

# 1076

HON'BLE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH, PUNE

## ORIGINAL APPLICATION NO. 36/2024 (WZ)

**Irba Mashnaji Konapure & Anr. .... Applicants**

VERSUS

**Union of India through MoEF&CC .... Respondents**

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**WRITTEN ARGUMENTS AND SUMMARY  
BY RESPONDENT NO. 10 - M/s J K DEVELOPERS**

### **MOST RESPECTFULLY SUBMITTED**

Respondent No. 10 have reviewed all the provided documents, including the Joint Committee Report and various submission made by the other respondents along with the annexures, points of the application and affidavits by Applicant. Based on this information I am filing this written submission;

## I. Summary of the Application (OA No. 36/2024 (WZ))

### **Applicants:**

1. Mr. Irba Mashnaji Konapure
2. Mr. Sayyed Mohammed Sabir Usman

### **Respondents:**

1. Union of India (Through Secretary-MoEFCC)
2. Central Ground Water Authority (Through Member Secretary)
3. State Level Environment Impact Assessment Authority-Maharashtra (SEIAA) (Through Member Secretary)
4. Maharashtra Pollution Control Board (Through Member Secretary)
5. Maharashtra Pollution Control Board (Through Regional Office)
6. Mira Bhayander Municipal Corporation (MBMC) (Through Municipal Commissioner-MBMC)
7. Mira Bhayander Municipal Corporation (MBMC) (Through Assistant Director Town Planning-MBMC)
8. The Collector of Thane
9. JK Developers F.G.H. Co-Operative Housing Society Ltd.
10. M/s. JK Developers (Project Proponent, PP) (Through its Proprietor: Shri. Ravikumar Alias Jeetendra Amarnath Kapoor)

**Subject Matter:** An application seeking restoration and restitution and relief against alleged gross intentional violations of various environmental and pollution control

enactments causing damage to the environment and ecology due to illegal construction by Respondent No. 10 (M/s. JK Developers) in their residential and commercial building project "IRIS," in violation of Environmental Clearances (ECs), Consent to Establish (CTEs), and Consent to Operate (CTOs).

## **Key Facts & Allegations by Applicants:**

- The project "IRIS" is located at Survey No. 21/1, 24/1(P), & New S. No. 24/2, 20/6(P), 20/7(P), Village-Ghodbandar, District-Thane, Maharashtra, within the jurisdiction of Mira-Bhayandar Municipal Corporation (MBMC).
- **Illegal Excess Construction:** Respondent No. 10 allegedly carried out illegal excess construction of 26058.27 m<sup>2</sup> against the permissible Built-Up Area (BUA) of 45221.18 m<sup>2</sup> as per EC dated 14.02.2019, and further undertaken expansion. The total proposed BUA as per MBMC sanction plan dated 21.05.2021 is 78712.51 m<sup>2</sup>.
- **Lack of Prior Consent to Establish (CTE) & Gaps:**
  - No CTE from 07.10.2014 till 25.01.2019 (a gap of 1843 days), with an ex-post facto CTE obtained on 25.01.2019.
  - No CTE for expanded area from 14.09.2022 to 25.12.2022 (a gap of 103 days), with an ex-post facto CTE obtained on 26.12.2022.
- **No Revalidation of Consent to Operate (CTO) & Gaps:**
  - CTO dated 02.07.2021 was valid till 30.04.2023, and revalidation was obtained on 14.01.2024, resulting in a gap of 258 days.

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- **MPCB's Alleged Negligence:** MPCB allegedly neglected to impose and recover Environmental Damage Compensation (EDC) and penalties for the gaps in obtaining CTE and revalidation of CTO.
  - Calculated EDC for gaps in CTE: Rs. 145,950,000/-
  - Calculated EDC for gaps in CTO: Rs. 19,350,000/-
  - Calculated Penalty for CTE violation: Rs. 25,164,712.33/-
- **Illegal Construction of Basement:** The construction of the basement was not appraised or assessed by SEAC-II and SEIAA for the initial EC dated 07.10.2014, yet it was included in the EC.
- **Unscientific STP Installation and Non-operation:** STP is allegedly installed in the basement parking area without proper ventilation, and it is not in operation, nor is it connected online to MPCB for monitoring. Applicants claim capacity changes and non-operation of STP for five years from occupancy.
- **No Tree Plantation on Virgin Land:** Mandated tree plantation (229 trees as per EC dated 14.02.2019, and an additional 510 trees as per EC dated 13.09.2022) is not done on virgin land, with some trees planted on the basement area, which is considered unscientific.
- **Mandatory RG Area/Open Space Not Provided on Virgin Land:** The PP allegedly failed to provide mandatory RG Area/Open Space on the virgin land to the tune of 3143.21 M<sup>2</sup> on ground in addition to the RG above Basement: 1885.93 M<sup>2</sup>. MBMC sanction dated 21.05.2021 shows 1513.20 M<sup>2</sup> RG Area provided on ground, a deficiency of 3004.59 M<sup>2</sup>.

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- Calculated Compensation for Deficient RG Area: Rs. 83,227,143/-

## • **Other Allegations:**

- No installation of Rain Water Harvesting (RWH) system as per the latest EC dated 13.09.2022.
- No installation of Solar Energy System as per EC conditions.
- Illegal ground water extraction through 3 borewells, for domestic use and construction.
- No installation of OWC, solid waste segregation and handling system; solid waste is directly given/dumped to MBMC dump yard.
- Damage to natural water course by narrowing and changing its course.
- Lack of adequate fire tender movement of 7.5 Mtrs.
- Basement slope not provided in the ratio of 1:10.
- No ground water test and soil contamination test.
- No soil preservation for RG area development.
- Non-submission of six-monthly compliance reports and annual returns.
- Non-submission of Environmental Statement.
- MBMC failed to stop illegal construction despite notice.

**Total Damages Sought: Rs. 840,172,586.86/- (approximately Rs. 84.02 Crores).**

## **Prayers:**

- Allow the Original Application.

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- Direct respondents to demolish illegal excess construction or hand it over to the government for public welfare without benefits to PP.
- Direct Respondent No. 10-PP to deposit a heavy amount of compensation to the environment relief fund for illegal excess construction.
- Direct Respondent No. 10-PP to provide RG Area/Open Space on virgin land as per EC, MBMC Sanction & DCR, whichever is higher, and deposit heavy environmental compensation for not providing mandatory RG Area/Open Space on virgin land and not carrying out tree plantation/replantation/tree felling on virgin land.
- Direct Respondent No. 10-PP to carry out the plantation of more than 2290 indigenous trees/samplings on its own land within MBMC jurisdiction with geo-tagging for scientific growing and protection for the next 10 years.
- Direct respondents for restitution of the area by undertaking remedial & mitigation measures by complying with EC, CTE & CTO conditions for environmental infrastructure.
- Direct Respondent No. 3-SEIAA, Respondent No. 4-MS-MPCB & Respondent No. 6-Commissioner MBMC to take action against their officials for allowing illegal construction and not taking action despite notice.
- Grant cost of the application to the applicants.
- Grant any other just and equitable reliefs in the interest of environmental justice.

## II. Reply Affidavits

## A. **Affidavit by Respondent No. 10 (M/s. JK Developers)**

**Deponent:** Umesh Ray, Project Manager with M/s JK Developers (Respondent No. 10).

### **Key Submissions & Contentions:**

- **Denial of Allegations:** Denies all allegations as bald, vague, without evidence, and incorrect.
- **Valid Permissions:**
  - Possesses valid EC (Expansion) for total BUA of 97,373.47 m<sup>2</sup> (FSI: 53,855.05 m<sup>2</sup> & Non-FSI: 43,518.42 m<sup>2</sup>).
  - Has valid 'Consent to Establish' from MPCB dated 25.01.2019 under ORANGE category for total plot area of 19946 m<sup>2</sup> and total construction built-up area of 79522.36 m<sup>2</sup>.
  - Has valid 'Consent to Operate' from MPCB dated 14.01.2024, valid up to 30.04.2026, with penal charges of Rs. 3,19,425/- paid.
  - Obtained Completion Certificates for IRIS F, G, H wings (06.08.2021) and C, D, E wings (22.02.2023).
  - Construction is complete, and application for final 'Occupancy Certificate' is pending with MBMC.
- **Joint Committee Report (JCR) - Dispute on EDC Calculation:**
  - Accepts factual findings but disputes the JCR's conclusion or adjudication on 'Environmental Damage Compensation' (EDC) and penal fees.

- Argues that the CPCB formula for EDC (from OA 593/2017) is insensitive to the facts of this case (type/quantum of pollution, damage).
- States that parameters like STP capacity, treated sewage recirculation (30% recirculated, 66% discharged to municipal sewer, not river), and discharge to formal sewerage were not considered in the formula.
- Highlights that CPCB's subsequent guidelines (December 2022) for imposing EDC should have been considered.
- Asserts that the STP was operative, and samples were not collected as per statutory procedures (Water Act s. 21, EPA 1986 Rules 6 to 11), making results inadmissible.
- **Limitation Period for Penal Fees:**
  - Contends that MPCB already regularized consent (25.01.2019).
  - The OA was filed on 06.02.2024, and nothing beyond 5 years (i.e., before 06.02.2019) can be entertained by NGT due to limitation.
  - Argues that MPCB has no statutory power to impose penalties for past periods under Water Act 1974 or Air Act 1981.
  - Claims MPCB's circulars on penal fees (e.g., dated 12.07.2022) are ultra vires and without lawful authority or government approval.
  - Refers to MPCB's own 'Enforcement Policy' (01.03.2016) which mentions a Bank Guarantee (BG) regime, and a BG was indeed taken, implying no double jeopardy.

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- States that penal charges are for "paper delay" during construction, not actual pollution, and fall outside the 5-year limitation.
- **Alleged Violations & PP's Rebuttal:**
  - **Not obtaining CTE:** Acknowledges the period from 03.07.2014 to 25.01.2019 (1668 days) but states it's a procedural violation, with no treated or untreated sewage generated during the construction phase until 02.07.2021.
  - **Air Pollution (Dust):** In the pre-construction stage, it's mainly air pollution due to dust (PM) emissions, not water pollution or solid waste, so the water pollution-based EDC formula is inapplicable for that period.
  - **STP & OWC:** Claims STP of 450 KLD and OWC of 350 Kg/day were provided and are operational. STP is fully functional, causing no pollution.
  - **Borewell/Groundwater:** States "No" to borewell use in project summary.
  - **RG Area:** States RG area of 3143 m<sup>2</sup> required, and that providing it above basement slab is no scientific.
  - **Trees:** 229 trees required (RG 220 + Miyawaki 510).
- **Refusal of Consent (2013):** MPCB's refusal of consent in 2013 was due to "not submitting the approved plan from planning authority and NOC from local body," not environmental shortcomings or pollution.
- **Compliance with JCR Observations:** Claims compliance with all observations of the JCR, including STP repair, appointment of qualified staff, flowmeters, and OWC operation.

- **Occupier's Responsibility:** Argues that once the society is formed, the "occupier" (as defined in Water and Air Acts) is responsible for consent and compliance, and the application for change of name in Consent to Operate shall be moved by the Society.
- **Proper Computation of EDC:** EDC should be based on identifying and quantifying actual pollution and cost of restoration, not merely imposing a penalty. Penalty provisions are under EP Act s. 15 and require specific procedures.

## **B. Affidavit by Respondent No. 5 (MPCB - Maharashtra Pollution Control Board)**

### **Key Submissions & Supporting Statements to R-10:**

- **Compliance with NGT Order:** Affidavit filed in compliance with NGT order dated 25.09.2024.
- **Joint Committee Report (JCR):** States that a Joint Committee submitted its report via email dated 26.07.2024 in compliance with the NGT order dated 13.02.2024.
- **Consent to Operate History:**
  - Granted 1<sup>st</sup> Consent to Operate (Part-I) dated 02.07.2021 (valid up to 30.04.2023).
  - Renewed vide Consent to Operate (Part-II) dated 14.01.2024 (valid up to 30.04.2026).
  - Granted 1<sup>st</sup> Consent to Operate (Part-III) dated 22.06.2024 for "Red" category, valid up to 30.04.2028.
- **Site Visit Observations (10.12.2024):**
  - Project Proponent (PP) provided underground Sewage Treatment Plants (STPs) of 250 CMD and 450 CMD with MBBR technology. Treated water is used for flushing and

gardening, with the remainder discharged into the municipal sewer.

- PP installed an Organic Waste Converter (OWC) of 500 kg/day capacity, and it was found in operation. Converted waste is used as manure.
- Bank Guarantees (BGs) of Rs. 10 Lakh and Rs. 2 Lakh were submitted and are valid up to 2027.
- PP obtained Consent to Operate (Part-I, II, III). Occupancy observed in all buildings **except Building No. K, for which an application has been made.**
- **STP Outlet Sample Analysis:** Samples collected from the STP outlets on 10.12.2024 show parameters within limits.

## **C. Joint Committee Report (dated 26.07.2024, site inspection on 18.04.2024)**

**Members Present:** Shri Surender Gugloth, Scientist "E", MoEF&CC-IRO, Nagpur; Shri Kiran Hasbanis, Regional Officer, MPCB, Thane; Shri Tanaji Gambhire, Advocate of applicant; Shri Sachin Patil, Sectional Engineer MBMC. Mrs. Smita R Vanave, Field Officer, MPCB, Thane-II accompanied.

### **Key Observations and Findings:**

- **Environmental Clearance (EC):**
  - PP obtained EC dated 07.10.2014 for 58128.34 sq-m total built-up area.
  - PP obtained amendment & expansion EC dated 14.02.2019 for 79522.36 sq-m total built-up area.
  - PP obtained expansion EC dated 13.09.2022 for 97,373.47 sq-m total built-up area.

- First plinth check certificates for building No.- A to I (dated 23/01/2015) were obtained *after* the grant of EC from SEIAA, Maharashtra.
- MBMC provided sanctioned plans and completion certificates for various buildings (F, G, H, C, D, E).
- **Consent to Establish (CTE) & Consent to Operate (CTO):**
  - PP's application for CTE in 2013 was rejected on 15.04.2013.
  - PP obtained CTE dated 25.01.2019 for 79522.36 sq-m.
  - PP initiated construction activities (plinth level certificate on 03.07.2014) without obtaining mandatory CTE. Ex-post facto CTE was obtained on 25.01.2019.
  - PP obtained 1st part CTO dated 02.07.2021 (valid up to 30.04.2023) for 32545.61 sq-m built-up area.
  - PP obtained CTO dated 14.01.2024 (valid up to 30.04.2026) with penal charges of Rs. 3,19,425/- paid.
- **Environmental Services:**
  - **STP:** PP provided STP of reported design capacity of 450 CMD. Unit operations and processes are installed underground and were found in operation. Grab samples collected from STP inlet and outlet on 18.04.2024.
    - Analysis results showed SS: 35 mg/l (against 20 mg/l std), BOD: 60 mg/l (against 10 mg/l std), and COD: 112 mg/l (against 50 mg/l std). These were exceeding MPCB prescribed discharge standards.
  - **OWC:** PP installed 01 Organic Waste Converter (OWC) of 350 kg/day capacity. However, the said OWC was *not*

*in operation* during the inspection on 18.04.2024. Non-biodegradable waste is disposed to MBMC.

- **Borewell/Groundwater:** The joint committee *did not observe bore well* in the project site.
- **Rainwater Harvesting:** PP has provided rainwater harvesting system.
- **RG Area & Tree Plantation:**
  - EC dated 07.10.2014 mandated RG area on ground of 3143.21 sq-m and 1885.93 sq. mtrs above Basement slab, and 229 trees on the ground.
  - Joint Committee observed: RG on mother earth: 859.15 sq.mtr only. RG on Podium: 3004.59 sq.mtr. Total RG area provided: 3863.76 sq.mtr. PP planted 396 trees in RG area and 510 Miyawaki plantation on ground.
- **Nalla/Water Course:** No Nalla was shown in previous approval of Layout and Building Plans of Municipal Corporation.
- **Fire Tender Movement:** Municipal Corporation has granted OC after verification of Space for Fire tender Movement.
- **Approach for damages for contravening mandatory provisions of environmental laws:**
  - References MPCB Circular dated 12.07.2022 on penal fees.
  - Calculates penal fees for not obtaining CTE from 03.07.2014 to 25.01.2019 (1668 days) at Rs. 1,14,24,657.5/- based on Red category (5 times of one term consent fee X no. of years of violation).

- Opined that calculation of environmental compensation for discharge of pollutants in water bodies and failure to implement waste management rules (due to non-functioning OWC and exceeding STP parameters) *may not be possible*. However, *attempted to assess* environmental compensation using CPCB formula ( $EC=PI \times N \times R \times S \times LF$ ).
  - PI (Red Category, >100 KLD discharge): 80.
  - N (Number of days of violation for not obtaining CTE): 1668 days.
  - R (Factor in Rupees): 250.
  - S (Scale of operation, LSI): 1.5.
  - LF (Location factor, population below 10 millions for MBMC): 1.
  - Calculated EDC for contravening provisions of Water & Air Acts (without obtaining CTE): Rs. 5,00,40,000/-

- This formula & methodology has been replaced by CPCB's "**General Framework for Imposing Environmental Damage Compensation - December 2022**". Hon'ble Supreme Court also has upheld this methodology after adopted by formal rule.

## **D. MoEF&CC (EIA Notification, 2006)**

This document serves as the foundational legal framework for Environmental Clearances in India. It does not contain an affidavit from MoEF&CC specifically responding to the current OA. However, it outlines the requirements for prior EC, categorisation of projects (Category A, B, B1, B2), screening, scoping, public consultation, appraisal, validity of EC, and post-EC monitoring. It classifies "Building and construction

projects" (item 8(a)) as Category B, requiring EC for BUA between 20,000 sq.mtrs and 1,50,000 sq.mtrs. Townships and Area Development projects (item 8(b)) covering an area  $\geq 50$  ha and/or BUA  $\geq 1,50,000$  sq.mtrs are also Category B and appraised as Category B1. Projects under item 8 (Construction/Township/Commercial Complexes /Housing) do not require Scoping and are appraised based on Form 1/Form 1A and a conceptual plan.

### **III. Updated Summary of Support/Opposing Statements**

- **Project Proponent (R-10) position:** Claims full compliance with all valid environmental permissions (ECs, CTEs, CTOs) and that construction is complete. Acknowledges some procedural delays in obtaining consents but states penalties were paid and argues the Tribunal has no jurisdiction over periods beyond the 5-year limitation. Disputes the Joint Committee's EDC calculations, stating they are inappropriate for the nature of the alleged violations (procedural vs. actual pollution) and that MPCB circulars on penal fees are *ultra vires*. Asserts environmental infrastructure (STP, OWC) is functional and samples are within limits (contradicting JCR's inspection findings but aligned with MPCB's later inspection). Highlights the change in 'occupier' to the society for future compliances.
- **MPCB (R-5) position:** Supports the Project Proponent's current compliance status based on its latest site visit (10.12.2024), stating that STPs and OWC are operational and treated water parameters are within limits. Confirms the issuance of various CTEs and CTOs, including renewals, and the payment of penal charges by the PP for consent renewal delays. Acknowledges the Joint

Committee Report (dated 26.07.2024) but provides more recent (10.12.2024) and favourable observations.

- **Joint Committee Report (MoEF&CC, MPCB, MBMC) (dated 26.07.2024, inspection 18.04.2024):** This report, filed by the Committee including MPCB, confirmed several violations initially alleged by the Applicants. Specifically, it noted:
  - i. Construction initiated *without prior CTE*.
  - ii. STP effluent parameters *exceeded* prescribed standards.
  - iii. OWC was *not in operation*.
  - iv. Calculated penal fees and EDC for the period of non-CTE compliance.
  - v. Noted discrepancy in RG area on Mother Earth.
  - vi. Did *not observe a bore well* at the site.
- **Contradiction:** A significant contradiction exists between the Joint Committee Report's findings (inspection on 18.04.2024) and the MPCB's later affidavit (site visit on 10.12.2024) regarding the operational status of the OWC and the compliance of STP effluent. **The later MPCB report indicates that previous non-compliances may have been rectified by December 2024.**

#### IV. SUMAMRY OF ALL SUBMISSIONS AND CONCLUSION

1. The present Original Application (OA) has been filed by Mr. Irba Mashnaji Konapure and Mr. Sayyed Mohammed Sabir Usman (hereinafter referred to as "Applicants") alleging gross intentional violations of various environmental laws by M/s. JK Developers (Respondent No. 10, hereinafter referred to as "Project Proponent"

or "PP") in their residential and commercial project "IRIS" situated at Village-Ghodbandar, District-Thane, Maharashtra. The Applicants seek demolition of illegal structures, imposition of environmental compensation, and directions for restitution and compliance with environmental norms.

2. The Applicants' grievances primarily include alleged illegal excess construction, delays in obtaining and renewing environmental clearances (EC), Consent to Establish (CTE), and Consent to Operate (CTO), unscientific installation and non-operation of Sewage Treatment Plants (STPs) and Organic Waste Converters (OWCs), failure to provide adequate green belt/Reserved Green (RG) area on virgin land, lack of rainwater harvesting and solar energy systems, illegal groundwater extraction, and damage to natural water courses.
3. Upon admission of the application, this Tribunal, vide its order dated 13.02.2024, constituted a Joint Committee comprising one member each from the Ministry of Environment, Forests and Climate Change (MoEF&CC), the Maharashtra Pollution Control Board (MPCB), and the Mira Bhayander Municipal Corporation (MBMC). The Committee was directed to visit the site, ascertain the alleged violations, calculate Environmental Damage Compensation (EDC) if violations were found, and submit a factual and action-taken report within two months. The MPCB was designated as the nodal agency.
4. The Joint Committee inspected on 18.04.2024 and submitted its report on 26.07.2024. The Project Proponent (Respondent No. 10) filed a detailed affidavit in reply, denying the allegations and challenging the

EDC calculation. The MPCB (Respondent No. 5) also filed an affidavit, providing its own site visit observations from 10.12.2024 and laboratory analysis reports.

## **Analysis of Pleadings and Evidence:**

5. **Substantial Question Relating to Environment and Maintainability:** This Tribunal, as per Section 14 of the National Green Tribunal Act, 2010, adjudicates upon "substantial questions relating to the environment." Furthermore, Rule 14 of the NGT (Practice & Procedure) Rules, 2011, explicitly states that "Every application or appeal, as the case may be, shall be based upon a single cause of action and shall not raise more than one substantial question relating to the environment." The present OA, as pleaded by the Applicants, consolidates numerous alleged violations spanning different timeframes and concerning various environmental aspects, including procedural lapses in obtaining consents, issues with infrastructure operation, and non-compliance with planning norms. This aggregation of distinct factual matrices and potential causes of action within a single application raises concerns regarding its maintainability under the strictures of Rule 14.
6. **Findings on Alleged Violations based on Reports:**
  - o **Environmental Clearances and Consents:** The record indicates that the Project Proponent possesses a series of ECs (dated 07.10.2014, 14.02.2019, 13.09.2022). While the Joint Committee Report indeed found that construction was initiated prior to obtaining the mandatory CTE (plinth certificate dated 03.07.2014 vs. CTE dated 25.01.2019), and noted gaps in CTO revalidation, the MPCB's subsequent

actions of issuing ex-post facto CTEs and renewing CTOs, with the collection of penal charges (Rs. 3,19,425/- paid for CTO renewal), suggest a process of regulatory reconciliation for these procedural non-compliances. The Project Proponent's contention regarding the 5-year limitation period and the validity of MPCB's circulars on penal fees (arguing they are *ultra vires* and lacking statutory support) are legal arguments concerning the enforcement mechanism itself, rather than a direct, unmitigated environmental harm at present.

- **Operation of Environmental Infrastructure:**
  - **STP Operation:** The Joint Committee's inspection on 18.04.2024 found that the STP was operating but its outlet effluent parameters (SS, BOD, COD) *exceeded* MPCB prescribed discharge standards. However, the subsequent affidavit filed by MPCB, based on its site visit on 10.12.2024, explicitly states that the STPs were operational and samples collected *then* showed parameters *within limits*. This indicates that remedial measures were likely undertaken between these two inspection dates, leading to compliance. The latest monitoring reports from Gadark Lab (September 2024) also show BOD, COD, and TSS within limits for the STP outlet.
  - **OWC Operation:** The Joint Committee observed on 18.04.2024 that the OWC was "not in operation". Conversely, the MPCB's later site visit report of 10.12.2024 clearly states that "PP has installed OWC having capacity 500 Kg/D and found in operation. Converted waste is used as a

manure". This again demonstrates a rectification of the earlier noted non-compliance.

- **RG Area and Tree Plantation:** While the Applicants allege deficiency in RG area on virgin land , the Joint Committee noted that RG area on "mother earth" was 859.15 Sq.mtr and on "Podium" was 3004.59 Sq.mtr, with a total of 3863.76 Sq.mtr, and that 396 trees were planted in RG area along with 510 Miyawaki plantation. This indicates that green cover has been provided, though the exact adherence to "virgin land" for all RG area might be debatable based on original sanction plans.
- **Illegal Groundwater Extraction:** Both the Project Proponent and the Joint Committee explicitly stated that no borewell was observed or is in use for groundwater extraction at the project site. This directly refutes the Applicant's allegation on this point.
- **Damage to Natural Water Course:** The Joint Committee stated that "no Nalla was shown in previous approval of Layout and Building Plans of Municipal Corporation", which contradicts the Applicant's assertion of damage to an existing water course.

7. **Environmental Damage Compensation (EDC) Calculation:** The Joint Committee calculated a penal fee of Rs. 1,14,24,657.5/- for the period of not obtaining CTE and an EDC of Rs. 5,00,40,000/- for contravening provisions of Water and Air Acts. However, the Project Proponent has argued that the CPCB formula used for EDC is designed for direct pollution discharges,

not for procedural delays during construction (where dust, not water pollution, would be the primary concern). Furthermore, the MPCB has already collected penal charges from the PP for consent delays, which implicitly addresses the financial aspect of past procedural non-compliance. This Tribunal's role is not to act as a punitive body for past procedural lapses where current compliance is demonstrated and existing regulatory mechanisms have already addressed the issue, unless a clear, measurable, and unmitigated environmental damage is established.

8. **No Measurable Damage to Environment:** Based on the most recent reports and affidavits, particularly the MPCB's site visit on 10.12.2024 and the latest Gadark Lab reports (September 2024), the environmental infrastructure appears to be functioning, and the discharge parameters are within prescribed limits. While initial inspections by the Joint Committee noted certain non-compliances (e.g., STP effluent standards and OWC operation on 18.04.2024), these seem to have been rectified. The core of environmental jurisprudence, as applied by this Tribunal, is to prevent and control pollution and ensure remediation of actual environmental damage. Where such damage is not demonstrably ongoing, and where remedial actions have been taken, the premise for imposing further substantial penalties for past procedural issues, particularly if already monetarily addressed by the regulatory authority, becomes tenuous in an application primarily seeking restitution and prevention of ongoing harm.

**RESPONDENT NO. 10 REQUESTS THAT:**

9. The present application, while raising a multitude of environmental concerns, suffers from a procedural infirmity under Rule 14 of the NGT (Practice & Procedure) Rules, 2011, by aggregating several disparate alleged violations and causes of action within a single Original Application. This dilutes the focus on a single, substantial environmental question. The primary objective of the NGT is not to re-adjudicate upon past procedural non-compliances that have already been addressed by the statutory regulatory authorities through established mechanisms, including the imposition of penalties, unless there is clear evidence of unmitigated, significant environmental damage.
10. The evidence on record, particularly the more recent monitoring reports from the MPCB and independent laboratories, indicates that the environmental infrastructure at the project site is now operational and meeting prescribed standards, and earlier noted non-compliances regarding STP effluent quality and OWC operation appear to have been rectified. In the absence of a clear, present, and measurable environmental damage that warrants further drastic intervention such as demolition or additional significant compensation beyond what the regulatory authority has already levied or sought to levy, and considering the procedural shortcomings of the application, this Tribunal finds no compelling reason to grant the extensive reliefs sought.

## **CURRENT STATUS**

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- A.** The project is complete in all respect including all environmental amenities, as per EC and Consent.
- B.** MPCB has granted 'Consent to Operate' even for the last Part-4 on 06/02/2025 valid up to 31/12/2029.

- C.** MBMC has issued 'Occupancy Certificate' for the entire project on 17/02/2025.
- D.** The possession of the project has been handed over to the occupants and the same has been accepted by the society. General Body Meeting Minutes of Meeting dated 16/08/2024.

## HON'BLE SUPREME COURT RECENT JUDGEMENTS

11. As summary of all these Judgements below, EDC can be imposed as per CPCB Framework of 2022 and that too only after rules are formulated. There is no damage to environment. Hence no EDC should be imposed unless determined properly and levied under rule of law.
- a) 2022-01-21 SC Judg CA No.1046\_2019 **Kantha Vibhag Yuva Koli Samaj Parivartan Trust Vs SoG**
  - b) 2025-08-04 SC Judg CA Nos. 757-760\_2013 **DPCC Vs Lodhi Property**
  - c) 2025-09-01 SC CA 8119\_2022 **Triveni Engg Vs UP**: Can't outsource its adjudicatory functions to Expert Committees

## FINAL PRAYERS FOR DISPOSING OF THE OA:

12. The Original Application No. 36/2024(WZ) be dismissed, primarily on the ground of maintainability under Rule 14 of the National Green Tribunal (Practice & Procedure) Rules, 2011, which mandates that an application shall be based upon a single cause of action and shall not raise more than one substantial question relating to the environment.
13. Furthermore, based on the reports and affidavits placed before this Tribunal, it is observed that while certain

non-compliances may have existed in the past, these appear to have been addressed by the Project Proponent and the regulatory authority, MPCB, through the issuance of necessary consents and the collection of penal charges, and the environmental infrastructure is now reported to be functioning in compliance with the prescribed norms. The Tribunal finds no sufficient evidence of ongoing substantial environmental degradation directly attributable to the Project Proponent that would warrant further intervention at this juncture.

**14. Hon'ble Tribunal may hold that the delay in obtaining the 'Consent to Establish' and 'Consent to Operate' is the procedural delay, and that doesn't mean that it has resulted in the pollution and damage to the environment, unless it is shown by the Applicant.**

15. The Applicants are at liberty to file fresh applications, if so advised, addressing specific, distinct, and substantial questions relating to the environment, each founded on a single cause of action, and supported by concrete evidence of ongoing, unmitigated, and measurable environmental damage, in accordance with the provisions of the NGT Act, 2010, and relevant rules.

**Date: 10-12-2025**  
**Place: Pune**



**ADVOCATE FOR RESPONDENT NO. 10**  
**M/S J K DEVELOPERS**

## MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000200692/CE/2502000567

Date: 06/02/2025

To,  
 M/s. J K Developers, "JK - IRIS"  
 located at S. No. 21 H. No. 1, Old S. No 24  
 H. No. 1 & Now New S. No. 24 H.No.2,  
 S.No.20 H.No.6 (Part), S. No. 20 H. No.7  
 (Part), Ghodbunder,  
 Tal & Dist: Thane



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

- Ref:**
1. Consent to Establish granted vide No. Format1.0/BO/ROHQ/UAn-50196/CE/CC-1901001927 dtd. 25.01.2019.
  2. Environment Clearance granted vide No. SEIAA-EC-0000000683 DATED 14/02/2019
  3. 1st Consent to Operate (Part-I) granted vide No. Fomrat1.0/CC/UAN NO.107739/CO-2107000123 dtd. 02.07.2021 & RENEWAL OF CONSNET FOR VALID UP TO 30/04/2026
  4. Environment Clearance granted vide No. SIA/MH/MIS/256930/2022 dtd.14/02/2019
  5. 1st Consent to Operate (Part-II) granted vide dtd. 14/02/2023 VALID UP TO 30/04/2026
  6. 1st Consent to Operate (Part-III) granted vide dtd. 22/06/2024 VALID UP TO 30/04/2028
  7. Minutes of 14th Consent Committee Meeting (Agenda A) of 2024-2025 held on 17/01/2025

Your application NO. MPCB-CONSENT-0000200692

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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 Revalidation of 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.220 Cr. (As per undertaking submitted by pp).**

3. **The Consent to Establish is valid for remaining Construction of Residential & Commercial Building project named as M/s. J K Developers, "JK - IRIS" Proposed residential building with shopline located at S. No. 21 H. No. 1, Old S. No 24 H. No. 1 & Now New S. No. 24 H.No.2, S.No.20 H.No.6 (Part), S. No. 20 H. No.7 (Part), Ghodbunder, Thane 401107. on Total Plot Area of 19363.00 SqMtrs for construction BUA of 64,827.86 sq.mt out of Total Builtup area 97,373.47 sq.mt SqMtrs out of Total Construction BUA of SqMtrs as per EC granted dated 13/09/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish granted dtd. 25.01.2019	19946.00	79522.36
2	Environment Clearance dtd. 03/03/2023	19946.00	79522.36
3	1st Consent to Operate (Part-I) dt: 08/06/2023	19363.00	32545.61
4	Environment Clearance granted dtd. 13.09.2022	19363.00	97373.47
5	1st Consent to Operate (Part-II) Granted dtd. 26/06/2023	19363.00	29323.02
6	1st Consent to Operate (Part-III) dated 29/03/2023	19363.00	23031.10

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	491	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set 630 KVA	1	As per Schedule -II
S2	DG Set 120 KVA x3	3	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	STP SLUDGE	78 Kg/Annum	Filter Press	Used as Manure
2	WET WASTE	1254 Kg/Day	Treated in organic waste composter	Used as Manure
3	DRY WASTE	855 Kg/Day	Segregation	Segregate & handover to the local authorised vendor

**T.C**



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. PP shall comply with the conditions stipulated in Environment Clearance & consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same
9. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS
10. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body
11. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility
12. Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area
13. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016
14. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase
15. project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E conditions
16. Project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide No. SIA/MH/MIS/256930/2022 dtd. 13.09.2022.
17. This revalidation of Consent to establish is issued without prejudice to the orders passed/ being passed by the Hon'ble NGT in OA NO 36/2024

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.



*Avinash*

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**Signed by: Dr. Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2025-02-06 21:07:44 IST

## Received Consent fee of -

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	444000.00	MPCB-DR-25000	04/03/2024	NEFT
2	19287.67	TXN2407005345	29/07/2024	Online Payment

### Copy to:

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



## SCHEDULE-I

### Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **500 CMD for treatment of domestic effluent of 491 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	<i>Limiting concentration not to exceed in mg/l, except for pH</i>
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.	<i>Purpose for water consumed</i>	<i>Water consumption quantity (CMD)</i>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	588.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Set 630 KVA	Acoustic Enclosure	5.00	HSD 36 Ltr/Hr	1	SO <sub>2</sub>	17.28 Kg/Day
S2	DG Set 120 KVA X 3 Nos	Acoustic Enclosure	5.00	HSD 72 Ltr/Hr	1	SO <sub>2</sub>	34.56 Kg/Day

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

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

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

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	Revalidation of Consent to Establish	Rs. 10 Lakh	Extend existing BG	Towards Compliance of Consent 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**

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

**BG Return details**

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



**SCHEDULE-IV****Conditions during construction phase**

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

**General Conditions:**

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

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

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This certificate is digitally & electronically signed.

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**MAHARASHTRA POLLUTION CONTROL BOARD**

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000223064/CO/2502000568

Date: 06/02/2025

To,  
 M/s. J K Developers, "JK - IRIS"  
 located at S. No. 21 H. No. 1, Old S. No 24  
 H. No. 1 & Now New S. No. 24 H.No.2,  
 S.No.20 H.No.6 (Part), S. No. 20 H. No.7  
 (Part), Ghodbunder,  
 Tal & Dist: Thane



**Sub: Grant of 1st Consent to Operate (Part-4) for Residential Cum Commercial construction Project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981**

- Ref:**
1. Consent to Establish granted vide No. Format1.0/BO/ROHQ/UAn-50196/CE/CC-1901001927 dtd. 25.01.2019.
  2. Environment Clearance granted vide No. SEIAA-EC-0000000683 DATED 14/02/2019
  3. 1st Consent to Operate (Part-I) granted vide No. Fomrat1.0/CC/UAN NO.107739/CO-2107000123 dtd. 02.07.2021 & RENEWAL OF CONSNET FOR VALID UP TO 30/04/2026
  4. Environment Clearance granted vide No. SIA/MH/MIS/256930/2022 dtd.14/02/2019
  5. 1st Consent to Operate (Part-II) granted vide dtd. 14/02/2023 VALID UP TO 30/04/2026
  6. 1st Consent to Operate (Part-III) granted vide dtd. 22/06/2024 VALID UP TO 30/04/2028
  7. Minutes of 14th Consent Committee Meeting (Agenda B) of 2024-2025 held on 17/01/2025

Your application NO. MPCB-CONSENT-0000223064

For: Grant of 1st Consent to Operate (Part-4) for Residential Cum Commercial construction Project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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 1st Consent to Operate (part-V) is valid up to: 31/12/2029**
2. **The capital investment of the project is Rs.65.97 Cr. (As per undertaking submitted by pp).**

**T.C**

3. **The Grant of 1st Consent to Operate (Part-4) is valid for Residential Cum Commercial construction Project named as M/s. J K Developers, "JK - IRIS" at S. No. 21 H. No. 1, Old S. No 24 H. No. 1 & Now New S. No. 24 H.No.2, S.No.20 H.No.6 (Part), S. No. 20 H. No.7 (Part), Ghodbunder, Thane 401107 Total Plot Area of 19363.00 SqMtrs for construction BUA of 12,473.74 sq.mt out of Total Built-up area 97,373.47 sq.mt as per EC granted dated 13/09/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish granted dtd. 25.01.2019	19946.00	79522.36
2	Environment Clearance dtd. 03/03/2023	19946.00	79522.36
3	1st Consent to Operate (Part-I) dt: 08/06/2023	19363.00	32545.61
4	Environment Clearance granted dtd. 13.09.2022	19363.00	97373.47
5	1st Consent to Operate (Part-II) Granted dtd. 26/06/2023	19363.00	29323.02
6	1st Consent to Operate (Part-III) dated 29/03/2023	19363.00	23031.10

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	491	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set 450 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	STP SLUDGE	45 Kg/Annum	Filter Press	Used as Manure
2	WET WASTE	91 Kg/Day	Treated in organic waste composter	Used as Manure
3	DRY WASTE	136 Kg/Day	Segregation	Segregate & handover to the local authorised vendor

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. PP shall comply with the conditions stipulated in Environment Clearance & consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same
9. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS
10. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body
11. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility
12. Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area
13. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016
14. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase
15. project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E conditions
16. Project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide No. SIA/MH/MIS/256930/2022 dtd. 13.09.2022.
17. This of Consent to operate is issued without prejudice to the orders passed/ being passed by the Hon'ble NGT in OA NO 36/2024

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

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	500000.00	MPCB-DR-30082	29/11/2024	NEFT

**Copy to:**

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



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

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **500 CMD for treatment of domestic effluent of 491 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	588.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

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

- 1) As per your application, you have provided the Air pollution control (APC) system and erected 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
S1	DG Set 450KVA	Acoustic Enclosure	5.00	HSD 36 Ltr/Hr	1	SO2	17.28 Kg/Day

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

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

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

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	Consent to operate	Rs. 10 Lakh	Extend existing BG	Towards Compliance of Consent conditions	31/12/2029	31/03/2030

\*\* 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**

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

**BG Return details**

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



## SCHEDULE-IV

### **General Conditions:**

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

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

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This certificate is digitally & electronically signed.

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**T.C**



## Mira Bhayandar Municipal Corporation


**APPENDIX 'H'**  
**FULL OCCUPANCY CERTIFICATE**

OCC No : MBMC/O/7008/0004/2025/AutoDCR  
 CC No : MBMCB/7008/2024/APL/0024/AutoDCR

OCC Date : 17 February, 2025  
 CC Date : 26 December, 2024

Reference : File No. MBMCB/7008/2024/0078/AutoDCR/OCC & Date. 10 February, 2025

To,  
**JEETENDRA KAPOOR**  
**KRISHNA BUNGLOW, GREATER BOMBAY, GULMOHAR**  
**ROAD NO 5, PLOT NO 26, JUHU, MUMBAI-400049**

**Anil Premchand Motiramani (Lic:STATE/R/2025/APL/15610 )**  
**License Engineer**  
**Commercial Unit No. 4, 5; 2nd and 3rd Floor, KD Hermitage 1,**  
**Kanakia Road, Opposite Commissioner Bungalow, Mira Road**  
**East 401107**

**Building Details**

<b>Building Name :</b> 1 (WING-K)	<b>Built up Area:</b> 9163.73 Sq. Mt.
<b>Building Use:</b> Mixed Use	<b>Name of Pwork:</b> 1-1 (WING-K)
<b>Floor Name:</b> TERRACE FLOOR, RECREATIONAL FLOOR, THIRTYSEVENTH FLOOR, THIRTY SIXTH FLOOR, THIRTYFIFTH FLOOR, THIRTYFOURTH FLOOR, THIRTYTHIRD FLOOR, THIRTYSECOND FLOOR, THIRTYFIRST FLOOR, THIRTIETH FLOOR, TWENTYNINTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYSIXTH FLOOR, TWENTYFIFTH FLOOR, TWENTYFOURTH FLOOR, TWENTYTHIRD FLOOR, TWENTYSECOND FLOOR, TWENTYFIRST FLOOR, TWENTIETH FLOOR, NINETEENTH FLOOR, EIGHTEENTH FLOOR, SEVENTEENTH FLOOR, SIXTEENTH FLOOR, FIFTEENTH FLOOR, FOURTEENTH FLOOR, THIRTEENTH FLOOR, TWELFTH FLOOR, ELEVENTH FLOOR, TENTH FLOOR, NINTH FLOOR, EIGHTH FLOOR, SEVENTH FLOOR, SIXTH FLOOR, FIFTH FLOOR, FOURTH FLOOR, THIRD FLOOR, SECOND FLOOR, FIRST PARKING FLOOR, GROUND FLOOR, BASEMENT FLOOR	
<b>Building Name :</b> (ROW HOUSE-1)	<b>Built up Area:</b> 318.89 Sq. Mt.
<b>Building Use:</b> Mixed Use	<b>Name of Pwork:</b> -1 (ROW HOUSE-1)
<b>Floor Name:</b> FIRST FLOOR, TERRACE FLOOR, GROUND FLOOR	
<b>Building Name :</b> (SOCIETY OFFICE & DRIVER REST ROOM)	<b>Built up Area:</b> 153.78 Sq. Mt.
<b>Building Use:</b> Mixed Use	<b>Name of Pwork:</b> -1 (SOCIETY OFFICE & DRIVER REST ROOM)
<b>Floor Name:</b> TERRACE FLOOR, GROUND FLOOR	

**Gross Plot Area :** 19363.00 Sq Mt.

Sir,

The **FULL** development work in building No.

**1 (WING-K)-(TERRACE FLOOR, RECREATIONAL FLOOR, THIRTYSEVENTH FLOOR, THIRTY SIXTH FLOOR, THIRTYFIFTH FLOOR, THIRTYFOURTH FLOOR, THIRTYTHIRD FLOOR, THIRTYSECOND FLOOR, THIRTYFIRST FLOOR, THIRTIETH FLOOR, TWENTYNINTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYSIXTH FLOOR, TWENTYFIFTH FLOOR, TWENTYFOURTH FLOOR, TWENTYTHIRD**

# 1119

FLOOR,TWENTYSECOND FLOOR,TWENTYFIRST FLOOR,TWENTIETH FLOOR,NINETEENTH FLOOR,EIGHTEENTH FLOOR,SEVENTEENTH FLOOR,SIXTEENTH FLOOR,FIFTEENTH FLOOR,FOURTEENTH FLOOR,THIRTEENTH FLOOR,TWELFTH FLOOR,ELEVENTH FLOOR,TENTH FLOOR,NINTH FLOOR,EIGHTH FLOOR,SEVENTH FLOOR,SIXTH FLOOR,FIFTH FLOOR,FOURTH FLOOR,THIRD FLOOR,SECOND FLOOR,FIRST PARKING FLOOR,GROUND FLOOR,BASEMENT FLOOR),

(ROW HOUSE-1)-(FIRST FLOOR,TERRACE FLOOR,GROUND FLOOR),

(SOCIETY OFFICE & DRIVER REST ROOM)-(TERRACE FLOOR,GROUND FLOOR) Plot No.:-, Village:Ghodbunder, Hissa No.:-, CTS No. :-, Society.:IRIS, Survey No.:S. NO. 21/1, 24/2, Sector No.:- completed under the supervision of Anil Premchand Motiramani, License Engineer (License No. STATE/R/2025/APL/15610) may be occupied on the following conditions.

OFFICE OF THE : Mira Bhayandar Municipal Corporation

Outward No. : MBMC/O/7008/0004/2025/AutoDCR

Date : 17 February, 2025

**OCCUPATION GRANTED**



Scan QR code for verification of authenticity.

Yours faithfully,  
**Assistant Director Town Planning**

Digitally signed by PURUSHOTTAM  
MANOHARAO SHINDE  
Date: 17 Feb 2025 13:12:05  
Organization: Mira Bhayandar Municipal  
Corporation  
Designation: Assistant Director Town  
Planning



**Terms and Condition :**

- 1 Authority will supply only drinking water as per availability
- 2 All conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
- 3 It is responsibility of Developer /Society to keep in Operation the system of Solar Water System & rain Water Harvesting system.(if applicable)
- 4 It is responsibility of Developer /Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

**Note:** Occupancy plan is not issued separately along with this letter. Hence please refer approved plan issued.

A set of certified completion plans is returned herewith.

Enclosed: As above

Office Stamp

### संस्था नोंदणी नंतरची प्रथम सर्वसाधारण सभा

आज दिनांक १६/०८/२०२४ रोजी जे. के. डेव्हलपर्स आयरीस ए.बी.आय.जे.के. विंग आणि रो-हाऊस को-ऑप. हौ. सो. लि., विनय नगर, व्हिलेज- घोडबंदर, जे.पी.जवळ, मिरारोड (पुर्व) ता.जि.ठाणे या संस्थेची नोंदणी नंतरची प्रथम सर्वसाधारण सभा आयोजित करण्यात आलेली असून सदर सभा गणपूर्ती अभावी त्याच ठिकाणी अर्ध्या तासानंतर सुरू करण्यात आलेली आहे. सदर सभेमध्ये खालीलप्रमाणे ठराव संमत करण्यात आले.

**विषय क्र. 1 :- सभेकरीता अध्यक्षीची निवड करणे.**

**ठराव :-** आजच्या सभेचे अध्यक्षपद श्री. अजित नागोजी जगदाळे यांनी स्विकारावे असा प्रस्ताव मांडण्यात आला व त्यास सर्वांनी एकमताने मंजूरी दिली तद्नंतर श्री. अजित नागोजी जगदाळे यांनी सभेचे अध्यक्षपद स्विकारून सभेच्या कामकाजास सुरूवात केली.

सुचक :- संदीप रंजन

अनुमोदक :- संजय कोहली

**ठराव सर्वानुमते मंजूर**

**विषय क्र. 2 :-** मा. उपनिबंधक यांनी मंजूर केलेली उपविधी स्विकारणे.

**ठराव :-** मा. उपनिबंधक सहकारी संस्था, ठाणे तालुका यांचेकडून मंजूर झालेला उपविधी व त्यातील नियमावलीबाबत उपस्थित प्राधिकृत अधिकारी श्री. सुधाकर राठोड, सहकारी अधिकारी श्रेणी-2 यांनी महत्वपूर्ण मार्गदर्शन करून सदर नियमावलीच्या अनुषंगाने कामकाज करण्यात यावे असे सर्व सभासदांना सूचित करण्यात आले त्यास सर्वांनी एकमताने मंजूरी दिली.

सुचक :- रविंद्र कुमार

अनुमोदक :- कपील शर्मा

**ठराव सर्वानुमते मंजूर**

**विषय क्र. 3 :-** एका वर्षासाठी हंगामी व्यवस्थापक समितीची निवड करणे.

**ठराव :-** संस्थेच्या आदर्श उपविधीतील तरतुदीनुसार संस्था नोंदणी झाल्यानंतर संस्थेचे कामकाज चालविण्याकरीता एक वर्ष मुदतीकरीता हंगामी समिती स्थापन करणे आवश्यक आहे. असे प्राधिकृत अधिकारी यांनी सांगितले त्या अनुषंगाने संस्थेचे कामकाज करणेकरीता खालीलप्रमाणे हंगामी व्यवस्थापक समिती स्थापन करण्यात आले.

- |                       |                 |
|-----------------------|-----------------|
| 1. संदीप रंजन         | - सर्वसाधारण    |
| 2. एजाज शेख           | - सर्वसाधारण    |
| 3. दिप्तगुशू चटर्जी   | - सर्वसाधारण    |
| 4. संदीप सिंग         | - सर्वसाधारण    |
| 5. विनितसिंग परिहार   | - सर्वसाधारण    |
| 6. कपील शर्मा         | - सर्वसाधारण    |
| 7. संजय कोहली         | - सर्वसाधारण    |
| 8. प्रमोद रॉय         | - सर्वसाधारण    |
| 9. रविंद्र कुमार      | - सर्वसाधारण    |
| 10. निशिकांत उपाध्याय | - सर्वसाधारण    |
| 11. रंजना नायर        | - महिला (राखीव) |
| 12. नेहा शर्मा        | - महिला (राखीव) |



Received by  
Praveen B. Kar.  
25-9-2025  
9867141489

T.C

*(Signature)*

13. हिमेश टेलर  
14. कुलदीप पुरी  
15. अभिषेक कांबळे

- इतर मागासवर्गीय मतदार संघ  
- विमुक्त जाती/भटक्या जमाती/ विशेष मागास प्रवर्ग  
- अनुसूचित जाती मतदार संघ

### ठराव सर्वानुमते मंजूर

**विषय क्र. 4 :-** प्रवर्तका व्यतिरिक्त ज्यांनी संस्थेच्या सभासदत्वासाठी अर्ज केले आहेत त्यांना सभासद करून घेणे.

**ठराव :-** संस्था नोंदणीनंतर कोणत्याही सभासदाने सभासदत्वासाठी अर्ज केलेले नाहीत असे मुख्यप्रवर्तक यांनी सांगितले त्यामुळे कोणत्याही सभासदास या सभेमध्ये सभासद करून घेण्यात आलेले नाही.

सुचक :- कुलदीप पुरी

अनुमोदक :- हिमेश टेलर

### ठराव सर्वानुमते मंजूर

**विषय क्र. 5 :-** संस्थेच्या मुख्यप्रवर्तकाने पहिल्या सर्वसाधारण सभेच्या अगोदरच्या 14 दिवसापर्यंतच्या कालावधीसाठी तयार केलेल्या जमाखर्चाच्या हिशोबाचे पत्रक स्विकारणे व त्यास मंजूरी देणे.

**ठराव :-** संस्था नोंदणीपर्यंत झालेला सर्व खर्च विकासक/मुख्यप्रवर्तक यांनी सादर केला त्यास सर्वानुमते मंजूरी देण्यात आली.

सुचक :- विनितसिंग परिहार

अनुमोदक :- दिपंगलू चटर्जी

### ठराव सर्वानुमते मंजूर

**विषय क्र. 6 :-** मासिक निधी (मेंटेनन्स) निश्चित करणे.

**ठराव :-** सभासदांनी मासिक निधी कसा निश्चित करावयाचा व कोणत्या फंडाकरीता उदा. सिंकींग फंड व रिपेअर फंड किती रक्कम सभासदाकडून जमा करावयाची याबाबत प्राधिकृत अधिकारी यांनी मोलाचे मार्गदर्शन केले व सभासदांच्या विनंतीनुसार मासिक निधी त्यांच्या विशेष सर्वसाधारण सभेमध्ये ठरविणार असल्याचे सर्वानुमते सांगण्यात आले व त्यास उपस्थित सर्व सभासदांनी एकमताने मंजूरी दिली.

सुचक :- निशिकांत उपाध्याय

अनुमोदक :- एजाज शेख

### ठराव सर्वानुमते मंजूर

**विषय क्र. 7 :-** सन 2024-25 साठी लेखापरीक्षकाची नियुक्ती करणे.

**ठराव :-** संस्थेच्या मंजूर उपविधीनुसार व सहकार कायदानुसार संस्थेचे लेखापरीक्षण करणेकरीता लेखापरीक्षकाची नियुक्ती करणे आवश्यक असल्याचे व लेखापरीक्षणाकरीता सहकार पॅनलवरील लेखापरीक्षकाकडूनच लेखापरीक्षण करणे गरजेचे असल्याचे प्राधिकृत अधिकारी यांनी सांगितले त्यानुसार संस्थेचे सन 2024-25 या कालावधीचे लेखापरीक्षण करणेकरीता नामतालिकेवरील लेखापरीक्षकाची निवड करणेचे अधिकार व्यवस्थापक समितीस देण्यात आले.

सुचक :- संजय कोहली  
अनुमोदक :- रंजना नायर

### ठराव सर्वानुमते मंजूर

विषय क्र. 8 :- दि ठाणे जिल्हा को-ऑप. हौ. फेडरेशनचे सभासदत्व स्विकारणे बाबत निर्णय घेणे.

ठराव :- संस्थेनी दि ठाणे जिल्हा को-ऑप. हौसिंग फेडरेशनचे सभासदत्व घेण्याबाबत उपस्थित प्राधिकृत अधिकारी यांनी सूचना केली व सभासदत्वाचे फायदे सांगितले. जेणेकरून भविष्यातील कामकाजामध्ये संस्थेस सदर फेडरेशन मोलाची मदत करेल.

सुचक :- नेहा शर्मा  
अनुमोदक :- अभिषेक कांबळे

### ठराव सर्वानुमते मंजूर

विषय क्र. 9 :- हंगामी व्यवस्थापक समितीच्या कोणाही एका सभासदास व्यवस्थापक समितीची पहिली सभा बोलविण्याचा अधिकार देणे.

ठराव :- हंगामी समितीची पहिली सभा बोलविण्यासाठी सर्व निवडलेल्या समिती सदस्यांना सांगण्यात आले त्यावर सर्व हंगामी समितीच्या सदस्यांनी रविंद्र कुमार यांचे नाव सुचविल्याने सभेचा अजेंडा काढण्यासाठी श्री. रविंद्र कुमार यांना अधिकार देण्यात आले.

सुचक :- संदीप सिंग  
अनुमोदक :- संजय कोहली

### ठराव सर्वानुमते मंजूर

विषय क्र. 10 :- मा. अध्यक्षांच्या परवानगीने आयत्यावेळी येणारे विषय

ठराव :- मा. अध्यक्षांच्या परवानगीने व संस्थेच्या सभासदांनी केलेल्या चर्चेतून तसेच प्राधिकृत अधिकारी यांनी केलेल्या मार्गदर्शनानुसार खालीलप्रमाणे ठराव पारित करण्यात आले.

1. सदरची व्यवस्थापक समिती ही हंगामी व्यवस्थापक समिती असल्यामुळे त्यांचा कालावधी एक वर्षाचा राहिल.
2. नवीन सदस्य तसेच मुळ सदस्यांच्या जागी नवीन खरेदीदारांची नोंदणी व प्रवेश दिला जाईल.
3. विद्यमान सदस्यांना भाग दाखला जारी करण्यात येतील.
4. विंग ए आणि विंग बी च्या सदनिकाधारकांना पूढील विक्री/खरेदी विक्रीसाठी नाहरकत दाखल दिला जाईल. उर्वरित न विकलेल्या सदनिकेसाठी विकासक नाहरकत दाखला देईल.
5. संस्थेनी विकासकाचे विक्री न झालेल्या संस्थेबाबत प्रिमीयम घेवू नये. तसेच त्यांचे विक्रीसाठी संस्थेनी हस्तक्षेप करू नये.
6. सोसायटीने एसटीपी, ओडब्ल्यूसी, सोलर सिस्टिम, पावसाचे पाणी साठवण, आर.जी व इतर सोई सुविधाशी संबंधित उपकरणे किंवा यंत्रसामग्रीचा ताबा या सभेच्या कार्यवाहीच्या प्रती मिळताच तात्काळ घ्यावा आणि त्यानंतर महाराष्ट्र प्रदूषण मंडळ व एमबीएमसी मार्गदर्शक सुचनांनुसार देखभाल करावी, ज्यामुळे सोसायटीच्या कामकाजाचा सुरळीतपणे चालावा यासाठी मदत होईल.
7. विकासकाने नियुक्त केलेले विक्रेते किमान एक महिना सुरू राहतील. त्यानंतर सोसायटीने त्याच विक्रत्यांने ठेवावे अथवा बदल करावा हे त्यांच्या निर्णयावर अवलंबून राहिल.
8. 15 ऑगस्ट 2025 पासून सोसायटी देखभाल व खर्चाची जबाबदारी स्विकारेल. 15 ऑगस्ट 2025 पर्यंत

देखभाल व खर्च विकासकांकडून सदस्यांसाठी केला जाईल. व त्याचे बिल सोसायटीच्या समितीकडे देण्यात यावे.

9. के विंगच्या 38 व्या मजल्यावरील क्लब हाऊस आणि सोयी-सुविधा केवळ के-विंगच्या सदस्य / सदनिका मालकांच्या वापरासाठीच असतील व त्याच्या देखभालीचा संपूर्ण खर्च के-विंगच्या सदनिका धारकांकडून केला जाईल.

वरीलप्रमाणे संस्थेच्या झालेल्या सभेमध्ये ठराव संमत करण्यात आलेले असून सभा अध्यक्षांच्या परवानगीने सर्व सभासदांचे आभार मानून सभा संपल्याचे जाहीर केले.

मुख्यप्रवर्तक

जे. के. डेव्हलपर्स आयरीस-ए.बी.आय.जे.के.  
विंग आणि रो-हाऊस को-ऑप. हौ. सो. लि.,  
विनय नगर, व्हिलेज-घोडबंदर, जे.पी.जवळ, मिरारोड (पुर्व) ता.जि.ठाणे



9/16/13  
सुधाकर राठोड  
सरकारी अधिकारी शेळी-2

CC TO Dy Registrar Thane Taluka  
24/09/13  
व. लिपीक  
उपनिबंधक  
सरकारी संस्था, ठाणे तालुका, ठाणे

## English Translation of the Minutes of the First General Body Meeting

### The First General Body Meeting after the Registration of the Society

The first General Body Meeting after the registration of J. K. Developers IRIS A.B.I.J.K. Wing & Row House Co-Op. Hsg. Soc. Ltd., Vinay Nagar, Village Ghodbunder, Near J.P., Mira Road (East), Taluka & District Thane, was scheduled for today, **Date: 16/08/2024.**

Due to a lack of quorum, the said meeting was started at the same venue after a lapse of half an hour.

The following resolutions were passed in the said meeting:

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#### **SUBJECT NO. 1:**

Election of the Chairman for the Meeting

**Resolution:** A proposal was moved that Shri. Ajit Nagoji Jagdale

should assume the Chairmanship of today's meeting, and the same was unanimously approved by all. Thereafter, Shri. Ajit Nagoji Jagdale accepted the Chairmanship and commenced the proceedings of the meeting.

**Resolution Unanimously Approved.**

**Proposer:** Sandeep Ranjan

**Seconded:** Sanjay Kohli

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#### **SUBJECT NO. 2:**

# 1126

Adopting the Bye-laws approved by the Hon'ble Deputy Registrar

**Resolution:** The Authorized Officer present, Shri. Sudhakar Rathod, Co-operative Officer Grade-2

, provided important guidance regarding the Bye-laws and the Regulations approved by the Hon'ble Deputy Registrar, Co-operative Societies, Thane Taluka. All members were informed that the work should be carried out in accordance with these regulations, which was unanimously approved by all.

**Resolution Unanimously Approved.**

**Proposer:** Ravindra Kumar

**Seconded:** Kapil Sharma

---

## **SUBJECT NO. 3:**

Selection of a Provisional Managing Committee for a period of one year

**Resolution:** The Authorized Officer stated that, as per the provisions of the Model Bye-laws of the Society, it is necessary to constitute a Provisional Committee for a period of one year to run the affairs of the Society after its registration. Accordingly, the following Provisional Managing Committee was constituted to conduct the affairs of the Society:

<b>Sr.</b>	<b>Name</b>	<b>Category/Constituency</b>
1.	Sandeep Ranjan	General
2.	Ejaj Shaikh	General

Sr.	Name	Category/Constituency
3.	Diptangushu Chatterji	General
4.	Sandeep Singh	General
5.	Vinitsingh Parihar	General
6.	Kapil Sharma	General
7.	Sanjay Kohli	General
8.	Pramod Roy	General
9.	Ravindra Kumar	General
10.	Nishikant Upadhyay	General
11.	Ranjana Nair	Woman (Reserved)
12.	Neha Sharma	Woman (Reserved)
13.	Himesh Tailor	Other Backward Class Constituency
14.	Kuldeep Puri	Vimukt Jati/Nomadic Tribes/Special Backward Category
15.	Abhishek Kamble	Scheduled Caste Constituency

**Resolution Unanimously Approved.**

#### **SUBJECT NO. 4:**

Granting Membership to those who have applied for membership of the Society, other than the Promoter

**Resolution:** The Chief Promoter stated that no member had applied for membership after the registration of the Society, and therefore, no new member was admitted to the Society in this meeting.

**Resolution Unanimously Approved.**

**Proposer:** Kuldeep Puri

**Secunder:** Himesh Tailor

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## **SUBJECT NO. 5:**

Accepting and approving the Statement of Accounts of Income and Expenditure prepared by the Chief Promoter of the Society for the period up to 14 days prior to the First General Body Meeting

**Resolution:** The Developer/Chief Promoter presented all the expenses incurred up to the registration of the Society, which was unanimously approved.

**Resolution Unanimously Approved.**

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## **SUBJECT NO. 6:**

Fixing the Monthly Fund (Maintenance)

**Proposer:** Vinit Singh Parihar

**Secunder:** Diptangushu Chatterji

**Resolution:** The Authorized Officer provided valuable guidance to the members on how to fix the monthly fund (maintenance) and how much amount should be collected from the members for various funds, such as the **Sinking Fund** and **Repair Fund**. Upon the request of the members, it was unanimously agreed that the monthly fund (maintenance) would be determined in their

**Special General Body Meeting**, and this was unanimously approved by all present members.

**Resolution Unanimously Approved.**

**Proposer:** Nishikant Upadhyay

**Seconder:** Ejaj Shaikh

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**SUBJECT NO. 7:**

Appointment of an Auditor for the year 2024-25

**Resolution:** The Authorized Officer stated that, as per the approved Bye-laws of the Society and the Co-operative Act, it is mandatory to appoint an Auditor for the audit of the Society. It was further stated that the audit must be carried out only by an Auditor from the Co-operation Panel. Accordingly, the powers to select an Auditor from the panel for the audit of the Society for the period 2024-25 were given to the

**Managing Committee.**

**Resolution Unanimously Approved.**

**Proposer:** Sanjay Kohli

**Seconder:** Ranjana Nair

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**SUBJECT NO. 8:**

**Deciding on taking membership of The Thane District Co-Op. Hsg.**

Federation

**Resolution:** The Authorized Officer present suggested that the Society should take membership of The Thane District Co-Op. Housing Federation

and explained the benefits of membership. It was noted that this Federation will provide valuable assistance to the Society in its future functioning.

**Resolution Unanimously Approved.**

**Proposer:** Neha Sharma

**Seconder:** Abhishek Kamble

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Subject No. 9: Granting authority to any one member of the Provisional Managing Committee to call the first meeting of the Managing Committee

**Resolution:** All selected committee members were asked to convene the first meeting of the Provisional Committee. Since all Provisional Committee members suggested the name of

**Ravindra Kumar**, he was given the authority to issue the agenda of the meeting.

**Resolution Unanimously Approved.**

**Proposer:** Sandeep Singh

**Seconder:** Sanjay Kohli

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**SUBJECT NO. 10:**

Any other matter with the permission of the Hon'ble Chairman

**Resolution:** The following resolutions were passed with the permission of the Hon'ble Chairman, based on the discussion held by the members of the Society, and the guidance provided by the Authorized Officer:

1. Since the said Managing Committee is a **Provisional Managing Committee**, its tenure shall be **one year**.
2. New members as well as new purchasers in place of original members will be **registered and admitted**.
3. **Share Certificates** will be issued to the existing members.
4. **No Objection Certificate (NOC)** for future sale/purchase will be issued to the flat owners of **Wing A and Wing B**. The Developer will issue the NOC for the unsold flats remaining.
5. The Society shall **not** take any premium from the Developer for the unsold flats, and the Society shall **not interfere** with their sale.
6. The Society shall immediately take possession of the equipment or machinery related to the facilities such as STP (Sewage Treatment Plant), OWC (Organic Waste Converter), Solar System, Rainwater Harvesting, R.G. (Recreational Ground), and other amenities, upon receiving the copy of the proceedings of this meeting. Thereafter, the Society shall maintain the same in accordance with the guidelines of the **Maharashtra Pollution Control Board (MPCB)** and **MBMC (Mira Bhayandar Municipal Corporation)**, which will help in the smooth functioning of the Society's operations.
7. The vendors appointed by the Developer shall continue for a minimum of one month. Thereafter, it will be up to the Society's decision whether to retain the same vendors or change them.

8. The Society shall accept the responsibility for maintenance and expenses **from August 15, 2025**. Until August 15, 2025, the maintenance and expenses will be borne by the Developer for the members, and the bill for the same should be submitted to the Society's Committee.
9. The **Club House** and amenities on the **38<sup>th</sup> floor of K Wing** shall be for the use of the members/flat owners of **K-Wing only**, and the entire cost of its maintenance shall be borne by the flat owners of K-Wing.

The resolutions of the Society's meeting were passed as above. The Chairman thanked all the members with their permission and declared the meeting concluded.

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## **(Signatures and Official Seals)**

### **Chief Promoter**

J. K. Developers IRIS  
A.B.I.J.K. Wing & Row  
House Co-Op. Hsg. Soc.  
Ltd.  
Vinay Nagar, Village -  
Ghodbunder, Near J.P., Mira  
Road (East), Taluka &  
District Thane

### **Sudhakar Rathod**

Co-operative Officer Grade-2  
Dy. Registrar Co-operative Societies,  
Thane Taluka, Thane

## संस्था नोंदणी नंतरची प्रथम सर्वसाधारण सभा

आज दिनांक १६/०८/२०२४ रोजी जे. के. डेव्हलपर्स आयरीस ए.बी.आय.जे.के. विंग आणि रो-हाऊस को-ऑप. हौ. सो. लि., विनय नगर, व्हिलेज घोडबंदर, जे.पी. जवळ, मिरारोड (पुर्व) ता.जि.ठाणे या संस्थेची नोंदणी नंतरची प्रथम सर्वसाधारण सभा आयोजित करण्यात आलेली असून सदर सभा गणपूर्ती अभावी त्याच ठिकाणी अर्ध्या तासानंतर सुरू करण्यात आलेली आहे. सदर सभेमध्ये खालीलप्रमाणे ठराव संमत करण्यात आले.

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### विषय क्र.

1: सभेकरीता अध्यक्षांची निवड करणे

ठराव: आजच्या सभेचे अध्यक्षपद श्री. अजित नागोजी जगदाळे यांनी स्विकारावे असा प्रस्ताव मांडण्यात आला व त्यास सर्वांनी एकमताने मंजुरी दिली. तद्नंतर श्री. अजित नागोजी जगदाळे यांनी सभेचे अध्यक्षपद स्विकारून सभेच्या कामकाजास सुरूवात केली.

ठराव सर्वानुमते मंजूर

सुचक: संदीप रंजन

अनुमोदक: संजय कोहली

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### विषय क्र. 2: मा.

उपनिबंधक यांनी मंजूर केलेली उपविधी स्विकारणे

ठराव: मा. उपनिबंधक सहकारी संस्था, ठाणे तालुका यांचेकडून मंजूर झालेला उपविधी व त्यातील नियमावलीबाबत उपस्थित प्राधिकृत अधिकारी श्री. सुधाकर राठोड, सहकारी अधिकारी श्रेणी-2

यांनी महत्वपूर्ण मार्गदर्शन करून सदर नियमावलीच्या अनुषंगाने कामकाज करण्यात यावे असे सर्व सभासदांना सूचित करण्यात आले. त्यास सर्वांनी एकमताने मंजूरी दिली.

**ठराव सर्वानुमते मंजूर**

**सुचक: रविंद्र कुमार**

**अनुमोदक: कपील शर्मा**

**विषय क्र.**

3: एका वर्षासाठी हंगामी व्यवस्थापक समितीची निवड करणे

**ठराव:** संस्थेच्या आदर्श उपविधीतील तरतुदीनुसार संस्था नोंदणी झाल्यानंतर संस्थेचे कामकाज चालविण्याकरीता एक वर्ष मुदतीकरीता हंगामी समिती स्थापन करणे आवश्यक आहे. असे प्राधिकृत अधिकारी यांनी सांगितले. त्या अनुषंगाने संस्थेचे कामकाज करणेकरीता खालीलप्रमाणे हंगामी व्यवस्थापक समिती स्थापन करण्यात आले:

अ. क्र.	नाव	प्रवर्ग / मतदार संघ
1.	संदीप रंजन	सर्वसाधारण
2.	एजाज शेख	सर्वसाधारण
3.	दिसंगूशू चटर्जी	सर्वसाधारण
4.	संदीप सिंग	सर्वसाधारण
5.	विनितसिंग परिहार	सर्वसाधारण
6.	कपील शर्मा	सर्वसाधारण
7.	संजय कोहली	सर्वसाधारण
8.	प्रमोद राँय	सर्वसाधारण
9.	रविंद्र कुमार	सर्वसाधारण

10.	निशिकांत उपाध्याय	सर्वसाधारण
11.	रंजना नायर	महिला (राखीव)
12.	नेहा शर्मा	महिला (राखीव)
13.	हिमेश टेलर	इतर मागासवर्गीय मतदार संघ
14.	कुलदीप पुरी	विमुक्त जाती/भटक्या जमाती/ विशेष मागास प्रवर्ग
15.	अभिषेक कांबळे	अनुसूचित जाती मतदार संघ

Export to Sheets

ठराव सर्वानुमते मंजूर

विषय क्र.

4: प्रवर्तका व्यतिरिक्त ज्यांनी संस्थेच्या सभासदत्वासाठी अर्ज केले आहेत त्यांना सभासद करून घेणे ठराव: संस्था नोंदणीनंतर कोणत्याही सभासदाने सभासदत्वासाठी अर्ज केलेले नाहीत असे मुख्यप्रवर्तक यांनी सांगितले. त्यामुळे कोणत्याही सभासदास या सभेमध्ये सभासद करून घेण्यात आलेले नाही.

ठराव सर्वानुमते मंजूर

सुचक: कुलदीप पुरी

अनुमोदक: हिमेश टेलर

विषय क्र.

5: संस्थेच्या मुख्यप्रवर्तकाने पहिल्या सर्वसाधारण सभेच्या अगोदरच्या 14 दिवसापर्यंतच्या कालावधीसाठी तयार केलेल्या जमाखर्चाच्या हिशोबाचे पत्रक स्विकारणे व त्यास मंजूरी देणे ठराव: संस्था नोंदणीपर्यंत झालेला सर्व खर्च विकासक/मुख्यप्रवर्तक यांनी सादर केला. त्यास सर्वानुमते मंजूरी देण्यात आली.

## ठराव सर्वानुमते मंजूर

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### विषय क्र.

6: मासिक निधी (मेंटेनन्स) निश्चित करणे

सुचक: विनितसिंग परिहार

अनुमोदक: दिसंगूशू चटर्जी

ठराव: सभासदांनी मासिक निधी कसा निश्चित करावयाचा व कोणत्या फंडाकरीता उदा. सिंकींग फंड व रिपेअर फंड किती रक्कम सभासदाकडून जमा करावयाची याबाबत प्राधिकृत अधिकारी यांनी मोलाचे मार्गदर्शन केले. व सभासदांच्या विनंतीनुसार मासिक निधी त्यांच्या विशेष सर्वसाधारण सभेमध्ये ठरविणार असल्याचे सर्वानुमते सांगण्यात आले. व त्यास उपस्थित सर्व सभासदांनी एकमताने मंजूरी दिली.

## ठराव सर्वानुमते मंजूर

सुचक: निशिकांत उपाध्याय

अनुमोदक: एजाज शेख

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### विषय क्र.

7: सन 2024-25 साठी लेखापरीक्षकाची नियुक्ती करणे

ठराव: संस्थेच्या मंजूर उपविधीनुसार व सहकार कायदानुसार संस्थेचे लेखापरीक्षण करणेकरीता लेखापरीक्षकाची नियुक्ती करणे आवश्यक असल्याचे व लेखापरीक्षणाकरीता सहकार पॅनलवरील लेखापरीक्षकाकडूनच लेखापरीक्षण करणे गरजेचे असल्याचे प्राधिकृत अधिकारी यांनी सांगितले. त्यानुसार संस्थेचे सन 2024-25 या कालावधीचे लेखापरीक्षण करणेकरीता नामतालिकेवरील लेखापरीक्षकाची निवड करणेचे अधिकार व्यवस्थापक समितीस देण्यात आले.

## ठराव सर्वानुमते मंजूर

सुचक: संजय कोहली

अनुमोदक: रंजना नायर

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**विषय क्र. 8: दि ठाणे जिल्हा को-ऑप. हौ.**

फेडरेशनचे सभासदत्व स्विकारणे बाबत निर्णय घेणे

ठराव: संस्थेनी दि ठाणे जिल्हा को-ऑप. हौसिंग फेडरेशनचे सभासदत्व घेण्याबाबत उपस्थित प्राधिकृत अधिकारी यांनी सूचना केली व सभासदत्वाचे फायदे सांगितले. जेणेकरून भविष्यातील कामकाजामध्ये संस्थेस सदर फेडरेशन मोलाची मदत करेल.

ठराव सर्वानुमते मंजूर

सुचक: नेहा शर्मा

अनुमोदक: अभिषेक कांबळे

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**विषय क्र.**

9: हंगामी व्यवस्थापक समितीच्या कोणाही एका सभासदास व्यवस्थापक समितीची पहिली सभा बोलविण्याचा अधिकार देणे ठराव: हंगामी समितीची पहिली सभा बोलविण्यासाठी सर्व निवडलेल्या समिती सदस्यांना सांगण्यात आले. त्यावर सर्व हंगामी समितीच्या सदस्यांनी

रविंद्र कुमार यांचे नाव सुचविल्याने सभेचा अजेंडा काढण्यासाठी श्री. रविंद्र कुमार

यांना अधिकार देण्यात आले.

ठराव सर्वानुमते मंजूर

सुचक: संदीप सिंग

अनुमोदक: संजय कोहली

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**विषय क्र. 10: मा. अध्यक्षांच्या परवानगीने आयत्यावेळी येणारे विषय**

ठराव: मा. अध्यक्षान्च्या परवानगीने व संस्थेच्या सभासदांनी केलेल्या चर्चेतून तसेच प्राधिकृत अधिकारी यांनी केलेल्या मार्गदर्शनानुसार खालीलप्रमाणे ठराव पारीत करण्यात आले:

1. सदरची व्यवस्थापक समिती ही हंगामी व्यवस्थापक समिती असल्यामुळे त्यांचा कालावधी एक वर्षाचा राहिल.
2. नवीन सदस्य तसेच मुळ सदस्यांच्या जागी नवीन खरेदीदारांची नोंदणी व प्रवेश दिला जाईल.
3. विद्यमान सदस्यांना भाग दाखला (Share Certificate) जारी करण्यात येतील.
4. विंग ए आणि विंग बी च्या सदनिकाधारकांना पूढील विक्री/खरेदी विक्रीसाठी नाहरकत दाखल (NOC) दिला जाईल. उर्वरित न विकलेल्या सदनिकेसाठी विकासक नाहरकत दाखला देईल.
5. संस्थेनी विकासकाचे विक्री न झालेल्या संस्थेबाबत प्रिमीयम घेवू नये. तसेच त्यांचे विक्रीसाठी संस्थेनी हस्तक्षेप करू नये.
6. सोसायटीने एसटीपी (STP), ओडब्ल्यूसी (OWC), सोलर सिस्टिम, पावसाचे पाणी साठवण (Rainwater Harvesting), आर.जी (R.G) व इतर सोई सुविधाशी संबंधित उपकरणे किंवा यंत्रसामग्रीचा ताबा या सभेच्या कार्यवाहीच्या प्रती मिळताच तात्काळ घ्यावा. आणि त्यानंतर महाराष्ट्र प्रदूषण मंडळ (MPCB) व एमबीएमसी (MBMC) मार्गदर्शक सुचनांनुसार देखभाल करावी. ज्यामुळे सोसायटीच्या कामकाजाचा सुरळीतपणे चालावा यासाठी मदत होईल.
7. विकासकाने नियुक्त केलेले विक्रेते किमान एक महिना सुरू राहतील. त्यानंतर सोसायटीने त्याच विक्रत्यांने ठेवावे अथवा बदल करावा हे त्यांच्या निर्णयावर अवलंबून राहिल.

8. 15 ऑगष्ट 2025 पासून सोसायटी देखभाल व खर्चाची जबाबदारी स्विकारेल. 15 ऑगष्ट 2025 पर्यंत देखभाल व खर्च विकासकांकडून सदस्यांसाठी केला जाईल. व त्याचे बिल सोसायटीच्या समितीकडे देण्यात यावे.

9. के विंगच्या 38 व्या मजल्यावरील क्लब हाऊस आणि सोयी-सुविधा केवळ के-विंगच्या सदस्य / सदनिका मालकांच्या वापरासाठीच असतील. व त्याच्या देखभालीचा संपूर्ण खर्च के विंगच्या सदनिका धारकांकडून केला जाईल.

वरीलप्रमाणे संस्थेच्या झालेल्या सभेमध्ये ठराव संमत करण्यात आलेले असून सभा अध्यक्षाच्या परवानगीने सर्व सभासदांचे आभार मानून सभा संपल्याचे जाहीर केले.

**मुख्यप्रवर्तक**

जे. के. डेव्हलपर्स आयरीस ए.बी.आय. जे. के. विंग आणि रो-हाऊस को-ऑप. हौ. सो. लि.

विनय नगर, व्हिलेज - घोडबंदर, जे.पी. जवळ, मिरारोड (पुर्व)  
ता.जि.ठाणे

**सुधाकर राठोड**

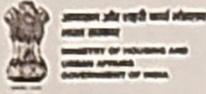
सहकारी अधिकारी श्रेणी-2

उपनिबंधक

सहकारी संस्था, ठाणे तालुका, ठाणे

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Ax. E



Mira Bhayandar  
Municipal Corporation

स्वच्छ  
सर्वेक्षण  
2025

ULB code - 902796



# Swachhata Star Ranking CERTIFICATE

This is certify that in MBMC JURISDICTION

## JK Iris

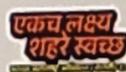


Society/RWA Has been awarded 3 star (\*)  
Star Ranking under the Swachh Bharat Mission  
On the day of December 4, 2025 at  
Mira Bhayandar.

Radhabinod A. Sharma, (IAS)  
Municipal Commissioner and Administrator

This certificate is valid for a period of one year from the date of issue.

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