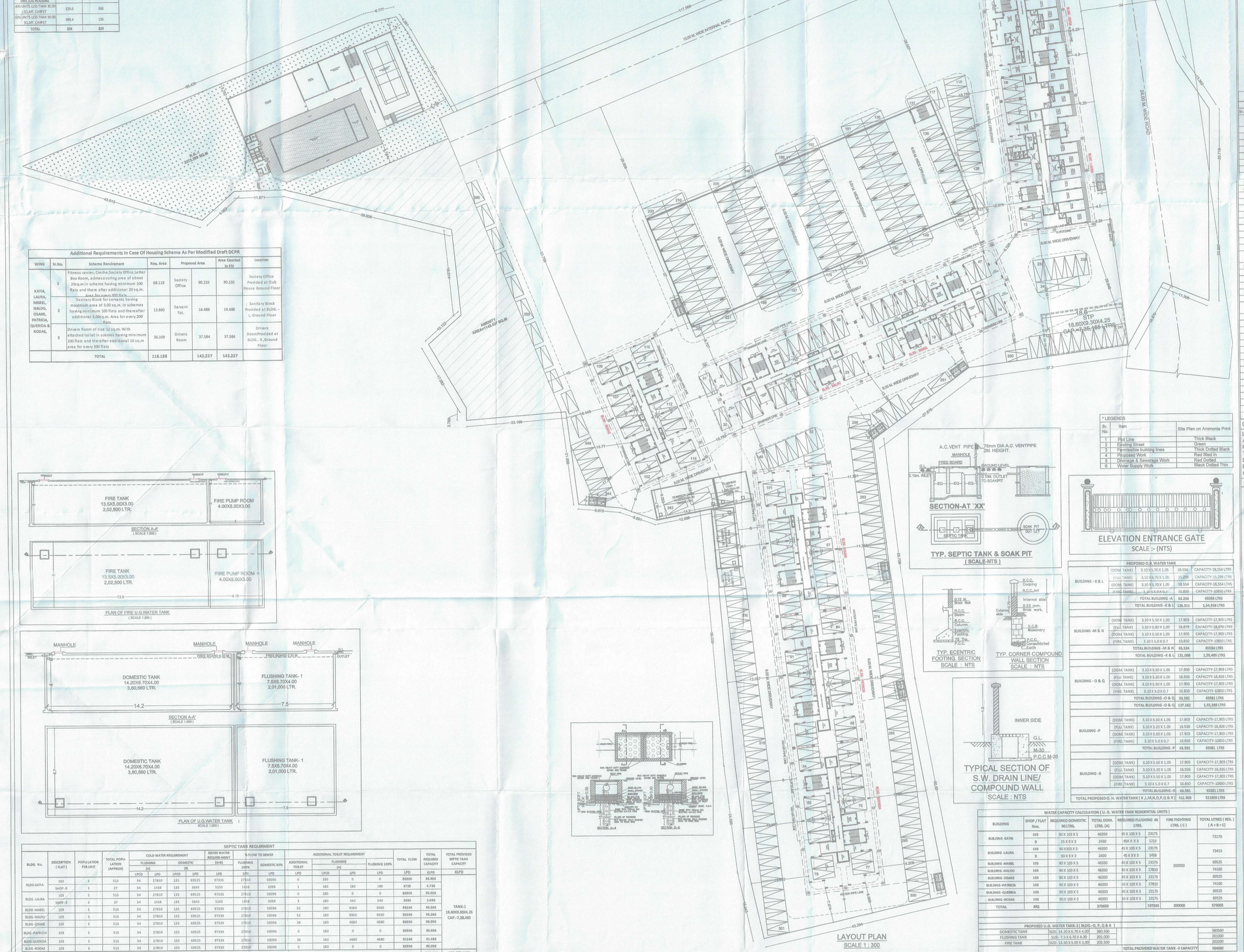
WING	Sr.No.	Scheme Reruirement	Req. Area	Proposed Area		Area Counted In FSI	Location
KATIA, LAURA, MABEL, NALDO, OSANE, PATRICIA, QUERIDA & RODAS,	1	Fitness center, Creche,Society Office,Letter Box Room, adressuring area of about 20sq.m.In scheme having minimum 100 flats and there after additional 20 sq.m. area for every 300 flats	68.218	Society Office	90.155	90.155	Society Office Provided at Club House Ground Floor
	2	Sanitary Block for servants having maximum area of 3.00 sq.m. In schemes having minimum 100 flats and thereafter additional 3.00sq.m. Area for every 200 flats	13.860	Servant Toi.	14.488	14.488	Sanitary Block Provided at BLDG. - L, Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 100 flats and therafter additional 10 sq.m area for every 300 flats	36.109	Drivers Room	37.584	37.584	Drivers RoomProvided at BLDG. - K,Ground Floor
		TOTAL	118.188		142.227	142.227	

SEPTIC TANK REQUIRMENT

BLDG. No.	DESCRIPTION (FLAT)	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT FLUSHING (A) LPCD	COLD WATER REQUIREMENT FLUSHING (A) LPD	COLD WATER REQUIREMENT DOMESTIC (B) LPCD	COLD WATER REQUIREMENT DOMESTIC (B) LPD	GROSS WATER REQUIRE-MENT (A+B) LPD	S.FLOW TO SEWER FLUSHING 100% LPD	S.FLOW TO SEWER DOMESTIC 85% LPD	ADDITIONAL TOILET REQUIREMENT ADDITIONAL TOILET LPD	ADDITIONAL TOILET REQUIREMENT FLUSHING (A) LPCD	ADDITIONAL TOILET REQUIREMENT FLUSHING (A) LPD	ADDITIONAL TOILET REQUIREMENT FLUSHING 100% LPD	TOTAL FLOW LPD	TOTAL REQUIRED CAPACITY KLPD	TOTAL PROVIDED SEPTIC TANK CAPACITY KLPD
BLDG-KATIA	1BR	3	515	54	27810	135	69525	97335	27810	59096	0	180	0	0	86806	86.806	TANK-1 18.60X9.30X4.25 CAP.-7,28,483
	1HDP-9	3	27	54	1458	135	3645	5103	1458	3098	1	180	180	180	4736	4.736	
BLDG -LAURA	1BR	3	515	54	27810	135	69525	97335	27810	59096	0	180	0	0	86806	86.806	
	1HDP-9	3	27	54	1458	135	3645	5103	1458	3098	3	180	540	540	5096	5.096	
BLDG -MABEL	1BR	3	515	54	27810	135	69525	97335	27810	59096	52	180	9360	9360	96266	96.266	
BLDG -NALDO	1BR	3	515	54	27810	135	69525	97335	27810	59096	52	180	9360	9360	96266	96.266	
BLDG -OSANE	1BR	3	515	54	27810	135	69525	97335	27810	59096	26	180	4680	4680	86906	86.806	
BLDG -PATRICIA	1BR	3	515	54	27810	135	69525	97335	27810	59096	0	180	0	0	86806	86.806	
BLDG-QUERIDA	1BR	3	515	54	27810	135	69525	97335	27810	59096	26	180	4680	4680	91586	91.586	
BLDG -RODAS	1BR	3	515	54	27810	135	69525	97335	27810	59096	0	180	0	0	86806	86.806	
TOTAL															728.483	728.483 KLPD	



LOCATION PLAN
(SCALE = 1:5000)



LAYOUT PLAN
SCALE 1 : 300

TYP. SEPTIC TANK & SOAK PIT
(SCALE-NTS)

TYP. ECENTRIC FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS

TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE : NTS

ELEVATION ENTRANCE GATE
SCALE :- (NTS)

* LEGENDS

Sr. No.	Item	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Permissible building lines	Thick Dotted Black
4	Proposed Work	Red filled in
5	Drinnage & Sewerage Work	Red Dotted
6	Water Supply Work	Black Dotted Thin

PROPOSED O.B. WATER TANK

BUILDING - K & L	(DOM. TANK)	3.10 X 5.70 X 1.05	18.554	CAPACITY-18,554 LTRS
	(FLU. TANK)	3.10 X 4.70 X 1.05	15.299	CAPACITY-15,299 LTRS
	(DOM. TANK)	3.10 X 5.70 X 1.05	18.554	CAPACITY-18,554 LTRS
	(FIRE. TANK)	5.00 X 4.00 X 0.7	10.850	CAPACITY-10850 LTRS
	TOTAL BUILDING -A		63.256	63256 LTRS
	TOTAL BUILDING -K & L		126.511	1,54,938 LTRS
BUILDING -M & N	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.80 X 1.05	18.879	CAPACITY-18,879 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FIRE. TANK)	5.00 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
	TOTAL BUILDING -M & N		65.534	65534 LTRS
	TOTAL BUILDING -K & L		131.068	1,59,495 LTRS
BUILDING - O & Q	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.20 X 1.05	16.926	CAPACITY-16,926 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FIRE. TANK)	5.00 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
	TOTAL BUILDING -O & Q		63.581	63581 LTRS
	TOTAL BUILDING -O & Q		127.162	1,55,589 LTRS
BUILDING -P	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.20 X 1.05	16.926	CAPACITY-16,926 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FIRE. TANK)	5.00 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
	TOTAL BUILDING -P		63.581	63581 LTRS
BUILDING -R	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.20 X 1.05	16.926	CAPACITY-16,926 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FIRE. TANK)	5.00 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
	TOTAL BUILDING -R		63.581	63581 LTRS
TOTAL PROPOSED O. H. WATER TANK (K,L,M,N,O,P,Q & R)			511.903	511903 LTRS

WATER CAPACITY CALCULATION (U. G. WATER TANK RESIDENTIAL UNITS)

BUILDING	SHOP / FLAT Nos.	REQUIRED DOMESTIC 90 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 45 LTRS.		FIRE FIGHTING LTRS. (C)	TOTAL LITRES (RES.) (A + B + C)
BUILDING -KATIA	103	90 X 103 X 5	46350	45 X 103 X 5	23175	200000	73170
	9	25 X 9 X 3	2430	45X 9 X 3	1215		
BUILDING -LAURA	103	90 X 103 X 5	46350	45 X 103 X 5	23175		73413
	9	50 X 9 X 3	2430	45 X 9 X 3	1418		
BUILDING -MABEL	103	90 X 103 X 5	46350	45 X 103 X 5	23175		69525
BUILDING -NALDO	103	90 X 103 X 5	46350	45 X 103 X 5	27810		74160
BUILDING -OSANE	103	90 X 103 X 5	46350	45 X 103 X 5	23175		69525
BUILDING -PATRICIA	103	90 X 103 X 5	46350	45 X 103 X 5	27810		74160
BUILDING -QUERIDA	103	90 X 103 X 5	46350	45 X 103 X 5	23175		69525
BUILDING -RODAS	103	90 X 103 X 5	46350	45 X 103 X 5	23175		69525
TOTAL	842		379660		197348	200000	573008

PROPOSED U.G. WATER TANK-2 (BLDG.-O, P, Q & R)			
DOMESTIC TANK	SIZE- 14.20 X 8.70 X 4.00	380.500	380560
FLUSHING TANK	SIZE- 7.5 X 8.70 X 4.00	201.000	201000
FIRE TANK	SIZE- 13.50 X 5.00 X 3.00	202.500	202500
		TOTAL PROVIDED WATER TANK -2 CAPACITY	784080

STAMP OF APPROVAL 01/13

386

पनवेल महानगरपालिका
पोच- जा.क्र. पेकर
पेठाली अभिन्यास-भू.क्र./स.भू.क्र./फर्शे क्र./सि.स.क्र./
भू.क्र.-35/1+2/1(2) 36/1+2/1(1) मौजे पनवेल/ओळकेश्वर/
पेठाली/पनवेल/पळस्पे/पाचनंद/ता.पनवेल/जि.रायगड/
पनवेल नगर परिषद/पनवेल महानगरपालिका यांचे
पत्रान्वये/नगररचना व.क्र./रस्ता/पनवेल/ 7956/18-05
2018 10092 दिनांक- 24/08/2018
मंजीत नगर परिषद/पनवेल महानगरपालिका यांचे पत्रान्वये
मुख्यत्र पेलेनगुच्छार सुधार.

मा. आयुक्त यांनी मंजूर केला

सहायक संचालक, नगररचना
पनवेल महानगरपालिका

सत्यप्रत
नगररचनाकार
पनवेल महानगरपालिका

PROFORMA -I : AREA STATEMENT

AREA STATEMENT

Sr.No.	Particulars	Area (In Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered)	24640.000
	(a) As Per Ownership Document (7/12, CTS extract)	24640.000
	(b) As Per Measurement Sheet	24648.460
	(c) As Per Site	0.000
2	Deductions for	
	(a) Area Under Existing Road	0.000
	(b) Proposed D.P. Road	1942.307
	(c) Any Under Reservation , If	0.000
	(Total a+b+c)	1942.307
3	Balance area of plot (1-2)	22697.693
4	Amenity Space (if applicable)	
	(a) Required -	1134.885
	(b) Adjustment of 2(b), if any -	1143.537
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4 (a))	21554.156
6	Recreational Open Space (if applicable)	
	(a) Required -	2155.416
	(b) Proposed -	4190.299
7	Internal Road Area	N.A.
8	Plotable Area (if applicable)	N.A.
9	Built up area with refrence to Basic F.S.I. As per front road width Sr.No. 5X basic FSI 1.0)	21554.156
10	Addition Of FSI On Payment Of Premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (0.5)	10777.078
	(b) Proposed FSI on payment of premium now	0.000
	(c) Total Proposed FSI on Payment of Premium (a + b)	0.000
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. Road (2.0 x Sr.No.2 (a)), if any	3884.614
	(b) In -situ area against Amenity Space If handed over (2.0 or 1.85 X Sr.No.4 (c))	0.000
	(c) TDR area	0.000
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	3884.614
12	Additional FSI area under Chapter No.7	N.A.
13	Total entitlement of FSI in the proposal	
	(a) [3 + 3(D)+(11(d)] or 12 whichever is applicable.	25438.770
	(b) Proposed Commercial BUA	554.634
	(c) Ancillary Area FSI upto 60% with payment of charges for Residential (24084.136*60%)	14930.482
	(d) Ancillary Area FSI upto 80% with payment of charges for Commercial (554.634*80%)	443.707
	(e) Ancillary Area FSI Proposed on payment of charges.	15374.189
	(f) Total entitlement (a+c)	40812.959
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
	(a) Existing Built-up Area.	0.000
	(b) Proposed Commercial Built-up Area (as per 9-line')	333.798
	(c) Proposed Residential Built-up Area (as per 9-line').	40237.497
	(d) Total (a+b+c)	40571.295
17	Balance Ancillary FSI	241.664

CONTENTS OF SHEET

LAYOUT PLAN,PLOT AREA CALCULATION DIAGRAM, RECREATIONAL AREA CALCULATION DIAGRAM,AREA STATEMENT,SERVICES PLAN,SEPTIC TANK & SOAKPIT SECTION,DETAILS OF U.G. TANK,ENTRANCE GATE DETAILS,TYPICAL SECTION OF S.W. DRAIN LINE / COMPOUND WALL,ECCENTRIC FOOTING SECTION,DETAILS OF R.W.H. TANK &RECHARGE PIT,REQUIRED WATER CAP. CALCULATION,SEPTIC TANK CAP. CALCULATION,LEGENDS.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 30/July/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/s. Arihant Superstructures Ltd

(NAME & SIGNATURE OF DIRECTOR)

NAME OF THE OWNER & SIGNATURE

M/s. Arihant Superstructures Ltd

ASHOK CHHAJER
(NAME & SIGNATURE OF DIRECTOR)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDIN IN THE SITE / PLOT OF LAND ON SURVEY NO. 44/3/2, 59/2, 60/1/2B, 35/1+2/1(2) , 35/1+2/1(3) , 35/9+2/1(4) VILLAGE - GHOT,TALUKA - PANVEL, DISTRICT - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43603

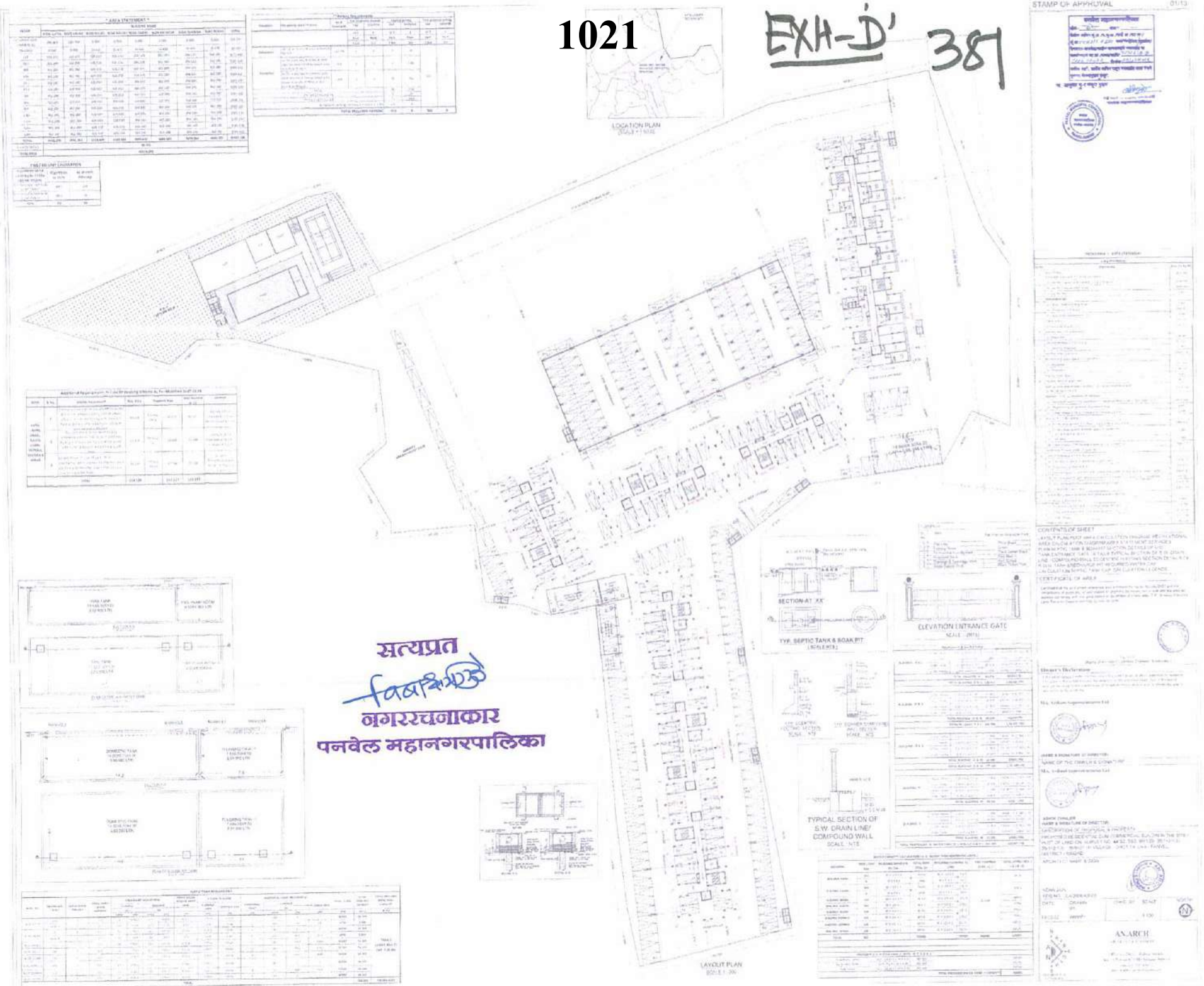
DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
19-03-22	Jayashri		1:100	

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21 ,-Raheja Arcade,
Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail I.d-anarch_architect@gmail.com

DESIGN WITH A DIFFERENCE

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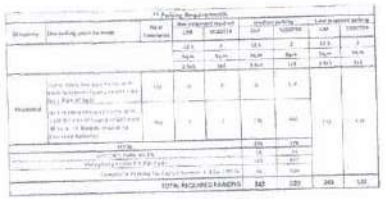
STAMP OF APPROVAL

सत्यप्रत

नगररचनाकार

पनवेल महानगरपालिका









MAHARASHTRA DEVELOPMENT PLANS RULES, 1970

CONTENTS

1. Short title.
2. Interpretation
3. Notice of declaration of intention to prepare Development Plan.
4 . Manner of preparing, publishing and submitting draft Development Plan
5 . Qualifications for appointment of persons as Town Planning Officer.
6. Application for permission for development.
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8. Appeal against order of Planning Authority.
9 . Compensation for revocation or modification of permission to development
10. Compensation for revocation or modification of permission to development
11. Appeal against notice by Planning Authority requiring removal of authorised development or use.
12. Compensation for damage or expenses incurred due to removal of authorised development or use.
13. Service of purchase notice on State Government.
14. Development undertaken on behalf of Government
15. Access to documents, etc., relating to Development Plant

MAHARASHTRA DEVELOPMENT PLANS RULES, 1970

MAHARASHTRA DEVELOPMENT PLANS RULES, 1970

1. Short title. :-
These rules may be called the MAHARASHTRADEVELOPMENT PLANS RULES, 1970 .

2. Interpretation :-
In these Rules unless the context otherwise requires,-

(a) "Act" means the Maharashtra Regional and Town Planning Act, 1966 ;

(b) "Form" means a form appended to these rules;

(c) "licensed surveyor" means a person licensed by any local authority as a surveyor by or under the law constituting such local authority and includes a qualified person duly approved by any

390 local authority for the purposes of these rules;

(d) "Planning Authority" for the purposes of Rules 3 and 4 includes the officer appointed by the State Government under sub-section (4) of section 21 ;

(e) "Section" means a section of the Act.

3. Notice of declaration of intention to prepare Development Plan. :-

The notice of declaration of intention to prepare Development Plan under sub-section (1) of section 23 shall be given by means of an advertisement in English and in the regional language. The said notice shall indicate that a copy of the Plan showing the boundary of the entire area proposed to be included in the Development Plan is kept open to the inspection of the public at all reasonable hours at the head office of the Planning Authority and that the Planning Authority shall consider any suggestions or objections made by the public in respect of the proposed Development Plan within the period specified in the notice in the Official Gazette:

Provided that, where such declaration of intention to prepare a Development Plan is made by a Special Planning Authority, such notice shall be kept open to the inspection also in office of the local authority or authorities, having jurisdiction in the area for which such Plan is prepared.

4. Manner of preparing, publishing and submitting draft Development Plan :-

(1) The draft Development Plan shall be prepared on a scale not smaller than 1/10000, and shall show in distinguishing colours the areas or sites and the use to which they will be put. The Planning Authority shall, while preparing the draft Development Plan, take into consideration the suggestions or objections if any, received from the public in response to the advertisement published under Rule 3.

(2) The Planning Authority shall publish the draft Development Plan along with the particulars specified in sub-section (1) of Section 26 by keeping copies thereof open to the public for inspection at all reasonable hours at the head office of the Planning Authority:

Provided that, where such notice is published by a Special Planning Authority, the copies thereof shall be kept open to the inspection

also in office of the local authority or authorities, having jurisdiction in the area for which such Plan is prepared.

(3) The notice under sub-section (1) of section 26 of the publication of draft Development Plan shall be given by means of an advertisement in English and in the regional language. The said notice shall indicate that a copy of the draft Development Plan together with a copy of the particulars accompanying it is kept open to the inspection of the public at all reasonable hours at the head office of the Planning Authority or such local authority or authorities and that any suggestions or objections made by the public in respect of the draft Development Plan within a period of sixty days from the date of the said notice in the Official Gazette, will be duly considered by the relevant authority.

(4) The Planning Authority shall submit to the State Government through the Director of Town Planning, in triplicate, the draft Development Plan after modifications and changes, if any, carried out under section 28 , together with the particulars published under sub-section (2) of section 26 . Eveiy modification or cliange made in the draft Development Plan so submitted shall be signed by the Town Planning Officer appointed by the Planning Authority and countersigned by the Municipal Commissioner of a Municipal Corporation, the Chief Officer of a Municipal Council, the Chief Executive Officer of a Zilla Parishad, the Chairman of the Nagpur Improvement Trust, or as the case may be the officer appointed under sub-section (4) of section 21 in all the three copies of the Plan, and each copy of the draft Development Plan shall be accompanied by a report explaining the modification or change so made. The notice published under sub-section {1) of section 26 and the report of the Planning Committee under section 28 shall also be submitted to the State Government at the same time.

5. Qualifications for appointment of persons as Town Planning Officer. :-

To be eligible for appointment as a Town Planning Officer, a person must possess one of the following qualifications, that is to say,-

(a) A degree in Town Planning or Estate Management from any University recognised by the State Government in this behalf; or

(b) Associate of the Royal Institution of Chartered Surveyors, London (A.R.I.C.S.); or

(c) Associate Member of the Town Planning Institute, London

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(A.M.T.P.I.); or

(d) A diploma in Town and Country Planning awarded by the School of Planning and Architecture, New Delhi, or by the Indian Institute of Technology, Kharagpur, or any other Institute recognised by the State Government in this behalf; or

(e) A degree in Civil Engineering or Architecture of any University recognised by the State Government in this behalf; or any qualification which in the opinion of the State Government is equivalent to such degree with not, less than two years standing; or

(f) A diploma in Civil Engineering or Architecture with not less than four years standing, and having knowledge of the Town Planning and Valuation.

6. Application for permission for development. :-

(1) Subject to the provisions of this rule, every application under section 44 for permission to cany out any development on any land shall be made in Form I.

(2) The following particulars and documents shall be submitted along with the application, namely:-

(a) A site Plan (in quadruplicate) of the area proposed to be developed to a scale of not less than 1/600;

(b) A detailed Plan (in quadruplicate) showing the Plan, sections and elevation of the proposed development work to a scale of not less than 1/100 as may be available.

(c) In the case of a lay-out of land or plot:-

(i) A Plan (in quadruplicate) drawn to a scale of not smaller than 1 /15000 showing the surrounding land and existing access to the land included in the lay out;

(ii) A Plan (in quadruplicate) drawn to a scale of not less than 1/600 showing-

(x) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;

(y) width of the proposed streets; and

(z) dimensions and area of open spaces provided in the layout for the purposes of garden and recreation or like purpose.

(d) An extract of the record of right or property register card or any other document showing the ownership of land proposed to be developed.

(3) Plans referred to in sub-rule (2) above shall be prepared by a licensed surveyor.

(4) The Planning Authority may also call from the applicant in writing any further information that may be re-quired for the purpose of considering any application.

7. Form of commencement certificate. :-

The commencement certificate to be granted under sub-section (2) of section 45 shall be in Form 2; and it shall remain valid for a period of one year from the date of its issue.

8. Appeal against order of Planning Authority. :-

(1) Every appeal under section 47 shall be made to the officer appointed by the State Government under that section and [1] [shall stale clearly the grounds of appeal. The appeal shall bear such fees as is applicable under the Bombay Court Fees ACL, 1959. (o a memorandum of appeal submitted to the State Government.]

(2) Every appeal shall be accompanied in duplicate by-

(i) copies of the application made (o the Planning Authority;

(ii) copies of all relevant Plans, documents and particulars submitted with the application;

(iii) true copies of the order of the Planning Authority;

(iv) copies of all other relevant correspondence with the Planning Authority.

1. The words "shall ho made to the officer appointed by the State Government under that section and" were deleted by G.N. of 21.8.1973.

9. Compensation for revocation or modification of permission to development :-

(1)Every claim for compensation under sub-section (2) of section 51 shall be made to the Planning Authority within ninety clays from the date of service of the order of revocation or modification.

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(2) The claim shall be made in writing supported by details of expenditure incurred in carrying out development according to the permission granted, and a further detailed estimate of such of the expenditure as has been rendered abortive because of the order of revocation or modification of permission originally granted, both being prepared by a licensed surveyor. A certified copy of the commencement certificate under which permission for development was originally granted shall accompany such claim.

(3) The notice of refusal to accept compensation offered by the Planning Authority shall be given by the owner within thirty days from the receipt of the offer.

10. Compensation for revocation or modification of permission to development :-

Any person aggrieved by the notice served by the Planning Authority under section 53 and desiring to apply for permission under section 44 shall write to the Planning Authority giving full details of the development carried out on land, explaining the reasons for carrying out such development unauthorisedly and applying for permission for retention on the land of any building or works or for the continuance of any use of the land, to which the notice relates. Such person shall also submit to the Planning Authority the relevant particulars and documents that would have been required to be submitted under sub-rule (2) of Rule 6, had he applied for permission under Section 44 before the development was carried out.

11. Appeal against notice by Planning Authority requiring removal of authorised development or use. :-

(1) Any person aggrieved by the notice served by the Planning Authority under section 56 , may prefer an appeal to the State Government stating clearly the grounds of appeal.

(2) Every such appeal shall be accompanied in duplicate by-

(i) true copies of the commencement certificate and of the Plans as approved by the Planning Authority; and

(ii) a copy of the notice served by the Planning Authority.

12. Compensation for damage or expenses incurred due to removal of authorised development or use. :-

(1) Every claim for compensation under sub-section (4) of Section 56 shall be made to the Planning Authority within ninety days after the expiry of the period specified for complying with the notice served on him under sub-section (1) of Section 56 , or in case an appeal is preferred to the State Government against the notice, within ninety days from the communication of its decision by the State Government.

(2) Every such claim shall be made in writing supported either-

(i) by a detailed estimate of the damage suffered in consequences of the compliance with the notice; or

(ii) by a statement of expenses incurred for complying with the notice. Such estimate or statement shall be prepared by a licensed surveyor.

13. Service of purchase notice on State Government. :-
Any person who claims that the land which he has interest will become incapable of reasonably beneficial use by compliance with the notice served by a Planning Authority under Section 56 , may serve in the State Government a purchase notice in the same manner in which a notice is served in the State Government under Section 49 . Where an appeal is filed under sub-section (2) of Section 56 , the said purchase notice shall be served withiira period-of.ninely days after the disposal of the appeal.

14. Development undertaken on behalf of Government :-
The following documents and Plans shall accompany the intimation to the Planning Authority by the officer-in-charge of the Government department or office or authority of the intention to carry our the development of any land for its purpose, namely: -

(1) A site Plan (in quadruplicate) of the area proposed to be developed to a scale of not less than 1 inch to 50 feet or 1/600;

(2) A detailed Plan (in quadruplicate) showing the Plan, sections and elevation of the proposed development work to a scale of not less than 1/100 as may be available.

(3) In the case of a lay-out of land or plot:-

(i) A site Plan (in quadruplicate) drawn to a scale of not smaller than 1/15000 showing the surrounding land and existing access to the land included in the lay out;

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(ii) A Plan (in quadruplicate) drawn to a scale of not less than 1/600 showing-

(a) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to - prescribed regulations;

(b) width of the proposed streets; and

(c) dimensions and area of openspaces provided in the layout for the purposes of gardens and recreation or like purpose.

15. Access to documents, etc., relating to Development Plant :-

All documents, Plans and maps relating to any final Development Plan shall be kept open for public inspection at the head office of the Planning Authority for a period of two years from the coming into operation of the final Development Plan:

Provided that, where the Planning Authority is the Special Planning Authority, the documents, Plans and maps shall be kept open for public inspection also in office of the local authority or authorities, having jurisdiction in the area for which such Plan is prepared.

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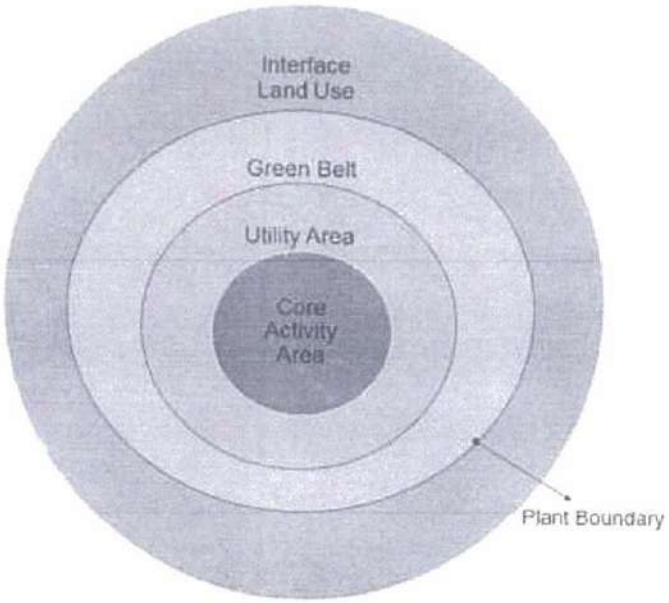


Figure 1 Depicts activity boundary, green belt and separation distance

For the purpose of these guidelines, the Buffer Zone, Separation Distance, Utility Area, Green belt and Interface Land use shall have the meanings set out below, unless otherwise provided, hereafter, for the exclusive interpretation of these Guidelines.

a) The **Buffer Zone** is generally defined as an area of restricted activities, depending on the activity in adjacent land uses. It also ensures long-term continuous availability of disposal sites by avoiding potential conflicts between waste disposal sites and adjacent lands with different users.

b) **Buffer Distance or Separation distance** is measured as the areal distance between the source of emission and sensitive receptors. For the purpose of these guidelines and addressing the required protection from adverse impacts, separation distance is measured from the tip of core SWM facility processing boundary, as the source of emission, to the nearest boundary of the property of sensitive receptors as shown in figure 1.

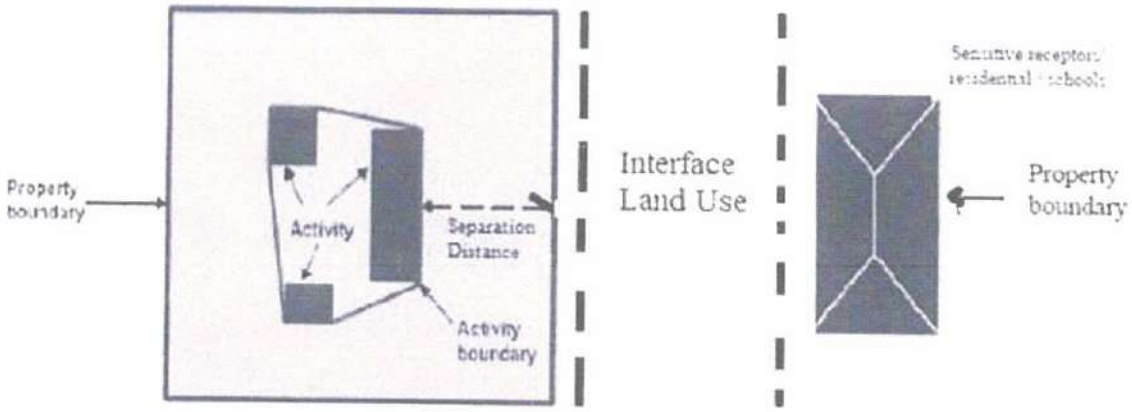


Figure 2. Core Plant activity area, buffer Zone and interface land use

c) **Core Waste Processing/Landfilling Area** typically requires space for receiving waste, storing waste, segregation of waste and treatment units within the facility. Similarly, for Landfilling it is the area of cell which is receiving the waste/inert.

d) **Utility Area** within the facility is designated area for the facility operations other that the core activities like. Weigh bridge, parking, vehicle cleaning, laboratory, emergency services etc.

e) **Green Belt** for the purpose of these guidelines shall refer to an area that is kept in reserve within the alloted land for setting up facility, around the core SWM processing area, for the purpose of plantation and landscaping to reduce the adverse effects from pollutants like air & noise, soil erosion control etc. It also works as a natural shield to protect people around the facility from these pollutants.

f) **Interface Land Use:** The buffer zone could be further augmented with interface land use area, where above beneficial and feasible as an additional optional measure, after due approval of the concerned authorities. The interface land use shall not generate significant emissions, nor warrants protection from them. The activities in the interface land use are **vehicle**

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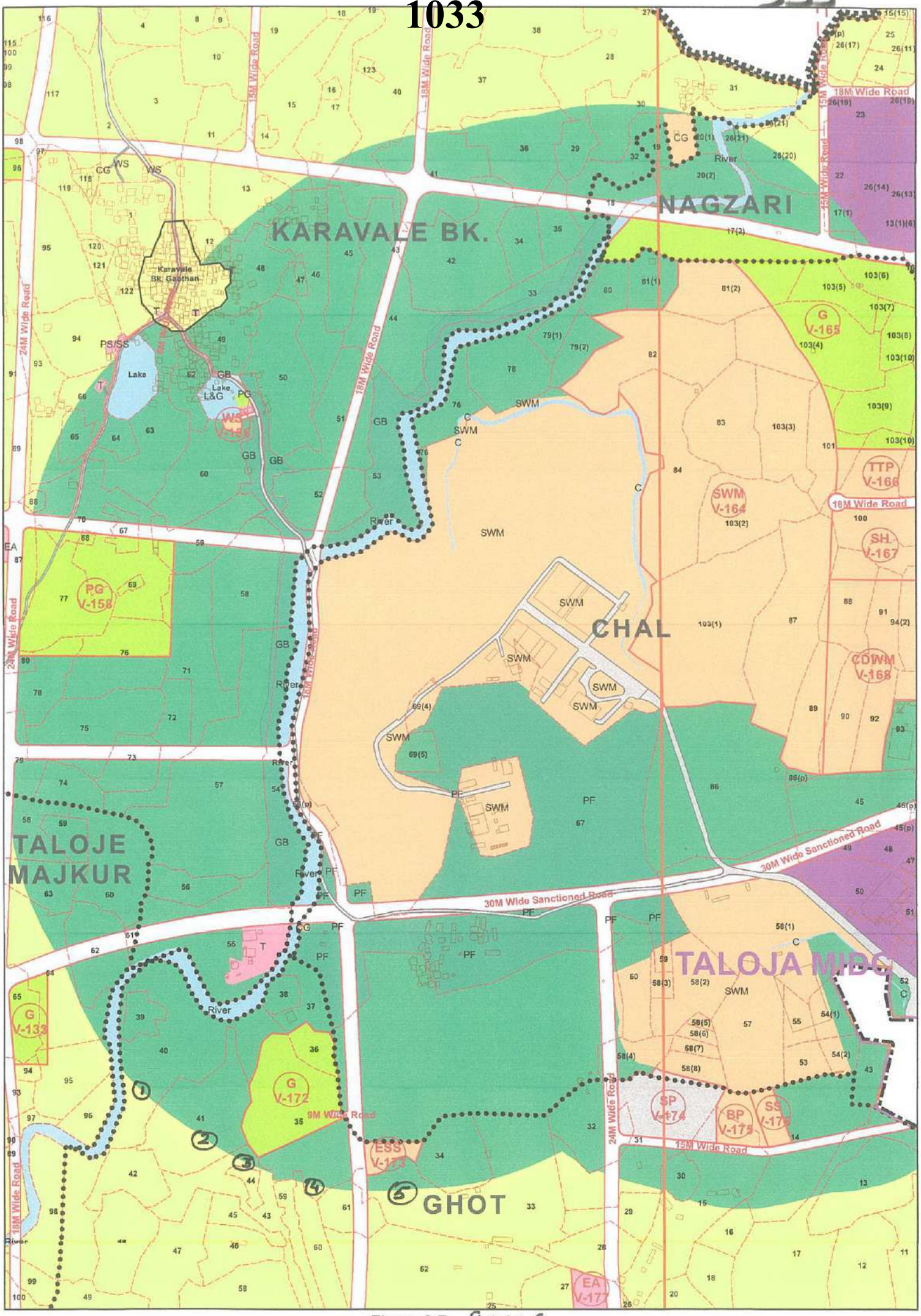
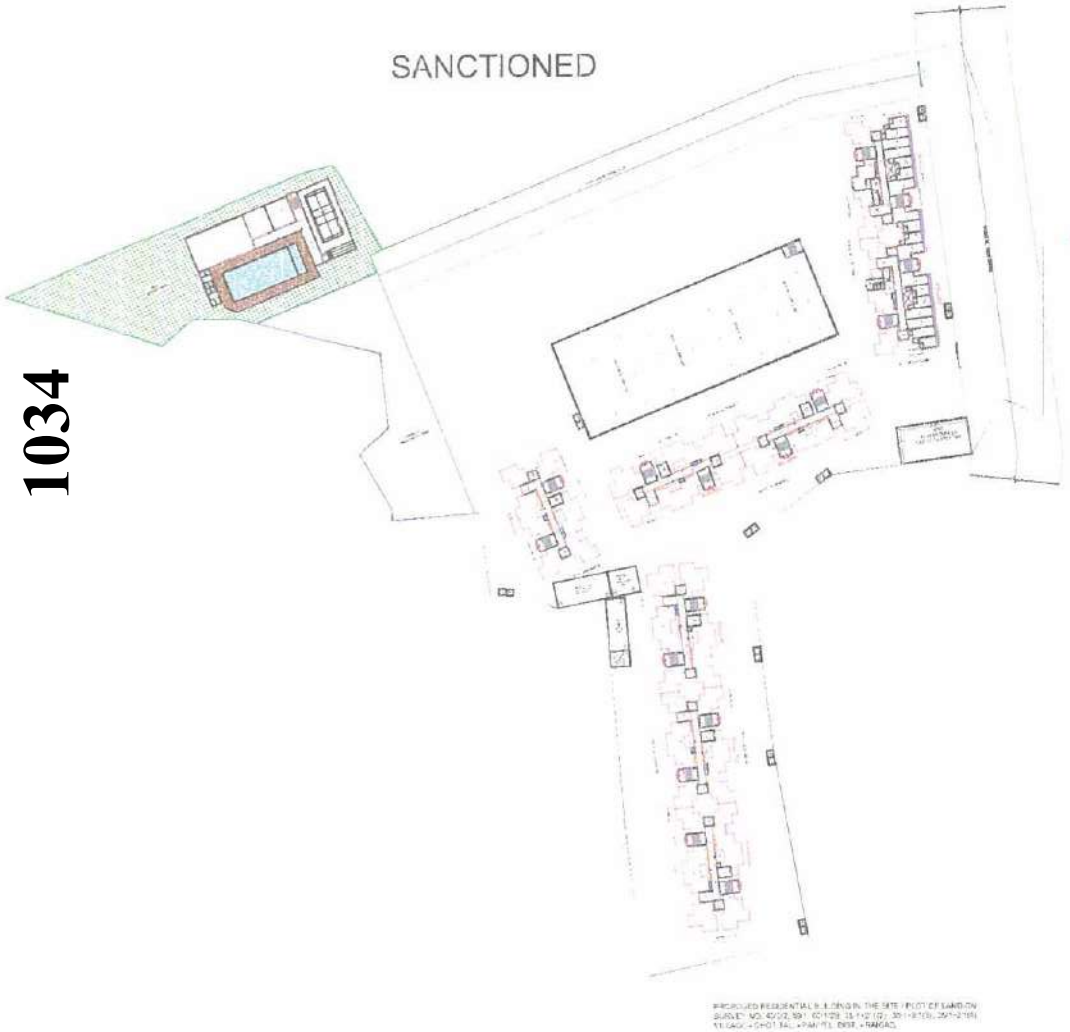


Figure 6.7 Figure 6

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SANCTION



Figure-07

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ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The Director

M/s Arihant Superstructures Ltd

302, Peripolis,sector-17, Vashi, Navi Mumbai-400703 302, Peripolis,sector -17, Vashi, Navi Mumbai-400703 -400706

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/453999/2023 dated 04 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B038MH179421**
2.	**File No.**	SIA/MH/INFRA2/453999/2023
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Residential project
7.	**Name of Company/Organization**	M/s Arihant Superstructures Ltd
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

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

NOTARY GOVT. OF INDIA

Date: 09/10/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

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

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पनवेल महानगरपालिका

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/453999/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Arihant Superstructures Ltd.,
S.NO.43/3/2, 59/1, 60/1/2B, 35/1+2/1(2),
35/1+2/1(3), 35/1+2/1(4), Village-Ghot,
Taluka-Panvel, Dist-Raigad.

Subject : Environment Clearance for proposed residential project at S.NO.43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3), 35/1+2/1(4), Village-Ghot, Taluka-Panvel, Dist-Raigad by M/s. Arihant Superstructures Ltd.

Reference : Application no. SIA/MH/INFRA2/453999/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 223rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 278th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23rd July, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	**SIA/MH/INFRA2/453999/2023**	
2	Name of Project	Proposed Residential Project "Arihant Adarsh" At village Ghot Taluka Panvel Dist Raigad	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Nimish Shah
		Regd. Office address	Arihant Aura B Wing 25th Floor Plot no. 13/1 TTC Industrial Area Turbhe Navi Mumbai 400705
		Contact number	9987075269
		E-mail	nimesh@asl.net.in
6	Consultant	EIA Coordinator: Mr. Sourabh Jaiswar Pollution and Ecology Control Services, NABET/EIA/2225/RA 0291 valid upto 16.10.2025.	
7	Applied for	Fresh (Greenfield)	
8	Location of the project	S No. 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3), 35/1+2/1(4) Village: Ghot, Taluka	

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पनवेल महानगरपालिका

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		Panvel, Dist. Raigad, Maharashtra		
9	Latitude and Longitude	Latitude: 19° 5'20.47"N, Longitude: 73° 6'35.29"E		
10	Plot Area (sq.m.)	24,648.460 Sq.m.		
11	Deduction (sq.m.)	1,961.907 sq.mt.		
12	Net Plot area (sq.m.)	22,678.093 sq.mt.		
13	Ground coverage (m^2)	1,232.746 sq.mt & 5.78 %		
14	FSI Area (sq.m.)	43347.48 sq.mt		
15	Non-FSI (sq.m.)	5351.91 sq.mt		
16	Proposed built-up area (FSI + Non-FSI) (sq.m.)	48,699.391 sq.mt		
17	TBUA (m^2) approved by Planning Authority till date			
18	Earlier EC details with Total Construction area, if any.	NA		
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	NA		
20	**Previous EC / Existing Building**	**Proposed Configuration**		
	Not Applicable	Name	Configuration	Height
		Building A	Gr +35 floors	108.45
		Building B	Gr.+35 floors	108.45
21	No of Tenements	766		
22	Total Population	**3222 Nos,**		
23	Total Water Requirements CMD (Residential)	491 KLD		
24	Under Ground Tank (UGT) location	Under Ground		
25	Source of water	Panvel Municipal Corporation and Recycled Water.		
26	STP Capacity & Technology (Residential)	410 KLD		
27	STP Location (Residential & School)	Below Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	382 KLD & 43.02 %		
29	Solid Waste Management during Construction Phase	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	10	Local recyclers
		Wet waste	15	Local recyclers
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed (Residential)	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	967	By authorized recyclers
		Wet waste	644	Treated in OWC
		E-Waste	5	By authorized recyclers
		STP Sludge (dry)	35	Used as Manure.

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31	R.G. Area in sq.m.	RG required (10% of net plot area) – 2267.809 Sq.mt.
		RG provided on Mother earth/Ground – 9653.87 Sq.mt.
		Total – 9653.87 Sq.mt.
		Existing trees on plot: 12 nos.
		Number of trees to be cut: 00
		Number of trees to be retained: 12 Nos. Number of Trees to be Transplant: 0 Nos.
		Number of trees to be planted: 284 nos. a) In RG area: 284 b) Miyawaki Plantation: 1250 Nos. in 500 sq.mt.
		Total nos. of trees after the development: 1534 nos.
32	Power requirement	During Construction Phase: 100 kW During Operation Phase: 2229.0 kW
33	Energy Efficiency	a) Total Energy saving (%): 20.51% b) Solar energy (%): 5.04 %
34	D.G. set capacity	200 KVA
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 470 nos. 2-Wheeler: 283 nos.
36	No. & capacity of Rain water harvesting tanks /Pits	1 RWH tank, Capacity 94 cum
37	Project Cost in (Cr.)	98.50 Cr.
38	EMP Cost	a) Construction Phase: 1.Capital Cost: Rs. 15.85 Lakhs 2.O&M Cost: Rs. 8.38 Lakhs/Annum. b) Operation Phase: 1.Capital Cost: Rs. 318.63 Lakhs. 2.O&M Cost: Rs. 35.68 Lakhs/Annum.
39	CER Details with justification if any....as per MoEF &CC circular dated 01/05/2018	NA
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Appeal no. 39 of 2022 and 40 of 2022 Taloja manufactures Association and Union of India & othrs NGT order dated 21.08.2023. Case disposed of.

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3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 278th (Day-2) meeting held on 23rd July, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment

Department, Govt. of Maharashtra showing all mandatory/required RG on mother earth as Hon'ble Supreme Court Order.

2. PP to obtain following NOCs & remarks as per amended planning:
   a)Water supply; b) Sewer connection; c) SWD NOC; d) Revised CFO NOC; e) Tree NOC.
3. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
4. Planning authority to ensure compliance of Hazardous Waste Rule, 2016 before issuance of commencement certificate to the project.
5. PP to relocate Club house, Swimming pool, OWC & Substation proposed in buffer zone of CHWTSDF facility & submit revised layout with location.
6. PP to provide 2-wheeler parking in the project as per prevailing DCR & submit revised 2-wheeler & 4-wheeler parking statement (required & provided) & parking layout; PP to ensure that minimum 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
7. PP to provide 2-3 row Miyawaki plantation towards the CHWTSDF facility.
8. PP to carry out & submit report of ambient air quality study of the project site; PP to install latest continuous online air monitoring system with display boards within the project site & include the cost of same in EMP.
9. PP to reduce discharge of treated water up to 35%; PP to submit undertaking /NOC from concerned authority/ agency/third party for use of excess treated water generated after completion of the full project.
10. PP to revise STP layout with area provided & 40% open to sky area; PP to ensure that parameters of treated water discharged in to the sewer line are as per NGT norms.
11. PP to revisit the monetary provisions made for the activities proposed in EMP of construction phase & revise EMP of construction phase.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 9935.09 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 104.85 m height only as per CFO NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for-FSI- 43347.048 m2, Non FSI- 5351.910 m2, total BUA-48,698.958 m2. (Plan approval No-

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PMC/TP/Ghot/43/3/2,59/1& Others/21-23/16186/002/2024, dated:01/01/2024)
(Restricted as per approval)

General Conditions:

a) **Construction Phase :-**

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

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XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

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IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental

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protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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

Pravin Darade
(Member Secretary, SEIAA)

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XEROX TRUE COPY

Adv. ASHOK P. GAYKAR
B.A., LL.B., G.D.C. & A
BOMBAY HIGH COURT
NOTARY GOVT. OF INDIA
Reg No.5873

Copy to:

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

Signature Not Verified
Digitally signed by: Shri Pravin C. Darade , I.A.S.
Designation: Member Secretary
Date and Time: 10/9/2024 4:23:20 PM

EXH-I 410

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: http://mpcb.gov.in
Email: jdwater@mpcb.gov.in

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

Infrastructure/RED/L.S.I
No:- Format1.0/JD (WPC)/UAN No.0000210629/CE/2410002288

Date: 23/10/2024

To,
M/s. "Arihant Adarsh",
S. No. 43/3/2, 59/1, 60/1/2B, 35/1/2/1/2, 35/1/2/1/3, 35/1/2/1/4 at Village- Ghot, Tal. Panvel, Dist. Raigad by M/s. Arihant Superstructures Ltd

LiFE Lifestyle for Environment
Your Service is Our Duty

Sub: Consent to Establish for Proposed Residential Construction Project under Red category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000214583 dtd. 08/07/2024.

Your application NO. MPCB-CONSENT-0000210629

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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.98.5 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Residential Construction Project named as M/s. "Arihant Adarsh", S. No. 43/3/2, 59/1, 60/1/2B, 35/1/2/1/2, 35/1/2/1/3, 35/1/2/1/4 at Village- Ghot, Tal. Panvel, Dist. Raigad by M/s. Arihant Superstructures Ltd on Total Plot Area of 24,648.460 Sq Mtrs for construction BUA of 57168.006 Sq Mtrs as per sanction paln approved by planning authority dated 24/09/2024 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 effident	442	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (200 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry waste	1020 Kg/Day	Segregation	Handed over to Authorized Vendor
2	Wet waste	680 Kg/Day	OWC	Use as Manure
3	STP Sludge	98 Kg/M	NA	Use as Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The 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 authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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

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Signed by: Shankar Waghmare
Joint Director (WPC)
For and on behalf of
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2024-10-23 17:48:03 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-27301	24/06/2024	NEFT

Copy to:

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

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **455 CMD for treatment of domestic effluent of 442 CMD.**

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

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

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

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

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

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	577.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	NA

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.

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SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set 200 KVA	Acoustic Enclosure	10.00	HSD 40 Ltr/Hr	1	SO2	19.2 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration 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:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) 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.

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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	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC Conditions.	Up to Commissioning of the Project	Up to Commissioning of the Project

** 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				

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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 sitting 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.

XEROX TRUE COPY
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Reg No. 58

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6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

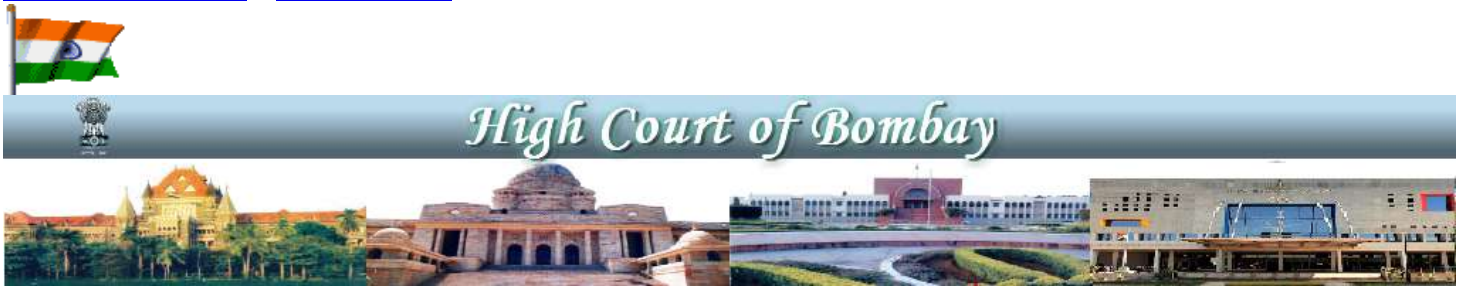
11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

सत्यप्रत

नगररचनाकार
पनवेल महानगरपालिका

1052



Case Details

Bench :- Bombay

CNR No. :- HCBM010440602024

Stamp No. :- PILST/25287/2024

Filing Date :- 02/09/2024

Reg. No. :- PIL/119/2024

Reg. Date :- 30/09/2024

Petitioner :- SAMITA RAJENDRA PATIL AND ANR -

Respondent :- UNION OF INDIA THR ITS SECRETARY AND ORS -

Petn.Adv. :- shriram s kulkarni

Resp.Adv. :- Vishwanath Patil

District :- RAIGAD

Bench :- DIVISION

Status :- Pre-Admission

Last Date:-06/01/2025

Stage :- FOR CIRCULATION

Last Coram :- HON'BLE SHRI JUSTICE A.S. CHANDURKAR

HON'BLE SHRI JUSTICE RAJESH S. PATIL

1053

Act :- Consumer Protection Act

Under Section :- NA

Office Info.

Misc. Info

Objection(s)

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Conn. Matters

Appl. cases

Listing Dates/Orders

Lower Court Details

PLEASE NOTE: FUTURE DATES IN CASE OF PRE-ADMITTED CASES ARE COMPUTER GENERATED PROVISIONAL DATES OF LISTING EXCEPT WHERE HON'BLE COURTS HAVE GIVEN DUE DATES. THE PROVISIONAL DATES MAY CHANGE, SUBJECT TO LISTING DIRECTIONS OF THE RESPECTIVE HON'BLE COURTS FROM TIME TO TIME. PLEASE MONITOR DAILY CAUSELISTS FOR CONFIRMED LISTINGS.

« Back

High Court Of Bombay Case Status

- 1. SMS
- 2. Mobile Users

Address for correspondence

- The Registrar General,
  Bombay High Court,Fort, Mumbai -32.

Right to Information

- Public Information Officers and Appellate Authorities

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BEFORE THE MAHARASHTRA
REAL ESTATE REGULATORY AUTHORITY, MUMBAI
Virtual Hearing held through video conference as per
MahaRERA Circular No.: 27/2020
REGULATORY CASE NO. 257 OF 2024

RAJENDRA SHANKAR PATIL ... APPLICANT/COMPLAINANT

ARIHANT SUPERSTRUCTURES LIMITED ...PROMOTER/RESPONDENT

MAHARERA PROJECT REGISTRATION NO. P52000045699
ORDER
February 4th, 2025
(Date of virtual hearing –26.07.2024, matter reserved for order)
Coram:
Mahesh Pathak, Member-I, MahaRERA
Ravindra Deshpande, Member-II, MahaRERA
Advocate Chaitanya B. Nikte present for the complainant/applicant
Representative Nimish Shah present for the respondent/promoter

1. The applicant filed an application dated 07.06.2024 in the form of a complaint. The respondent is the promoter within the meaning of section 2(zk) of the Real Estate (Regulation and Development) Act, 2016 ("the Act") and had registered the project namely "**ARIHANT ADARSH PHASE I**" (erstwhile Arihant Aakarshan Phase II) under section 5 of the Act of the Real Estate Regulatory Authority ("**RERA**") bearing MAHARERA **Registration No. P52000045699** ("**the Project**"). The promoter in terms of a correction application no. CR52000021942 had changed the name of the Project from "**ARIHANT AAKARSHAN PHASE II" to "ARIHANT ADARSH PHASE I".**

2. On 07.06.2024, an application was made by the applicant for seeking revocation of the Project. In this regard the application was heard on 26.07.2024 wherein the following roznama was recorded:
"Advocate Chaitanya B. Nikte present for the Complainant/Applicant
Representative Nimish Shah present for the Respondent/Promoter
The Complainant states that subsequent to the sanction of Planning Authority the NGT revoked the environmental clearance and imposed certain conditions. In view of this the Promoter could not have continued with construction and sales of the units in the Project. However, the Complainant finds that sales of the units is going on which could cause hardships to the buyers. The Complainant seeks revocation and suspension of RERA registration number of this Project and directives to stop sales.

The Promoter informs the Authority that NGT had indeed issued certain directions regrading a certain distance to be maintained. Based on this direction the Promoter has revised their plan and made it compliant with NGT directions. With these compliant plans they approached the Planning Authority, and the Planning Authority has now granted permissions. The Promoter reiterates that he is fully in compliance with the environmental laws and Planning Authority norms.

In view of the issue involving the Planning Authority, the Authority would direct the Director of Compliance, MahaRERA to call for a report for this Project from Municipal Commissioner, Panvel Municipal Corporation. Subsequent to the report, the Authority will close the matter for order."

3. The applicant has made the following submissions in support of seeking revocation of the Project:
   a. That the promoter suppressed material facts and made misleading statements pertaining to the Project.
   b. That the Hon'ble National Green Tribunal's ("**NGT**") Order dated 21.08.2023 was allowed in Appeal No. 39/2022 and Appeal No. 40/2022 thereby setting aside the environment clearance dated 25.07.2022 for the Project.

Respondent

c. That the Panvel Municipal Corporation ("**PMC**") has revoked its permission granted for development of the Project in terms of the letter dated 27.06.23.
d. That the Maharashtra Pollution Control Board ("**MPCB**") in terms of its letter dated 17.10.23 has revoked its consent.
e. That the applicant has initiated proceedings by filing a Public Interest Litigation bearing Case No. 119 of 2024 before the Hon'ble Bombay High Court, which is presently pending adjudication ("**the PIL**").
f. That the promoter has suppressed the fact that the environment clearance was cancelled in terms of the order passed by the tribunal.
g. That the promoter has made misleading statements in terms of its letter dated 10.03.23 stating that they have completely stopped construction work and have intimated the subject matter to the customer.
h. That the promoter is marketing the Project in name of "Aadarsh Sports City" and misrepresenting the allottees vide hoardings, posters and brochures and giving false promises of various amenities.

4. The submission of the respondent is as follows:
a. The respondent states that the NGT indeed had issued directions regarding a certain distance to be maintained and based on these directions the promoter has revised their plans and made it compliant with NGT's directions and with these revised plans have approached the planning authority, and the planning authority has now granted permissions. The respondent further states that they are now fully in compliance with the environmental laws and planning authority norms.
b. The respondent states that the lands on which the Project is proposed to developed ("the said lands") were never declared to be falling under a no development zone or buffer zone.
c. The respondent further states that the PMC in terms of its commencement certificate ("CC") dated 25.03.2022 granted the permission to commence the work of construction on the said lands.
d. That the State Level Environment Impact Assessment Authority ("**SEIAA**") in terms of their order dated 25.07.22 granted environmental clearance to the respondent and further in terms of their order dated 27.09.22 a Consent To Establish was also granted by the MPCB.
e. That the PMC issued a notice dated 15.11.2022 to stop construction on the basis of complaint filed by Taloja Manufactures Association.
f. That the PMC vide its revocation order dated 27.06.2023 unilaterally revoked the development permission/CC dated 25.03.2022.
g. That the respondent applied for revised development permission with residential buildings outside the 500 meters and further states that the PMC in terms of their letter dated 01.01.24 have granted the revised development permission/commencement certificate.
h. That the respondent has applied for an environmental clearance in terms of the application No. SW/153175/2023 dated 04.12.23 to SEIAA and applied for consent to establish in terms of the application No. MPCB-CONSENT-00000210629 dated 27.05.24 to the MPCB.
i. That the NGT has set aside the environmental clearance dated 25.07.22 issued in favour of the respondent and that the respondent has filed an appeal before the Hon'ble Bombay High Court against the said order of the NGT in terms of the writ petition No. 5096 of 2024 which is pending.
j. That the complainant intentionally hides the important fact that the respondent has got the revised CC dated 01.01.24 and that the complainant made this complaint with malafide intentions and that the complaint may please be dismissed with cost.

5. From the facts and submissions of the complaint the issue that needs to be examined is *Whether the complainant is entitled to seek revocation of the Project under section 7 of the Act?*

6. Before determining the issue at paragraph No.5, the following observations are noteworthy:
a. It is observed that the promoter has obtained two commencement certificates dated 25.03.2022 and 01.01.2024 and has uploaded the same on the project webpage of the MahaRERA website. It is further observed that commencement certificate dated

25.03.2022 was granted up to ground + 13 upper floors and the commencement certificate dated 01.01.2024 was granted up to Ground + 36 upper floors.

b. The promoter while seeking the Project registration vide his application submitted a commencement certificate dated 25.03.2022 as one of the mandatory requisites for seeking project registration under the Act.

c. It is observed that as per last quarterly progress reports (QPR) uploaded by the promoter on the project MahaRERA website there is no construction activity undertaken by the promoter for the Project.

d. It is observed that there are 129 allottees in Project as per the MahaRERA project website.

e. It is observed that promoter has not disclosed the litigation before this Authority related to the Project before the NGT.

f. It is observed that the project land falls under Central Hazardous Waste Treatment Storage and disposal Facility CHWTSDF[1] buffer zone hence the Taloja Manufacture Association filed NGT case bearing No. 39/2022 & 40/2022.

g. It is observed that pursuant to this case the PMC in terms of its revocation order dated 27.06.2023 cancelled the commencement certificate dated 25.03.2022 granted to the Project.

h. It is observed that the NGT by its order dated 21.08.2023 allowed appeal no. 39 of 2022 and appeal no. 40 of 2022 and directed the environmental department to cancel the environment clearance granted. The said order dated 21.08.2023 is reproduced hereinbelow for ease of reference:

"Project Proponent that the project in question is falling within 500 mtrs of the CHWTSDF facility, which was already in existence, which cannot be permitted to be constructed in view of the law laid down by the Hon'ble High Court of Gujarat in the case of ***Parth Mahila Utkarsh Mandal (N.G.O.) through Mahamantri*** *(supra), on this single count, the Environmental Clearance (EC) dated 25.07.2022 in both these appeals deserves to be set aside and it is accordingly set aside."*

i. It is further observed that the MPCB by letter dated 17.10.2023 has revoked its consent for the Project based on the order passed by the NGT dated 21.08.2023 and further the MPCB has refused to grant revised Consent to Establish vide letter dated 03.05.2024.

j. As per roznama dated 26.07.2024, the Authority had directed the Director of Compliance MahaRERA to call for a report from the PMC on the status of the Project having commencement certificates dated 25.03.2022 and 01.01.2024 issued to the respondent. The Director of Compliance MahaRERA sought the said report from PMC in terms of its letter dated 12.08.2024 .

k. The PMC in its report dated 10.10.2024 stated that it has revoked the commencement certificate dated 25.03.2022 granted for the development of the Project and further states that the promoter has supressed the fact of cancellation of the environmental clearance by the NGT order.

l. It is observed that the promoter has got revised commencement certificate dated 01.01.2024 from the PMC and accordingly promoter had also filed correction application with MahaRERA and has corrected necessary details such as revised FSI, area etc. on MahaRERA project website. Further, the promoter has also obtained environmental clearance dated 09.10.24 issued by the SEIAA.

7. In view thereof, it is pertinent to examine section 7 of the Act:

"7. (1) The Authority may, on receipt of a complaint or suo motu in this behalf or on the recommendation of the competent authority, revoke the registration granted under section 5, after being satisfied that –

[1] **Central Hazardous Waste Treatment Storage and disposal Facility (CHWTSDF)**

*(a) **the promoter makes default in doing anything required by or under this Act or the rules or the regulations made thereunder;***
(b) the promoter violates any of the terms or conditions of the approval given by the competent authority;
*(c) **the promoter is involved in any kind of unfair practice or irregularities.***
Explanation. – For the purposes of this clause, the term "unfair practice means" a practice which, for the purpose of promoting the sale or development of any real estate project adopts any unfair method or unfair or deceptive practice including any of the following practices, namely: –
(A) the practice of making any statement, whether in writing or by visible representation which, –
(i) falsely represents that the services are of a particular standard or grade;
*(ii) **represents that the promoter has approval or affiliation which such promoter does not have;***
(iii) makes a false or misleading representation concerning the services;
(B) the promoter permits the publication of any advertisement or prospectus whether in any newspaper or otherwise of services that are not intended to be offered;
(d) the promoter indulges in any fraudulent practices.".

8. It is evident from the provisions of Section 7 of the Act that the Authority possesses the statutory power to revoke the registration of a MahaRERA project if the promoter is found to be engaged in any form of unfair practices or contravening the legal provisions governing real estate development. However, upon review of the present matter, it is noted that the promoter has duly obtained a revised commencement certificate from the relevant planning authority. Additionally, the promoter has amended the project plans in accordance with the revised certificate and has secured the requisite environmental clearance from the SEIAA dated 09.10.2024. The promoter has continued the Project without any undue interruption and has adhered to all necessary statutory requirements under the applicable provisions of law. Considering these observations and the interests of the allottees, the Authority does not find that the complainant is entitled to seek the revocation of the Project therefore the issue in paragraph 5 is answered in the **negative**.

9. It is further pertinent to observe that the commencement certificate, originally issued on 25.03.2022, along with the environmental clearance granted to the respondent was subsequently revoked by the relevant issuing authorities. The fact that the respondent failed to disclose this revocation to the Authority, as well as to the allottees or prospective homebuyers, constitutes a failure to disclose material facts and may be construed as engaging in unfair or deceptive practices. Such non-disclosure undermines the transparency required in the real estate sector and violates the ethical obligations owed to all parties involved. Consequently, in view of the foregoing, this Authority hereby imposes a penalty of ₹1,00,000 (Rupees One Lakh Only) on the respondent the said non-disclosure.

FINAL ORDER

10. In view of the above findings the complaint filed in this matter stands **dismissed**. However, the penalty imposed on the respondent, as detailed above, shall stand enforced because of their failure to disclose material facts related to the revocation of the commencement certificate and environmental clearance.

Deshpande

(Ravindra Deshpande)
Member-II, MahaRERA

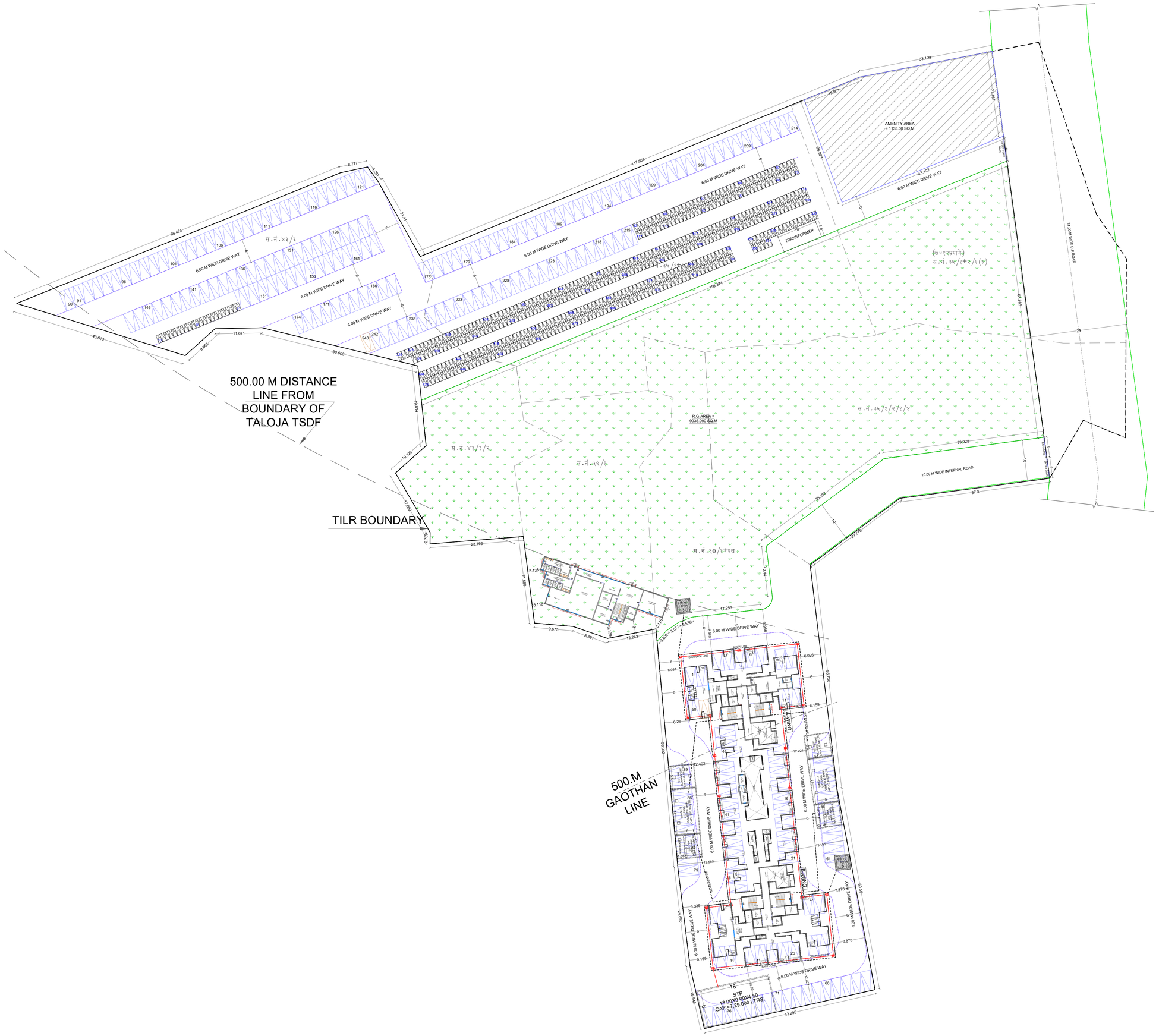
(Mahesh Pathak)
Member-I, MahaRERA

* AREA STATEMENT

FLOOR	WING - A	WING - B	BUILDING
GROUND	130.627	310.149	440.776
1st	492.306	1117.308	
2nd	527.197	1188.746	
3rd	527.197	1188.746	
4th	527.197	1188.746	
5th	527.197	1188.746	
6th	527.197	1188.746	
7th (PART REFUGE)	1029.185		
8th	527.197	1188.746	
9th	527.197	1188.746	
10th	527.197	1188.746	
11th	527.197	1188.746	
12th (PART REFUGE)	1029.185		
13th	527.197	1188.746	
14th	527.197	1188.746	
15th	527.197	1188.746	
16th	527.197	1188.746	
17th (PART REFUGE)	1029.185		
18th	527.197	1188.746	
19th	527.197	1188.746	
20th	527.197	1188.746	
21st	527.197	1188.746	
22nd (PART REFUGE)	1029.185		
23rd	527.197	1188.746	
24th	527.197	1188.746	
25th	527.197	1188.746	
26th	527.197	1188.746	
27th (PART REFUGE)	1029.185		
28th	527.197	1188.746	
29th	527.197	1188.746	
30th	527.197	1188.746	
31st	527.197	1188.746	
32nd (PART REFUGE)	1029.185		
33rd	527.197	1188.746	
34th	527.197	1188.746	
35th	527.197	1188.746	
36th	527.197	1188.746	
37th (PART REFUGE)	1029.185		
SOCIETY OFFICE	65.205		65.205
TOTAL	16177.453	24106.190	40283.643

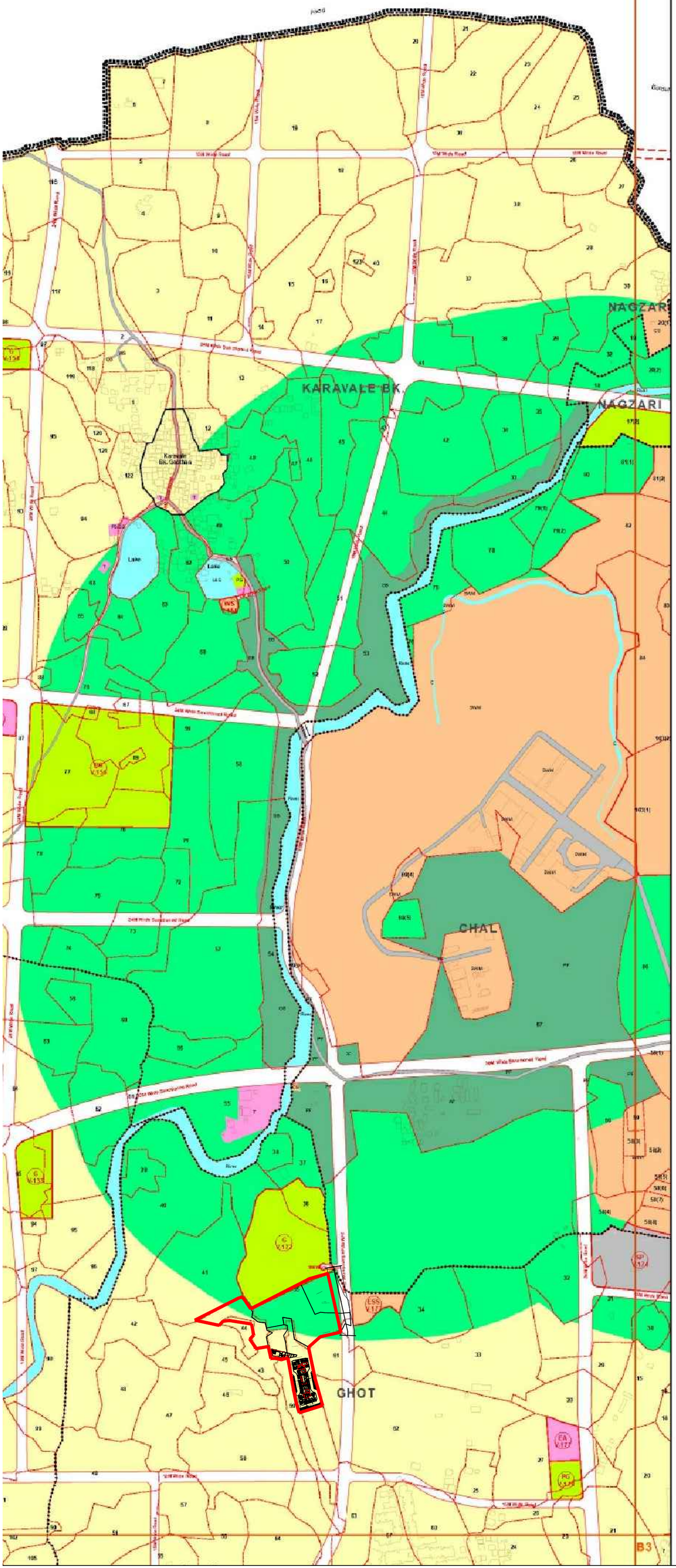
** Parking Requirements

Occupancy	One parking space for every	No. of Tenements	Non-converted Required			Required Parking		Total proposed parking
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			2.5*5	5*5m	5*5m	2.5*5	5Sqm	2.5*5
Dwelling	80 Sq.m.	1	1	1	1	1	1	1
		2	1	1	1	1	1	1
		3	1	1	1	1	1	1
		4	1	1	1	1	1	1
		5	1	1	1	1	1	1
		6	1	1	1	1	1	1
		7	1	1	1	1	1	1
		8	1	1	1	1	1	1
		9	1	1	1	1	1	1
		10	1	1	1	1	1	1
		11	1	1	1	1	1	1
		12	1	1	1	1	1	1
		13	1	1	1	1	1	1
		14	1	1	1	1	1	1
		15	1	1	1	1	1	1
		16	1	1	1	1	1	1
		17	1	1	1	1	1	1
		18	1	1	1	1	1	1
		19	1	1	1	1	1	1
		20	1	1	1	1	1	1
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		30	1	1	1	1	1	1
		31	1	1	1	1	1	1


AMENITY AREA
= 1135.00 SQ.M
6.00 M WIDE DRIVE WAY
24.00 M WIDE D.P.ROAD
TRANSFORMER
R.G.AREA =
9935.090 SQ.M
10.00 M WIDE INTERNAL ROAD
500.00 M DISTANCE
LINE FROM
BOUNDARY OF
TALOJA TSDF
TILR BOUNDARY
500.M
GAOTHAN
LINE
STP
18.00X9.00X4.50
CAP.=729.000 LTRS.
RCC WALL
OPEN SPACE
STAIRCASE
LIFT
LIFT M/R
SUMP
OHT
SEPTIC TANK
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1060

A3


KARAVALE BK
NAGZARI
NAGZARI
CHAL
GHOT
Karavale Bk. Gaothan
Lake
Lake
Nalla
Nalla
Nalla

1061

500m

500m

500m

HAZARDOUS WASTE MANAGEMENT

CHAL

GHOT

GHOT

जमीन एकत्रीकरण नंतरचा नकाशा

मौजे करवले चुदकुवी शीव

मौजे कोटची शीव

मौजे कोटची शीव

मौजे नितळसची शीव

मौजे तोंड्याची शीव

500 M. WIDE BUFFER ZONE

MWMPL PLOT

ARIHANT DEVELOPMENT

ADJ DEVELOPMENT

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL PUNE AT PUNE

I.A. NO. 30/2025
IN
APPEAL NO. 12 /2025

IN THE MATTER OF
SAMITA RAJRENDRA PATIL ..... APPELANT
V/S
9. ARIHANT SUPERSTRUCTURES PVT LTD
10. M/S ARIHANT AASHIYANA PVT LTD ..... RESPONDENTS

VAKALATNAMA

KNOW ALL to whom these presents shall come that I above named Respondents Arihant Superstructures Pvt Ltd and M/s. Arihant Aashiyana Pvt Ltd do hereby appoint:

AARTI BHONSLE, ARTI GAIKWAD, PRAJAKTA SAHOTRE
ADVOCATES
1005, Mithila Apartment, Mitra Nagar, Model Colony, Shivajinagar, Pune-16
MOB: 9922990869

Hereinafter called the advocates to be my Advocates in the above noted case & authorize them: -
To act, appear and pleaded in the above-noted case in this Court or in any other court in which the same may be tried or heard and also in the Appellate Court including High Court subject to payment of fees separately for each court by me/us.
To sign, file, verify and present pleadings, appeals, cross-objections or petitions fee executions, review, revision, withdraw compromise or other petitions or affidavits or other documents as may be deemed necessary or proper for the execution of the said case in all its stages subject to payment for fees for each stage.
To file and take back document, to admit &/or deny the documents of opposite party.
To appoint and instruct any other Legal practitioner or person authorizing him to exercise the power and authority hereby conferred upon the Advocate whatever they may think fit to do so & sign the power of attorney on
And I the undersigned do hereby agree to ratify and confirm all acts done by the Advocates or their substitute in the matter as my/our own acts, as if done by me/us to all intents and purposes.
And I/we undertake that I/we or my/our duly authorized agent would appear in court on all hearings & will inform the Advocate for appearance when the case is called.
And I/we undersigned do hereby agree not to hold the advocate or his substitute responsible for the result of the said case. The adjournment costs whatever ordered by the Court shall be of the Advocate he shall receive and retain for himself.
And I/we undersigned do hereby agree that in the event of the whole or part of the fee agreed by me/us to be paid to the advocate remaining entitled to withdraw from the prosecution of the said case until the same is paid up. The fee settled is only for the above case and above court for a period of three years only. I/we hereby agree that once the fee is paid I/we will not be entitled for the refund of the same an any case whatsoever.

IN WITNESS WHEROF we do hereunto set our hand to their presents the contents of which have been understand by us on 5th March 2025.

Accepted subject to terms of fees:

Advocate

Client

ARIHANT SUPERSTRUCTURES LIMITED

ARIHANT AASHIYANA PVT LTD NAVI MUMBAI

CONTINUING STABILITY

ARIHANT AASHIYANA PVT. LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD OF THE ARIHANT AASHIYANA PRIVATE LIMITED HELD ON MONDAY, FEBRUARY 03, 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT "ARIHANT AURA" 25TH FLOOR, B-WING, PLOT NO. 13/1, TTC INDUSTRIAL AREA, THANE BELAPUR ROAD, TURBHE, NAVI MUMBAI – 400 705.

Authorisation to present the Company before Hon'ble National Green Tribunal:

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. Nimesh Shah, Authorised Person of the Company to represent the Company in legal proceedings initiated before the Hon'ble National Green Tribunal, Western Zone Bench at Pune, in the Appeal No-12/2025(W.Z) and Interim Application No. 30/2025(W.Z.).

RESOLVED FURTHER THAT Mr. Nimesh Shah, authorized person of the Company, be and is hereby authorised to file and/or to defend the Appeal and its Interim Application titled as the Interim Application No. 30/2025(W.Z.), in Appeal No. 12/2025 (W.Z.) under the applicable law before the competent Court, Tribunal, Authorities or Forums including any Appellate Tribunal for and on behalf of the Company as and when required to give effect to the above resolution.

RESOLVED FURTHER THAT Mr. Nimesh Shah, authorized person of the Company, be and is hereby authorised to engage any Advocate/Solicitors/Consultants and to submit Vakalatnama, statements, documents, evidences, declarations, etc. before the appropriate Tribunal/Authorities/Court and/or the Police Authorities for and on behalf of the Company as and when required and to enter into any compromise, settlement of case they may consider appropriate in the interest of the Company."

RESOLVED FURTHER THAT, a copy of this resolution, duly certified by any one of the Directors, be furnished to the concerned and they be requested to act thereon as may be required."

//CERTIFIED TRUE COPY//
For Arihant Aashiyana Private Limited

Parth Chhajer
Director
DIN: 06646333