



sheth Developers &lt;shethdevelopers.pmr@gmail.com&gt;

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**Submission of PMR reports for the period of October 2023 to March 2024\_M/s.  
Sheth Developers Pvt. Ltd. of project "Cynergy"**

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**sheth Developers** <shethdevelopers.pmr@gmail.com>  
To: eccompliance-mh@gov.in, seiaa.mah@gmail.com

Wed, Jul 10, 2024 at 11:07 PM

Respected Sir,

With reference to the above subject, we are submitting the current status of work, monitoring reports, data sheet and point-wise compliance status to various stipulations laid down by SEIAA, Govt. of Maharashtra in its Environmental clearance Submission for Proposed Construction of Commercial Building No. 1 and Fire Station & Aquarium building No. 2 at plot bearing survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9(Pt.) Village Panchpakhadi, Thane by M/s. Sheth Developers Pvt. Ltd.(Cynergy)

EC letter No.SIA/MH/MIS/139108/2020 dated - 31/03/2020

**Thanks & Regards,****M/s. Sheth Developers Pvt. Ltd.****Six Monthly Submission\_Cnergy\_Oct 2023 To March 2024.pdf**  
5993K

To,  
**The Additional Director(S).**  
Regional Office (WCZ),  
**Ministry of Environment and Forest and Climate Change,**  
Ground Floor, East Wing,  
New Secretariat Building Civil Line,  
Nagpur -440001.

Date: 1.06.2024

- Sub** : Submission of Six-monthly Compliance report 2023 for Proposed construction of Commercial Building No. 1 and Fire Station & Aquarium building No. 2 at Plot bearing Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.) at village Panchpakhadi, Thane by M/s. Sheth Developers Pvt. Ltd. (Cnergy).
- Ref. No.** : EC letter No. SIA/MH/MIS/139108/2020; dated: 31.03.2020.

Respected Sir/ Madam,

With reference to above subject, we are submitting the current status of construction work, data sheet, environmental monitoring report and point wise environmental compliance status laid down by the state level Environment Impact Assessment Authority in its clearance letter vide no. SIA/MH/MIS/139108/2020; dated: 31<sup>st</sup> March 2020, along with necessary enclosures.

This compliance report is submitted for the period from **October 2023 to March 2024.**

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,  
For M/s. **Sheth Developers Pvt. Ltd.**

  
Authorized Signatory

Encl : Part A: Current Status of Construction Work.  
Part B: Point wise compliance status.  
Datasheets & Annexures

**Copy to** Regional Office, MPCB, Mumbai.Environment Department, Mantralaya, Mumbai

To,  
**Regional Officer,**  
**Maharashtra Pollution Control Board,**  
Wagle Estate, MIDC Colony,  
Raheja Gardens, Thane (West),  
Thane – 400606.

Date: 1.06.2024

**Sub** : Submission of Six-monthly Compliance report for Proposed construction of Commercial Building No. 1 and Fire Station & Aquarium building No. 2 at Plot bearing Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.) at village Panchpakhadi, Thane by M/s. Sheth Developers Pvt. Ltd. (Cynergy).

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Authorized Signatory

Encl : Part A: Current Status of Construction Work.  
Part B: Point wise compliance status. Datasheets Annexures

**Copy to Regional Office, MoEF Nagpur Department of Environment Mantralaya, Mumbai.**

To,  
**Environment Department.**  
**State Level Environmental Impact Assessment Authority (SEIAA),**  
Government of Maharashtra,  
15th Floor, New Administrative Building,  
Madam Cama Road, Mantralaya,  
Mumbai - 400032

Date: 1.06.2024

**Sub** : Submission of Six-monthly Compliance report for Proposed construction of Commercial Building No. 1 and Fire Station & Aquarium building No. 2 at Plot bearing Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.) at village Panchpakhadi, Thane by M/s. Sheth Developers Pvt. Ltd. (Cynergy).

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Authorized Signatory

Encl : Part A: Current Status of Construction Work.  
Part B: Point wise compliance status. Datasheets Annexures

**Copy to** Regional Office, MoEF Nagpur Regional Office, MPCB, Mumbai

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<b>Sr. NO.</b>	<b>PARTICULARS</b>
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**PART 'A'**

**CURRENT STATUS OF CONSTRUCTION WORK**

<b>Building No.</b>	<b>Configuration</b>	<b>Status</b>
Commercial Building 1	2 level Basement + Ground/Stilt + Mezzanine +1 <sup>st</sup> to 12th (pt.) floor (54.40m)	4th floor completed
Fire station/aquarium building No. 2	Ground + 1 <sup>st</sup> & 2 <sup>nd</sup> + 3 <sup>rd</sup> & 4 <sup>th</sup> Floor (to be handed over to TMC) (20.65m)	Superstructure work completed

**PART 'B'**  
**Point wise compliance status**

**Point wise compliance status to various stipulations laid down by the SEIAA in its clearance letter SIA/MH/MIS/139108/2020 dated 31.03.2020 are as follows:**

	<b>Specific Conditions:</b>	<b>Compliance Reply</b>
I.	PP to increase the solar energy saving to 5%	PP has achieved 5.1% savings through solar energy.
II.	PP to ensure that 40% area of STP tank should be open to sky for adequate ventilation.	Noted. 40% of STP tanks will be open to sky for the ventilation and promotion of aerobic respiration.
III.	The PP get NOC from competent authority with reference to Thane Creek Flamingo Sanctuary if the project site falls within 10km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.	In progress.
IV.	PP to ensure that CER plan gets approved from Municipal Commissioner.	Condition is noted and the plans have been submitted.
V.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No. 22- 34/2018-IA, III dt. 04.01.2019.	Noted.
VI.	SEIAA decided to grant EC for: FSI: 7893.54 m <sup>2</sup> , Non-FSI:12965.58 m <sup>2</sup> and Total BUA: 20859.12 m <sup>2</sup> (Plan approval no.- 504/0152 Revised No. TMC/TDD/3378/20, dated: 10.02.2020, V.P.No.504/0152/19, revised no. TMC/TDD/3383/20, dated: 11.02.2020)	Noted.
	<b>General Conditions:</b>	
I.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste disposed through SWACH authorized vendor.
II.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted.

III.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted and will comply
IV.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Noted and adhered to.
V.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Complied. Height, built up area of proposed construction is accordance with the existing FSI/FAR as per the norms.
VI.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	We had received consent to Established from MPCB.Format1.0/CC/UAN no.0000096972/CE2104000581; dated: 09.04.2021.
VII.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Drinking water, sanitation, Health checkups and water suppression for dust, have been arranged for the working staff and available for all to use.
VIII.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Drinking water and sanitation facilities have been provided to all working staff. Mobile toilets have been connected to the public sewerage line outside the plot.
IX.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<b>Dry Waste:</b> Dry waste would be further segregated into recyclable and non-recyclable and it will be handed over to authorized vendors. <b>Wet Waste:</b> Wet Garbage will be treated in Mechanical Composting Unit with the help of an 'Organic Waste Converter' (OWC) and



		the compost generated would be used as manure for Gardening purposes and excess would be sold to authorized vendors.
X.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	Complied. All excavated material had been used for land leveling.
XI.	Arrangement shall be made that waste water and storm water do not get mixed.	Complied. Separate storm water drains has been provided. Waste water is treated in the STP and reused for flushing and gardening.
XII.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Complied.
XIII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Complied
XIV.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	An area of 1,303.20 m <sup>2</sup> has been dedicated for the development of a green belt.
XV.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	The soil and water sample has been tested with MoEF&CC recognized laboratory. <b>(Reports are enclosed).</b>
XVI.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	There is no generation of hazardous waste at site.
XVII.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	There is no generation of hazardous waste at site.
XVIII.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed	Noted

	for air and noise emission standards.	
XIX.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken	Diesel is not being stored at the site as the site located within the city.
XX.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	<ul style="list-style-type: none"> <li>• Engines &amp; exhaust systems will be properly maintained.</li> <li>• Low sulphur diesel (LSD) will be used.</li> <li>• Idling time will be eliminated /reduced to the maximum.</li> <li>• Evaporative losses will be minimized.</li> <li>• Only vehicles with a valid PUC certificate will be allowed to enter the site.</li> <li>• During non-peak hours, the air and noise levels are all within the norms.</li> </ul>
XXI.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Complying With.</p> <p>Ambient Air quality and Noise levels are being monitored by MoEF &amp; CC recognized laboratory. As per the monitoring data Ambient air quality and noise levels found to be within the prescribed standards.</p> <p><b>(Reports are enclosed).</b></p>
XXII.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the Project site is located within the 100Km of Thermal Power Stations).	Not Applicable
XXIII.	Ready mixed concrete must be used in building construction.	Complied during construction phase.
XXIV.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Storm water drains has been provided as per the requirement.
XXV.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	Noted
XXVI.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Samples of Ground water have been regularly sent to a certified testing lab regularly in accordance to the prepared EMP.
XXVII.	The installation of the Sewage Treatment Plant (STP) should be certified by an	2 Nos. of STP having 100 & 25 KLD capacity will provide for the treatment of

	independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is Commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	sewage.
XXVIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	There is no use of ground water envisaged in the project area.
XXIX.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Noted and will Comply
XXX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Noted and will Comply
XXXI.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Noted
XXXII.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Noted and will Comply
XXXIII.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water	We are provided energy saving measures like use of LED lams for common area and renewable energy sources.

	heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	
XXXIV.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	We will provide DG of capacity 650 KVA in Operation phase. Acoustic enclosure has been provided for the DG stack.
XXXV.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Ambient noise levels during day and night time are being monitored. As per the monitoring data, the ambient noise levels found to be confirming to the prescribed standards. <b>Monitoring report is enclosed.</b>
XXXVI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Agreed and complied with. There is already internal parking so that there is no use of public space.
XXVII.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Noted
XXVIII.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Noted
XXXIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings	Complied with condition.
XL.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be	We obtained earlier Environmental clearance from SEIAA, vide letter no.

	initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	SIA/MH/MIS/139108/2020 dated: 31.03.2020
XL I.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Six monthly reports are submitted to Regional Office, MoEF&CC, Nagpur, and MPCB.
XL II.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	Noted. Two STPs and one OWC will be provide for the project. We received the consent to establish and operate for same.
XL III.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	OWC will be set up for the disposal of the wet garbage and the compost generated would be used as manure for Gardening purposes within the premises and excess would be sold to authorized vendors.
XL IV.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc with due permission of MPCB.	Noted
XL V.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	A complete set of all the documents have been submitted to MPCB along with the application of consent to application.
XL VI.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Condition is noted.
XL VII.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted
XL VIII.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the	Separate funds will be allocated for implementation of environmental protection measures.

	<p>project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB &amp; this department.</p>	
<p>XLIX.</p>	<p>The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a>.</p>	<p>The advertisement is published in Marathi and English language.</p> <div data-bbox="906 485 1224 1010" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>This is to inform that the project for "Proposed Construction of Commercial Building No. 1 "Sheth Energy" and Fire Station &amp; Aquarium building No.2 at Plot bearing Survey 35/4(pt.), 35/8(pt.), 35/9(pt.) of Village Panchpakhad, Thane constructed by M/s. Sheth Developers Pvt. Ltd. has been, accorded environmental clearance from Environment Department, Maharashtra Government vide letter No. SIA / MH / MIS / 139108 / 2020 dt. 31.03.2020 and copy of the same are available with Maharashtra Pollution Control Board and may also be seen on the website at <a href="http://parivesh.nic.in">http://parivesh.nic.in</a></p> <p>For <b>M/s. Sheth Developers Pvt. Ltd.</b> <b>Sd/-</b> <b>Director</b></p> <p>Gr. Floor, Prius Infinity, Behind Ganware House, Paranjape B Scheme, Subhash Road, Vile Parle East, Mumbai - 400057</p> <p style="text-align: right;">1st Aug 2020</p> </div> <div data-bbox="906 1031 1224 1612" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;"><b>जाहीर सूचना</b></p> <p>सर्व जनतेस या सूचनेद्वारा कळविण्यात येते कि शेट सिनजी वाणिज्य इमारत क्र. १ व अग्निशमक स्थानक व मत्सालय इमारत क्रमांक २ कल्याकरिता, राहण शीर्षक सर्वेक्षण क्रमांक ३५/४(पै.), ३५/८(पै.), ३५/९(पै.), पांचपाखाडी गाव, ठाणे, राज्य महाराष्ट्र विकासक मेसर्स शेट डेव्हलपर्स प्रायव्हेट लिमिटेड यांना पर्यावरण मंत्रालय महाराष्ट्र शासनाकडून विस्तारित पर्यावरण मंजूरी पत्र क्रमांक SIA / MH / MIS / 139108 / 2020 दिनांक ३१/०३/२०२० रोजी अन्वये मंजूरी देण्यात आलेली आहे. सदरील पर्यावरण मंजूरी पत्र महाराष्ट्र पर्यावरण नियंत्रक मंडळ आणि <a href="http://parivesh.nic.in">http://parivesh.nic.in</a> मंजूरी या वेबसाईट वर देखील उपलब्ध आहे.</p> <p style="text-align: center;"><b>मेसर्स शेट डेव्हलपर्स प्रायव्हेट लिमिटेड</b> <b>सही-</b> <b>संचालक</b></p> <p>तळ मजला, प्रायास इन्फिनिटी, गरवारे हाउसच्या मागे, परांजपे बी योजना, सुभाष रोड, विलेपार्ले (पूर्व), मुंबई ४०००५७.</p> <p style="text-align: right;">१ ऑगस्ट २०२०</p> </div> <p>We have given advertisement in the English newspaper "Free Press Journal" date 1<sup>st</sup> August 2020 and Marathi newspaper "Navshakti" dated 1<sup>st</sup> August 2020.</p>

L.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	We are submitting six monthly reports to RO, Nagpur, Environment Department, Mantralaya, Mumbai.
LI.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Complied and adhered.
LII.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted.
LIII.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We have submitted the six-monthly report and status of EC condition compliance to the concern authority.
LIV.	The environmental statement for each financial year ending 31 <sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Complied with condition.

**PART 'C'**  
**ENCLOSURE-I**

**MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL**  
**SAFEGUARDS**

Ministry of Environment, Forests & Climate Change Regional Office (WCZ), Nagpur

**Monitoring Report**

**PART – I**  
**DATA SHEET**

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/ Other (specify).	Construction of Commercial building and Fire station & Aquarium building
2.	Name of the project	Proposed construction of Commercial Building No. 1 and Fire Station & Aquarium building No. 2 at Plot bearing Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.) at village Panchpakhadi, Thane by M/s. Sheth Developers Pvt. Ltd. (Sheth Cynergy)
3.	Clearance letter (s) / OM/ no and date:	Environment Clearance for Expansion vide letter no. SAI/MH/MIS/139108/2020 dtd. 31 <sup>st</sup> March, 2020
4.	Location	Panchpakhadi, Thane
a.	District (s)	Thane
b.	State (s)	Maharashtra
c.	Latitude / Longitude	Latitude –19° 12'45.35"N Longitude –72°58'34.54"E
5.	Address for correspondence	



a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Name: Bipin Nanaware Address: Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.) at village Panchpakhadi, Thane.
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Name: Bandeali.Shaikh Address: Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.) at village Panchpakhadi, Thane.
6.	Salient features:	
a.	of the project	Total Plot Area: 64,146.47 Sq.m Total FSI area: 13,126.47 Sq.m Non FSI area: 14,743.16 Sq.m Total construction area: 27,869.63 Sq.m
b.	of the environmental management plans	<ol style="list-style-type: none"> <li>1. <u>Sewage Treatment Plant:</u> 2 Nos. of Sewage Treatment Plant with capacity of 100 KLD &amp; 25 KLD has been provided for treating the wastewater. Recycled wastewater is used for Flushing, Gardening etc.</li> <li>2. <u>Rain water harvesting:</u> 2 nos. of Rainwater Harvesting tanks having capacity 110 cum &amp; 74 cum has been provided to recharge the ground water table</li> <li>3. <u>Solid Waste Management:</u> <ul style="list-style-type: none"> <li>• Dry waste handed over to Authorized vendor.</li> <li>• Wet waste: Will treating in OWC.</li> <li>• STP Sludge (Dry sludge): used as manure for gardening.</li> <li>• Solar system provided for water heater.</li> </ul> </li> </ol>
7.	Break Up of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest

b.	Others	<p>Total Plot Area: 64,146.47 Sq.m                      Total FSI area: 13,126.47 Sq.m                      Non FSI area: 14,743.16 Sq.m                      Total construction area: 27,869.63 Sq.m                      Project details-</p> <table border="1" data-bbox="764 506 1464 877"> <thead> <tr> <th data-bbox="764 506 1130 548">Building No.</th> <th data-bbox="1130 506 1464 548">Configuration</th> </tr> </thead> <tbody> <tr> <td data-bbox="764 548 1130 695">Commercial Building 1</td> <td data-bbox="1130 548 1464 695">2 level Basement + Ground/Stilt + Mezzanine +1<sup>st</sup> to 12th (pt.) floor (54.40m)</td> </tr> <tr> <td data-bbox="764 695 1130 877">Fire station/aquarium building No. 2</td> <td data-bbox="1130 695 1464 877">Ground + 1<sup>st</sup> &amp; 2<sup>nd</sup> + 3<sup>rd</sup> &amp; 4<sup>th</sup> Floor (to be handed over to TMC) (20.65m)</td> </tr> </tbody> </table>	Building No.	Configuration	Commercial Building 1	2 level Basement + Ground/Stilt + Mezzanine +1 <sup>st</sup> to 12th (pt.) floor (54.40m)	Fire station/aquarium building No. 2	Ground + 1 <sup>st</sup> & 2 <sup>nd</sup> + 3 <sup>rd</sup> & 4 <sup>th</sup> Floor (to be handed over to TMC) (20.65m)
Building No.	Configuration							
Commercial Building 1	2 level Basement + Ground/Stilt + Mezzanine +1 <sup>st</sup> to 12th (pt.) floor (54.40m)							
Fire station/aquarium building No. 2	Ground + 1 <sup>st</sup> & 2 <sup>nd</sup> + 3 <sup>rd</sup> & 4 <sup>th</sup> Floor (to be handed over to TMC) (20.65m)							
8.	<p>Break up of the project affected:                      Population with enumeration of those losing houses / dwelling units, only agriculture land only, dwelling units and agriculture land and landless laborers / artisan.</p>	<p>The project does not envisage acquisition of land and / or displacement.</p>						
a.	SC, ST / Adivasis	Not Applicable						
b.	<p>Others</p> <p>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey).</p>	Not Applicable						
9.	Financial details							
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total project cost: Rs. 182.00 Cr						
b.	Allocation made for environmental management plans with item wise	EMP Cost: During operation phase:						

	and year wise break-up	Capital cost: Rs. 95.42 Lakhs Recurring cost: Rs. 13.01 Lakhs per annum		
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	Not Applicable		
d.	Whether (c) includes the cost of environmental management as shown in the above	Not Applicable		
e.	Actual expenditure incurred on the project so far	In Progress		
f.	Actual expenditure incurred on the environmental management plans so far	In progress		
10.	Forest land required			
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.		
b.	The status of clearing and felling	Not Applicable		
c.	The status of compensatory afforestation, if any	Not Applicable		
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	Not Applicable		
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable		
12.	Status of construction (Actual and / or planned)	<b>Building No.</b>	<b>Configuration</b>	<b>Status</b>
		Commercial Building 1	2 level Basement + Ground/Stilt + Mezzanine +1 <sup>st</sup> to 12th (pt.) floor (54.40m)	4 <sup>th</sup> floor completed

		Fire station/aquarium building No. 2	Ground + 1 <sup>st</sup> & 2 <sup>nd</sup> + 3 <sup>rd</sup> & 4 <sup>th</sup> Floor (to be handed over to TMC) (20.65m)	Superstructure work completed
a.	Date of commencement	09.04.2021		
b.	Date of completion (Tentative)	14.07.2027		
13.	Reasons for the delay if the project is yet to start	N.A		
14.	Dates of site visits.			
a.	The date on which the project was monitored by the regional office on previous occasions, if any.	Till date no regional officials have visited to the site		
b.	Date of site visit for this monitoring report	02.05.2024		
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	Sheth Developers Pvt Ltd. Ground & 3rd floor, Prius Infinity, Paranjape B scheme, Subhash Road, Vile Parle East, Mumbai: 4000057.		

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/139108/2020  
Environment Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.  
Date: 31.03.2020.

To,

**M/s. Sheth Developers Pvt. Ltd.**  
Prius Infinity, 3rd Floor & Grd Floor,  
Netaji Subhash Nagar, Vile Parle,  
Mumbai 400057.

**Subject** : Environment Clearance for "Proposed construction of Commercial Building No. 1 and Fire Station & Aquarium building No. 2 at Plot bearing Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.), village Panchpakhadi, Thane by M/s. Sheth Developers Pvt. Ltd

**Reference** : Application no. SIA/MH/MIS/139108/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC - 2 in its 131<sup>st</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 197<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No	Description	Details
1.	Project Name & with Site Address	"Proposed construction of Commercial Building No. 1 and Fire Station & Aquarium building No. 2 at Plot bearing Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.) at village Panchpakhadi, Taluka & District Thane." by M/s. Sheth Developers Pvt. Ltd.
2.	Plot Area (sq. m)	64146.47 Sq. M.
3.	FSI Area (sq. m)	13126.47 Sq. M.
4.	Non-FSI Area (sq. m)	14743.16 Sq. M.
5.	Proposed built-up area (FSI + Non FSI) (sq. m)	27869.63 Sq. M.
6.	Building Configuration	The proposed project is development of 2 buildings. Configuration is as given below: Commercial Building 1: 2 Level Basement + Ground /Stilt + Mezzanine + 1st to 12th (Pt.) Floor (54.40 M) Fire Station/Aquarium Building No. 2: - Ground + 1st & 2nd + 3rd & 4th Floor (To be handed over to T.M.C) (20.65 M)
7.	No. of Tenements & shops	Building No. 1 Offices = 255 Nos. Shops = 8 Nos. Cafeteria = 1 No. at mezzanine floor

		Building No. 2 Office/Control Room = 1 Recreation Zone = 1 Station Manager Cabin = 2 Nos. Division Officer Cabin = 2 Nos. Male Dormitory = 1 Female Dormitory = 1 1 BHK = 3 2 BHK = 1 3 BHK = 1 Aquarium & Staff Room
8.	Total population	Building 1 Offices = 2082 Floating Population = 208 Shops = 41 Floating Population/visitors = 371 Building Staff = 18 Total = 2720  Building 2 Officers/Fire Fighters = 51 Drivers = 5 Floating Population/visitors = 5 Flat Population (1, 2 & 3 BHK) = 23 Aquarium Population = 10 Staff & Approx. 100 Visitors Total = 194  Grand Total = 2914
9.	Total Water Requirement CMD	Total Water Requirement: 137 m <sup>3</sup> /day Fresh Water: 75 m <sup>3</sup> /day Flushing Water: 52 m <sup>3</sup> /day
10.	Sewage Generation CMD	111 m <sup>3</sup> /day
11.	STP Capacity & Technology	2 Nos of STP – Building 1 – 100 KLD & Building 2 – 25 KLD each, Technology: Moving Bed Bio Reactor (MBBR)
12.	STP Location	Below Ground
13.	Total Solid waste Quantities	Wet Waste: 108 Kg/Day Dry Waste: 162 Kg/Day Total: 270 Kg/Day Disposal : 108 Kg/Day
14.	R.G Area in sq.m	Required: 1283.29 Sq. m, Provided: 1303.20 Sq. Mt. Location: On Ground
15.	Power requirement	Connected Load: 2261.08 KW, Demand Load: 1416.05 KW
16.	Energy Efficiency	Total Energy Savings: 22.50 % By Solar Energy: 5.1 %
17.	D.G. set capacity	1 DG Set of 650 kVA
18.	Parking 4W & 2W	Four-Wheeler: 278 Nos. Two-Wheeler: 162 Nos.
19.	Rain water harvesting Scheme	RWH Tank: 2 No. of tanks provided with 2 days of storage capacity of 110 cum for Building 1 & 74 cum for Building 2. RWH pits: NA

20.	Project Cost in (Cr)	Rs. 182 Cr
21.	EMP Cost	Capital Cost – 95.42 Lakhs O & M Cost – 13.01 Lakhs
22.	CER Details	1.5 % of Project cost (Rs. 2.73 Cr)

3. The proposal has been considered by SEIAA in its 197<sup>th</sup> meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

- I. PP to increase the solar energy saving to 5 %.
- II. PP to ensure that 40% area of STP tanks should be open to sky for adequate ventilation.
- III. The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
- IV. PP to ensure that CER plan gets approved from Municipal Commissioner.
- V. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- VI. SEIAA decided to grant EC for FSI: 7893.54 m<sup>2</sup>, Non-FSI:12965.58 m<sup>2</sup> and Total BUA:20859.12 m<sup>2</sup> (Plan Approval no-504/0152 Revised no TMC/TDD/3378/20, dated-10.02.2020, V.P. no 504/0152/19, Revised no TMC/TDD/3383/20, date- 11.02.2020)

**General Conditions:**

- I. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- II. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- III. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- IV. PP has to abide by the conditions stipulated by SEAC& SEIAA.
- V. The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- VI. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- VII. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- VIII. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.


- IX. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- X. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- XI. Arrangement shall be made that waste water and storm water do not get mixed.
- XII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XIII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIV. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- XV. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XVI. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- XVII. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- XVIII. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XIX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- XX. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- XXI. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XXII. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- XXIII. Ready mixed concrete must be used in building construction.
- XXIV. Storm water control and its re-use as per CGWB and BIS standards for various applications.
- XXV. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- XXVI. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.<sup>3</sup>
- XXVII. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- XXVIII. Permission to draw ground water and construction of basement if any shall be obtained from the



- competent Authority prior to construction/operation of the project.
- XXIX. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- XXX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- XXXI. Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- XXXII. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- XXXIII. Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- XXXIV. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XXXV. 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.
- XXXVI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- XXXVII. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
- XXXVIII. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- XXXIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- XL. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- XLI. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- XLII. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- XLIII. Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.

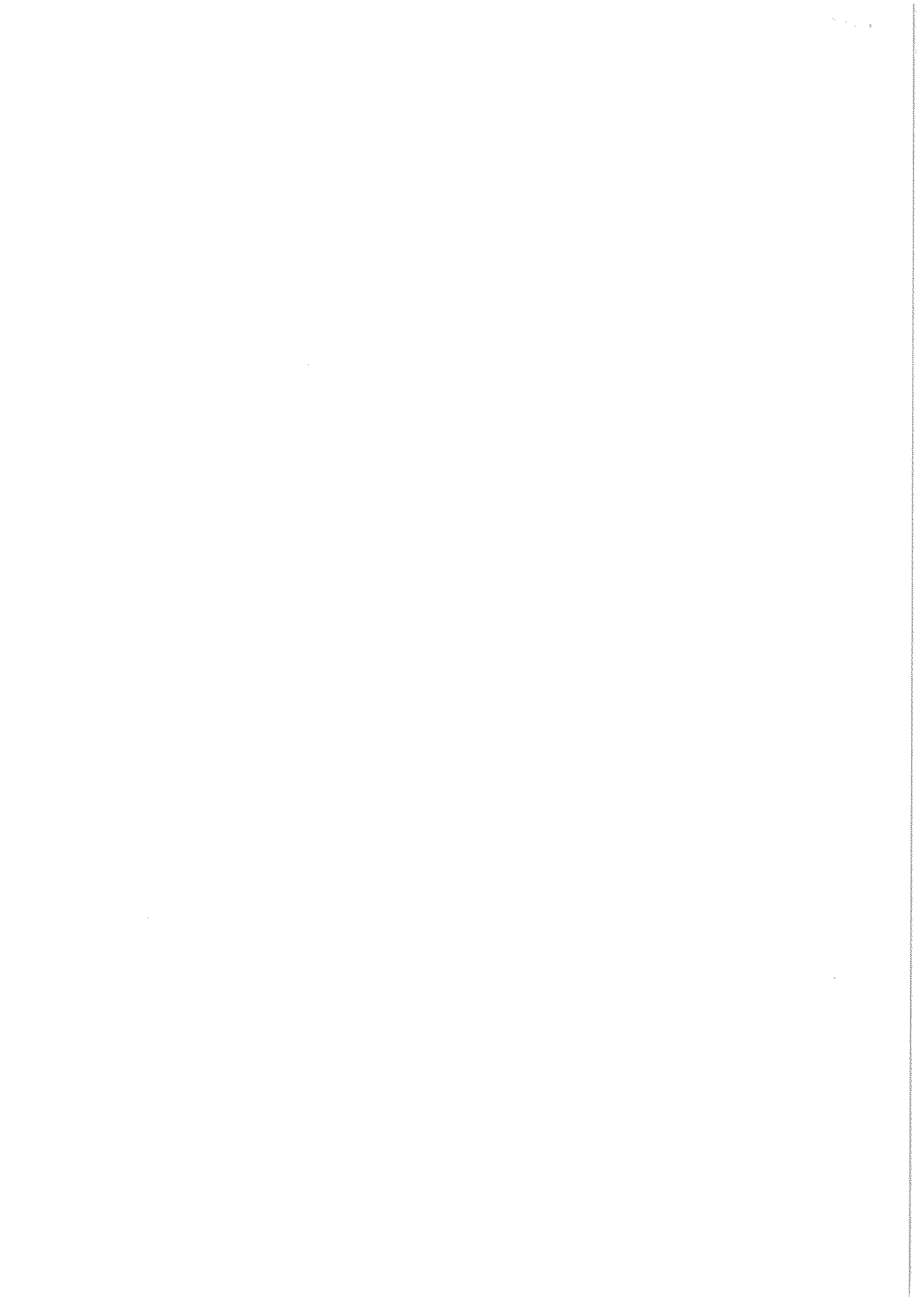
- XLIV. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- XLV. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- XLVI. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- XLVIII. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- XLIX. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- L. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- LI. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- LII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- LIII. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- LIV. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D - Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Anil Diggikar  
(Member Secretary, SEIAA)

Copy to:

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





## MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



Kalpataru Point, 2nd 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.0000096972/CE 2104000581

Date: 09/04/2021

To,  
M/s. Sheth Developers (Sheth Energy)  
Plot bearing Survey No. 35/4 (Pt.), 35/8  
(Pt.) Survey No. 35/9 (Pt.) at village  
Panchpakhadi, Tal & Dist: Thane



Your Service is Our Duty

**Sub: Application for Consent to Establish for construction of Commercial Building Project, under Red Category.**

**Ref:** 1. Your Application vide MPCB-CONSENT-0000096972 dt: 25/08/2020  
2. Minutes of Consent Committee Meeting held on dtd. 25.02.2021.

Your application NO. MPCB-CONSENT-0000096972

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.182 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for construction commercial Building project named as Sheth Developers (Sheth Energy), Plot bearing Survey No. 35/4 (Pt.), 35/8 (Pt.) Survey No. 35/9 (Pt.) at village Panchpakhadi, Tal & Dist: Thane, on Total Plot Area of 64146.47 SqMtrs for construction BUA of 20859.12 SqMtrs as per EC granted dated 31/03/2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dtd. 31.03.2020	64146.47	20859.12

- 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

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

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set (650 KVA)	1	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	BIODEGRADABLE	108 Kg/Day	OWC	used as Manure
2	NON BIODEGRADABLE	162 Kg/Day	Authorized Vendor	Authorised vendors

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

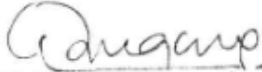
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	136.3	--NA--	NA	HANDED OVER TO TMC

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 11 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 utilized on land for gardening.
- 12 PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- 13 PP shall extend/submit BG to from total sum of Rs 10 Lakhs towards compliance of EC and consent to establish condition.
- 14 PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
- 15 Project Proponent shall make provision of charging port for Electric vehicles in at least 10% of total available parking area
- 16 Project Proponent shall take adequate measures to control noise and dust emissions during construction phase.

Maharashtra Pollution Control Board  
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- 17 PP Shall use only Surface water for their Commercial activity.  
18 The project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM vide no: SIA/MH/MIS/139018/2020 dt: 31/03/2020

For and on behalf of the  
Maharashtra Pollution Control Board.

  
(Ashok Shingare IAS),  
Member Secretary

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	364000.00	MPCB-DR-1804	17/09/2020	RTGS

**Copy to:**

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane I  
- 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 Installed Sewage Treatment Plants (STP) with the design capacity of 125 CMD
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	75.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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





**SCHEDULE-II**

**Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set (650 KVA)	Acoustic enclosure	1.7	DIESEL	136.3 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm <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:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards Compliance 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**

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

**BG Return details**

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

**SCHEDULE-IV**

**Conditions during construction phase**

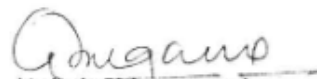
<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<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.

For and on behalf of the  
Maharashtra Pollution Control Board.

  
(Ashok Shingare IAS),  
Member Secretary



**Maharashtra Pollution Control Board**  
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### TEST REPORT

Report No:	EHSM/2024/May/R-123	Issue Date	09/05/2024
Name and Address of Customer	Proposed construction of Commercial Building No.1 and Fire Station & Aquarium Building No2 at plot bearing Sr. No 35/4 (pt), 35/8 (pt), Sr. No 35/9 (pt), at Village Panchpakhadi, Thane by M/S Sheth Developers Pvt Ltd		
Project Name	Commercial project – CNERGY		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	02/05/2024	Sampling duration	1440 Min
Sampling Location	Near Project Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	33°C	Wet bulb temperature	28°C
Relative Humidity	54%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	04/05/2024	End Date of Analysis	09/05/2024

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	26.0	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	32.0	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	72.0	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	40.0	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	1.0	mg/m <sup>3</sup>	≤ 04	

**Remark-** All above results is within National Ambient Air Quality Standards.



Authorized Signatory  
**Mr. Rahul Patil**  
(Director)



**TEST REPORT**

Report No:	EHSM/2024/May/R-124	Issue Date	09/05/2024
Name and Address of Customer	Proposed construction of Commercial Building No.1 and Fire Station & Aquarium Building No2 at plot bearing Sr. No 35/4 (pt), 35/8 (pt), Sr. No 35/9 (pt), at Village Panchpakhadi, Thane by M/S Sheth Developers Pvt Ltd		
Project Name	Commercial project – CNERGY		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	02/05/2024	Sampling duration	Spot Time
Sampling done by	EHS Matrix Pvt. Ltd., Pune		

**Results**

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Project Site	51.0	39.0	55/45	CPCB Guideline

**Remark-**

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



Authorized Signatory  
Mr. Rahul Patil  
(Director)



### TEST REPORT

<b>Report No:</b>	<b>EHSM/2024/May/R-125</b>	<b>Issue Date</b>	<b>09/05/2024</b>
<b>Name and Address of Customer</b>	Proposed construction of Commercial Building No.1 and Fire Station & Aquarium Building No2 at plot bearing Sr. No 35/4 (pt), 35/8 (pt), Sr. No 35/9 (pt), at Village Panchpakhadi, Thane by M/S Sheth Developers Pvt Ltd		
<b>Project Name</b>	Commercial project – CNERGY		
<b>Sample Name</b>	Soil	<b>Sample Description</b>	Soil
<b>Date of Sampling</b>	02/05/2024	<b>Sampling Time</b>	12.30 PM
<b>Sampling Location</b>	Project Site	<b>Sampling Procedure</b>	--
<b>Sampling done by</b>	EHS Matrix Pvt. Ltd., Pune	<b>Sample Quantity</b>	01 Kg
<b>Start Date of Analysis</b>	04/05/2024	<b>End Date of Analysis</b>	09/05/2024

### Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	35	%	
	b) Silt	21	%	
	c) Clay	44	%	
2	pH at 25°C	7.4	--	IS 2720(Part 26) 1987
3	EC at 25°C	412.0	µS/cm	IS 14767 : 2000
4	Moisture Content	8.0	%	Manual Of Soil Testing
5	Organic Matter	1.0	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.9	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	32.0	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	30.0	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	178.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	49.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	42.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	20.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	1.5	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	2.2	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	3.6	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	2.1	mg/Kg	Manual Of Soil Testing



*Rahul Patil*

**Authorized Signatory**  
**Mr. Rahul Patil**  
**(Director)**



### TEST REPORT

Report No:	EHSM/2024/May/R-126	Issue Date	09/05/2024
Name and Address of Customer	Proposed construction of Commercial Building No.1 and Fire Station & Aquarium Building No2 at plot bearing Sr. No 35/4 (pt), 35/8 (pt), Sr. No 35/9 (pt), at Village Panchpakhadi, Thane by M/S Sheth Developers Pvt Ltd		
Project Name	Commercial project – CNERGY		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	02/05/2024	Sampling Time	13.30 PM
Sampling Location	Project Site	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	02 L
Start Date of Analysis	04/05/2024	End Date of Analysis	09/05/2024

### Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	pH at 25°C	7.1	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	EC at 25°C	110.0	µS/cm	--	APHA 2510 B, 23 <sup>rd</sup> Ed.2017
3	Total Dissolved Solids TDS	64.0	mg/L	Max500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
4	Total Hardness (as CaCO <sub>3</sub> )	38.0	mg/L	Max 200	IS 3025 (Part 21):2009
5	Total Alkalinity (as CaCO <sub>3</sub> )	34.0	mg/L	Max 200	IS 3025 (Part 23):1986
6	Sulphate (as SO <sub>4</sub> )	6.0	mg/L	Max 200	IS 3025 (Part 24):1986
7	Chloride (as Cl)	13.0	mg/L	Max 250	APHA 4500 Cl 23 <sup>rd</sup> Ed.2017
8	Calcium ( as Ca)	10.0	mg/L	Max 75	IS 3025 (Part 40) 1991
9	Magnesium( as Mg)	5.0	mg/L	Max 30	IS 3025 (Part 46) 1994
10	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
11	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

➤ Remark- The above water sample is Comply with required limit as per 10500:2012.  
For Total Coliform &E.coli. <2 can be consider as Zero [Refer IS: 1622 (R.A.1996), Table No.-4].



Authorized Signatory  
Mr. Rahul Patil  
(Director)





### TEST REPORT

Report No:	EHSM/2024/May/R-127	Issue Date	09/05/2024
Name and Address of Customer	Proposed construction of Commercial Building No.1 and Fire Station & Aquarium Building No2 at plot bearing Sr. No 35/4 (pt), 35/8 (pt), Sr. No 35/9 (pt), at Village Panchpakhadi, Thane by M/S Sheth Developers Pvt Ltd		
Project Name	Commercial project – CNERGY		
Sample Name	Source Emission	Sample Description	Stack Material : MS
Date of Sampling	02/05/2024		Stack Height : 7 mtr
Sampling Location	DG Set - 650 KVA		Stack Type : Round
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sampling duration	30 Min
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring
Start Date of Analysis	04/05/2024	End Date of Analysis	09/05/2024

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	484	°K		---
2	Differential Pressure	10.0	mm WG		
3	Velocity	14.0	M/s		
4	Dimensions of Stack	0.2	Mtr.		
5	Stack Area	0.0314	M <sup>2</sup>		
6	Gas Volume	998.0	NM <sup>3</sup> /Hr		
7	Particulate Matter	60.0	mg/Nm <sup>3</sup>	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide(SO <sub>2</sub> )	11.0	mg/Nm <sup>3</sup>	--	
9	Sulphur Dioxide(SO <sub>2</sub> )	0.3	Kg/day	N.S.	
10	Oxide of Nitrogen (Nox)	10.0	mg/ Nm <sup>3</sup>	N.S.	

➤ **Remark-** All above results is well within MPCB Limit.  
N.S.- Not Specified



Authorized Signatory  
Mr. Rahul Patil  
(Director)