

HALF-YEARLY POST EC COMPLIANCE REPORT

OF

“Vedant Empire”

Proposed Residential and Commercial Project at S. No.
32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No.
32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka
Kalyan District Thane.

PERIOD

July 2022 – December 2022

Project Proponent

M/S. THARWANI INFRASTRUCTURES.

To,
The Principal Secretary,
Environment Department
15th Floor, New Administrative Building,
Mumbai - 400032.

Date: 29-11-2022

Subject Submission of Half Yearly Post Monitoring Report for the period of July 2022 – December 2022 for “Vedant Empire” - Proposed Residential and Commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane by M/s. Tharwani Infrastructures.

Reference

Environment Clearance letter No. SIA/MH/MIS/223593/2021 dtd. 15.04.2022

With reference to above mentioned subject and the condition stated in Environment Clearance Letter, we hereby submit the half-yearly compliance report along Data-Sheet and Enclosures as per compliances done at site with respect to the condition stated in Environment Clearance letter for above mentioned Project.

Hope the above are in line with your requirement and kindly acknowledge the receipt.

Thanking you.

Yours faithfully,

M/s. Tharwani Infrastruc

Authorized Signatory

Encl: As Above.

21/12/22

Maharashtra Pollution Control Board
Kalpataru Point, 2nd Floor, Sion Circle,
Opp. Cine Planet, Sion (East),
Mumbai - 400 022.
Tel. 24010437 / 24020781.
Website : www.mpcb.gov.in

DATA SHEET

“Vedant Empire”

Proposed Residential and Commercial Project at S. No.
32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No.
32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka
Kalyan District Thane.

PROJECT PROPONENT

M/S. THARWANI INFRASTRUCTURES.

DATA SHEET

"Vedant Empire" - Proposed Residential and Commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane.

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.

PART - I **DATA SHEET**

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Residential and Commercial Project
2.	Name of the project	"Vedant Empire"
3.	Clearance letter (s) / OM/ no and date:	File No.: SIA/MH/MIS/223593/2021 Dtd. 15.04.2022.
4.	Location	at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane.
a.	District (s)	Thane
b.	State (s)	Maharashtra.
c.	Latitude / Longitude	19°17'38.50"N, 73°12'54.71"E
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex/ fax number)	at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane.
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane.
6.	Salient features	

DATA SHEET

"Vedant Empire" - Proposed Residential and Commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane.

a.	of the project	<p>Total Plot Area: 7000.00 sq.mt.</p> <p>FSI AREA: 32253.56 sq.mt</p> <p>Non FSI: 4692.41 sq.mt</p> <p>Total construction Area: 36945.97 sq.mt</p>
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u></p> <p>Sewage Treatment Plant with total capacity 80 KLD will be provided for treating the wastewater.</p> <p>Recycled wastewater will be used for Flushing, gardening etc.</p> <p>2. <u>Water Management:</u></p> <p>Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> • Dry waste: will be hand over to Local Recycler for recycling • Wet waste: will be processed in the OWC for manure for landscaping/ gardening • STP Sludge: Use as manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest &: non-forest	Non-Forest
b.	Others	Nil
8.	Breakup of the project affected: Population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless Laboure's/ artisan	Not Applicable.
a.	SC, ST/ Adivasis:	---
b.	Others	---

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	(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)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 98.50 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	Capital EMP Cost: 81.22 Lakhs Cost for EMP O & M: 18.95 Lakhs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	-----
d.	Whether (c) includes the cost of environmental management as shown in the above	-----
e.	Actual expenditure incurred on the project so far	Nil
f.	Actual expenditure incurred on the environmental management plans so far	Nil
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.	-----
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	N.A.

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11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information.	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	Not yet Commenced
b.	Date of completion (Actual and/ or planned)	Completion date - Dec 2024
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	-----
b.	Date of site visit for this monitoring report	NIL
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	M/s. Tharwani Infrastructures Near Sanjivani Clinic, Kalyan-Ambernath Road, Ulhasnagar- 421 003.

COMPLIANCE OF EC CONDITION

FOR

“Vedant Empire”

Proposed Residential and Commercial Project at S. No.
32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No.
32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka
Kalyan District Thane.

PROJECT PROPONENT

M/S. THARWANI INFRASTRUCTURES.

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. SIA/MH/MIS/223593/2021 dtd. 15.04.2022 as follows:

Specific conditions: -

Sr. No.	CONDITIONS	COMPLIANCE
A. SEAC Conditions		
1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have obtained approval for full potential plan from KDMC. Sanction plan is attached as Annexure 1 .
2.	PP to obtain following NOCs & remarks: a) Storm Water Drain; b) Final CFO NOC.	We have obtained the following NOC's: Storm Water Drain NOC – attached as Annexure 2 . Fire NOC – attached as Annexure 3 .
3.	Planning authority to ensure that assured water supply provision, storm water drainage and Sewerage line facilities are made available within the vicinity of the project before issuing Occupation Certificate to the project.	Condition is noted and we shall comply the same.
4.	PP to relocate parking proposed in front of DG set of Commercial & MHADA building.	We here by submit revise drawing by relocating 2 – wheeler parking around the DG set as Annexure 4 .
5.	PP to maintain 1.5 Mtr. distance between OWC & Transformer.	We have maintained the distance of 1.5 mt between OWC & Transformer.
6.	PP to submit separate water balance for Sale & Rehab buildings as separate STPs are proposed.	We have proposed STP of capacity 80 KLD for Wing A, Wing B and Wing C. water balance chart for the project is attached as Annexure 5 .
7.	PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	Undertaking for excess treated water is attached as Annexure 6 .

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Sr. No.	CONDITIONS	COMPLIANCE
8.	PP to provide UGT's of proposed buildings such that top of the tank flush to the ground	UGT's of proposed building is design accordingly that the water will flush to ground. We hereby submit the drawing of UGT's as Annexure 7 .
9.	PP to submit details energy calculation including area provided for Solar PV panels with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5%.	We hereby submit Energy calculation by including terrace area provided for Solar PV panel as Annexure 8 .
SEIAA Conditions		
1.	This Environment Clearance is restricted for Wing A & Wing B up to 26 th floor only as per CFO NOC dated 01.10.2021	Condition noted we will reapply for environment clearance after obtaining CFO NOC for full potential.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Condition is noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted and We hereby submit Energy calculation for the project is attached as Annexure 8 .
4.	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.	Condition is noted.
5.	SELAA after deliberation decided to grant EC for-FSI- 32,253.56 m ² , non-FSI 4692.41 m ² . Total BUA- 36,945.97 m ² . (Plan approval-KDMC/NRV/6650 dated 01.02.2022)	Condition is noted.
General Conditions		
Construction Phase:		

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Sr. No.	CONDITIONS	COMPLIANCE
1.	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.	Agreed. The solid waste generated is being properly collected and segregated. The decomposable waste will be decomposed at site and will be used as manure; dry/inert solid waste is being disposed-off in MSW disposal site.
2.	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	Disposal of muck generated during construction phase does not have any adverse effect on neighboring communities and is being disposed-off taking necessary precautions for general safety and health of people
3.	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.	Since this is a building construction project, there shall not be hazardous waste generated during construction. However negligible quantity of Paint waste & used oil will be generated from the site, shall be disposed through Authorized vendor of MPCB.
4.	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.	Adequate drinking water facility is provided for the workers at the site during construction phase.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Covered sewage system has proposed which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed-off into the sewer drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Agreed. Water demand during construction is being reduced by use of pre-mixed concrete, curing agents and other best practices referred.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The ground water levels and its quality will be monitored regularly.

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Sr. No.	CONDITIONS	COMPLIANCE
8.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	We shall use tanker water for construction activity. During Operation Phase, necessary water permission will be obtaining from Competent Authority.
9.	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.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building code shall be strictly adhered to.	Condition is noted and we shall comply the same.
11.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Agreed. Separate stock piles had been maintained. All the top soil excavated during construction activities had been stored and utilized in horticulture/ landscape developments within the project site. The remaining excavated soil is being utilized in re-filling of foundation, road works, rising of site level etc.
12.	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.	The Additional soil if any, shall be utilized in re-filling of foundation, road works, rising of site level etc.
13.	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.	Soil testing was done, according to the reports all the parameters are within limit and so there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants
14.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Condition is noted and we shall comply the same.
15.	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.	Agreed. During construction phase, DG set will be used during power failure. DG sets is enclosed with acoustic enclosure. They are running on low Sulphur diesel only with the provision of air and noise emission standards as per EP Rules, 1986

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Sr. No.	CONDITIONS	COMPLIANCE
16.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Condition is noted and we shall comply the same.
17.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	It will ensure that all the vehicles used for construction activities are having valid Pollution under Check (PUC) certificates. The vehicles without valid Pollution under Check (PUC) certificate are not permitted at project site.
18.	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	<ul style="list-style-type: none"> • Agreed. Ambient noise levels have been confirmed to standards both during day and night. • The silent type DG set with acoustic enclosures has been installed at project site. • Low Sulphur fuel is being used. • Exhaust is conforming to the provisions of Environment (Protection) Rules prescribed for air and noise emission standards. • All vehicles entering to the site were with valid PUC certificate. <p>All machinery used at the site is new and periodic maintenance of the machinery insured.</p>
19.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. sets will be provided as back up for Residential buildings. • About 1 X 200 KVA & 80 KVA DG sets will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.

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Sr. No.	CONDITIONS	COMPLIANCE
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
Operation phase		
1.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises, c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	There will be 302 kg/day amount of total solid waste will be generated in the project. Out of which wet waste about 120 kg/day shall be treated in Organic waste composting machine. 182 -Dry waste shall be hand over to local recyclers. Refer Annexure 9 .
2.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Yes, E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011
3.	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	STP will be provided to treat the waste water. STP shall be provided by established consultant and operation and maintenance shall be done by the technical persons of consultant. STP of Capacity 80 cum is proposed which will be utilize for Flushing and Gardening purpose. Refer Annexure 5 .
4.	Project proponent shall ensure completion of STP. MSW disposal facility, green belt development prior to occupation of the	We shall agree to comply with the condition.

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Sr. No.	CONDITIONS	COMPLIANCE
	buildings. As agreed during the SELAA 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.	
5.	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.	We shall apply for Occupation Certificate only after ensuring availability of drinking water and connectivity of sewer line to the project site.
6.	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.	<ul style="list-style-type: none"> This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "air control and management section". Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.
7.	PP to provide adequate electric charging points for electric vehicles (EVs).	We have provided 25% of electric charging point for electric vehicles in parking area.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	<ul style="list-style-type: none"> The green area will be approx 554.56 sq.mt. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.

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Sr. No.	CONDITIONS	COMPLIANCE
		<ul style="list-style-type: none"> There will be tree plantation of about 95 nos. Landscape Plan Attached as Annexure 10.
9.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Separate environment management cell/ consultant with qualified staff is formed and implementing the same.
10.	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 project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	EMP allocated for all pollution devices and other facilities. Refer Annexure 11.
11.	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	The advertisement is published in Marathi and English language local newspaper "THE FREE PRESS JOURNAL" dtd. 19.04.2022. In Marathi newspaper "LOKMAT" dtd. 19.04.2022. Refer Annexure 12.
12.	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.	We are submitting six monthly reports to Environment Department, Mantralay & MPCB.
13.	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.	We shall comply the same.

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Sr. No.	CONDITIONS	COMPLIANCE
14.	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 ₂ , NO _x (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.	Condition is noted.
General EC Conditions		
1.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Condition is noted & we shall abide by the same.
2.	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 have Obtained Consent to Establish from MPCB. Refer Annexure 13.
3.	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.	We have obtained Environmental Clearance for construction activity. Refer Annexure 14 . Obtained Consent to Establish. Refer Annexure 13 .

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Sr. No.	CONDITIONS	COMPLIANCE
4.	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.	Condition is noted and submitted to regional office of MoEF. We are submitting herewith six-monthly reports to environment department, Mantralay & MPCB.
5.	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.	Condition is noted.
6.	No further Expansion or modifications, other than mentioned in the ELA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Condition is noted and we shall comply the same.
7.	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 imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	As the site is not within the radius as define under the circular number and hence NOC is not applicable.

ANNEXURES

“Vedant Empire”

Proposed Residential and Commercial Project at S. No.
32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No.
32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka
Kalyan District Thane.

PROJECT PROPONENT

M/S. THARWANI INFRASTRUCTURES.

KALYAN DOMBIVLI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT



No. KDMC/NRV/6650
Date - 01/02/2022

To,
Shri. Jayram Maruti Mhatre and Others
P.O.A. – M/s. Tharwani Infrastructure and Project Partner Shri. Mohan H. Tharwani
Architect – Mr. Satish Kanade

Sub: - Letter of intent for Project on Plot bearing S. No. 32 H. No 2/1/A, 2/1/B,
2/1/C and S. No.32 H. No 2/3/A, 2/3/B, Village: - Gandhare, Tal: - Kalyan,
Dist: - Thane.

Ref: -

1) Your application dated – 20/12/2021.

With reference to above referred application at serial no. 2 regarding the Letter of intent your proposed project of Shri. Mohan H. Tharwani, Architect – Mr. Satish Kanade, Kalyan. On the plot bearing S. No.32 H. No 2/1/A, 2/1/B, 2/1/C and S. No.32 H. No 2/3/A, 2/3/B, Village: - Gandhare, Tal: - Kalyan, Dist: - Thane.

Admeasuring 7000.00 Sq. Mt. It is to inform you that, the proposal submitted by you was scrutinized with respect to current prevailing UDCPR 2020 and as per details, documents, reports and plans submitted by you. The proposed project submitted by you is having FSI area 32.253.56 Sq. Mt. Non FSI area 4.692.41 Sq. Mt. and the Total Construction area 36,945.97 Sq. Mt.

The same is permissible as per prevailing Unified Development Controls and promotion Regulations.

You are further instructed to take all necessary permissions and approvals along with from the concerned Authorities whichever is applicable.

This is your Information.

Assistance Director of Town planning
Kalyan Dombivli Municipal Corporation

SOCIETY OFFICE & DRIVERS STATEMENT				
DETAILS	REQUIRED SOCIETY	PROVIDED SOCIETY	REQUIRED DRIVER RM.	PROVIDED DRIVER RM.
TOTAL AREA	40.00 SQ.MT.	40.00 SQ.MT.	22.00 SQ.MT.	22.00 SQ.MT.
F.S.I. & NON F.S.I. AREA CALCULATION				
TOTAL SUMMARY STATEMENT		TOTAL SUMMARY STATEMENT		

DOOR AND WINDOW SCHEDULE			
TYPE	SIZE IN M.T	DESCRIPTION	AREA SQ.M.T
D	0.99 x 2.13	T.W.PANALLED DOOR	
D1	0.91 x 2.13	T.W.FLUSH DOOR	
D2	0.76 x 1.98	T.W.FLUSH DOOR	
W	1.83 x 1.98	ALU.GLAZED SLIDING WINDOW	3.62 SQ.M.T
W1	1.52 x 1.98	ALU.GLAZED SLIDING WINDOW	3.01 SQ.M.T
W2	1.22 x 1.60	ALU.GLAZED SLIDING WINDOW	1.95 SQ.M.T
W3	1.22 x 1.22	ALU.GLAZED SLIDING WINDOW	1.49 SQ.M.T
W4	2.44 x 1.98	ALU.GLAZED SLIDING WINDOW	4.83 SQ.M.T
V	0.60 x 0.90	T.W.GLAZED LOUVERED WINDOW	0.54 SQ.M.T

NOTES	
1.	1. PLOT SHOWN IN
2.	2. PROPOSED WORK
3.	3. DRAINAGE & SEWERAGE WORK
4.	4. RECREATION GROUND
5.	5. ROAD AND SET BACK
6.	6. A.P ARCHITECTURAL PROJECTION 0.75 M.T.W.

TENEMENT STATEMENT WING-A & B		
40.0 TO 80.0 SQ.MT.	----	NIL.
80.0 TO 150.0 SQ.MT.	----	04 NOS.
ABOVE 150.0 SQ.MT.	----	102 NOS.
TOTAL FLATS	----	106 NOS.
COMMERCIAL AREA	NIL.	
PARKING STATEMENT		
NOS. OF FLATS	=	106 NOS.
CAR PARKING REQUIRED	=	216 NOS.
80% CAR PARKING REQUIRED	=	172 NOS.
CAR PARKING PROVIDE	=	178 NOS.
SCOOTER REQUIRED	=	334 NOS.
80% SCOOTER REQUIRED	=	267 NOS.
SCOOTER PROVIDE	=	267 NOS.
WING- A,B & C PARKING STATEMENT		

STAMP OF APPROVAL OF PLAN

MAIN SHEET NO. 01/01

This plan read with K.D.M.C letter
No. K.D.M.C/NRV/6650 Dt 01/02/2022

DR. BABUJI MUNICIPAL COMPOUNDING
कल्याण शोधि ब्लॉक

पुनर्वसन

PROFORMA			SG. MTS.
1	a	AREA OF PLOT UNDER CONSIDERATION	7000.00
	b	AREA OF PLOT AS PER 7/12	7000.00
	c	AS PER SITE	7000.00
2		DEDUCTION FOR	
	a	SET-BACK AREA 24. MT. & 30. MT. W. & NON BUILDABLE AREA	1332.00
	b	AREA NOT IN POSSESSION	22.50
	c	TOTAL (a+b)	1354.50
3		BALANCE AREA OF PLOT (1 - 2)	5645.50
4		AMENITY SPACE 5% OF	Nil.
	a	REQUIRED	Nil.
	b	ADJUSTMENT OF 2(b), IF ANY	N.A.
	c	BALANCE PROPOSED	N.A.
			5645.50

6	NEARLY ACRE (3)		3643.35
7	RECREATION OPEN SPACE (IF APPLICABLE)		
8	REQUIRED 10% OF 8645.50 JUST SHOWING		864.55
9	INTERNAL ROAD AREA		NIL
10	BASED PLOT AREA (5)		5945.50
11	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER ROAD WIDTH (SR.NO. 5X BASIC F.S.I.) = 5645.50 x 1 x 10		6210.05
12	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM		
13	a MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH /TOD ZONE 50% OF 7000.00 x 0.50 = 3500.00		3500.00
14	b IN SITU FSI / T.D.R. LOADING		
15	a FLOOR SPACE INDEX CREDIT AVAILABLE BY T.D.R. FOR 115% OF = 7000.00 X 1.15 = 8050.00		8050.00
16	b INSITU AREA 1332.00 x 2 = 2664.00 SQ.MT.		2664.00
17	ADDITION FSI AREA UNDER CHAPTER NO. 7		

13	a	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
		$[9-10(a) + (1/11)(10) - 10 \text{ WHICHEVER IS APPLICABLE}] =$	20424.05
		$(6210.05 + 3500.00 + 8050.00 + 2684.00) =$	
	b	MAXIMUM PERMISSIBLE BUILD-UP AREA (AS PER UDCPR 2.75x7000.00)	19250.00
	c	ANNUALY AREA OF BALANCE BUILT-UP AREA 60% WITH PAYMENT OF 13% CHARGES OF BALANCE BUILT-UP AREA 19250.00 x 0.60	11550.00
	d	ADDITIONAL ANNUALY AREA FSI UPTO 20% OF PROPOSED COMMERCIAL BUILT-UP AREA 2434.01 x 0.20	486.80
	e	TOTAL ENTITLEMENT $(13b + 13c + 13d)$	31286.80
14	a	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) $\times 1.60 \text{ OR } 1.80 =$	4.95
		$(1.10 + 0.50 + 1.15) = 2.75 \times 1.80 = 4.95$	
15	a	TOTAL PERMISSIBLE BUILT-UP AREA IN PROPOSAL (13e)	31286.80
	b	EXISTING BUILT-UP AREA (AS PER B.L.D.M.E)	NIL
	c	ADDITIONAL BUILT-UP AREA (AS PER B.L.D.M.E)	21142.20

17	c	TOTAL (a+b) =	3112.24
		F.S.I. CONSUMED 16c/1	
18		AREA FOR INCLUSIVE HOUSING	
	a	REQUIRED 20% OF (5) = $0.20 \times 5600.00 = 1120.00$ SQ.MT.	1120.00
	a	PROPOSED AREA HANDED OVER IN WING-C (4TH TO 8TH FLR.)	1141.32
		TENEMENT STATEMENT.	
	a	PROPOSED BUILT-UP AREA	3112.24
	b	LESS DEDUCTION OF NON RES AREA(SHOPS ECT.)	2434.01
	c	AREA FOR TENEMENTS (a-b)	28678.23
	d	TENEMENTS PERMISSIBLE (120 PER ACRE)	860 NOS.
	e	TENEMENTS PROPOSED.	106 NOS.
	f	PROPOSED AREA HANDED OVER IN WING-C (4TH TO 8TH FLR.)	1151.08
	g	TENEMENTS PERMISSIBLE (120 PER ACRE)	34 NOS.
	h	TENEMENTS PROPOSED.	17 NOS.

[K] TOTAL TENEMENTS PROPOSED WIN-G A TO C (g + n)	123 NOS.
CERTIFICATE FOR AREA.	
<p>CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS GOT SURVED BY ME ON DT 05/02/21 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED 7000.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.</p>	


PROPOSED BLDG. ON PLOT BEARING S.NO.32/2/1/
S.NO. 32/2/3/A, S.NO. 32/2/1/B , S.NO.32/2/3/B ,
S.NO. 32/2/1/C AT VIL.-GANDHARE ,TAL.- KALYAN ,
DIST.-THANE.
FOR
SHRI. JAIRAM MARUTI MHATRE
C.A. TO
M/S. THARVANI INFRASTRUCTURE

C.A. TO
M/S. THARVANI INFRASTRUCTURE

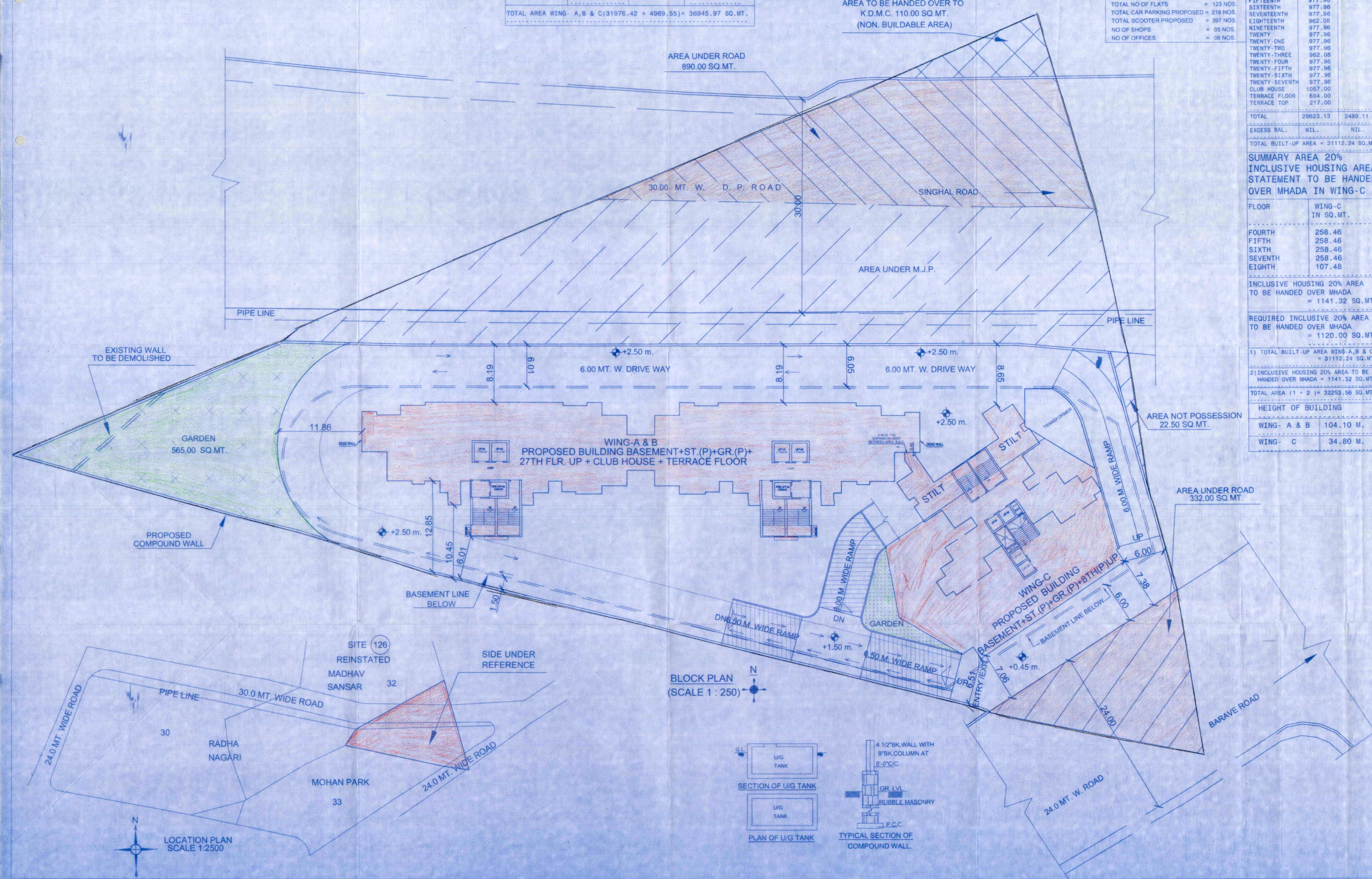
SIGNATURE OF OWNER

SIGNATURE _____

NAME OF
R.C.C. CONSULTANT _____


SATISH KANADE
ARCHITECTS INC.
SOUTHARTS, GOLFURTH

SARFAT KANADE ARCHITECT CA/82/6998		OPP LOURDES CHURCH, MURBAD ROAD, KALYAN.		
DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
TAUHUD	S.V. KANADE	18/12/2021	MA-1	K -





कल्याण डोंबिवली महानगरपालिका, कल्याण

जलनिःसारण विभाग

जा.क्र.कडोंमपा/काअ/जनि:/320

दिनांक :- 03/08/2021.

प्रति,

श्री.गजानन मारुती म्हात्रे व इतर,

कु.मु.प.धा. :- मे.थारवाणी इन्फ्रास्ट्रक्चर तर्फे श्रीमोहन एच. थारवाणी,
वास्तुशिल्पकार श्री.सतिश कानडे, कल्याण (प.).

विषय :- स.नं. ३२/२/१/अ, स.नं.३२/२/३/अ, स.नं.३२/२/१/ब, स.नं.३२/३/३/ब,
स.नं.३२/२/१/क, मौजे-गंधारे, ता.कल्याण या भूखंडावरील प्रस्तावित इमारतीच्या
बांधकाम परवानगीसाठी जलनिःसारण खात्याकडील ना हरकत दाखला

संदर्भ :- १) आपला दि.२३/०७/२०२१ रोजीचा अर्ज.

२) दिनांक 20/07/2021... रोजीचे पत्र क्र.कडोंमपा/काअ/जनि:/...33.....

३) दिनांक 20/07/2021... रोजी रक्कम रु.९२,६९,३००/- कल्याणबाबत
पावती क्रमांक F104/28689

आपण विषयांकीत स.नं. ३२/२/१/अ, स.नं.३२/२/३/अ, स.नं.३२/२/१/ब, स.नं.३२/३/३/ब,
स.नं.३२/२/१/क, मौजे-गंधारे, ता.कल्याण या भूखंडावरील प्रस्तावित इमारतीच्या बांधकाम परवानगी
दाखल्यास्तव जलनिःसारण विभागाचा 'ना हरकत दाखला' मिळणेसाठी उपरोक्त संदर्भित पत्र क्र.१ अन्वये
संबंधितांनी अर्ज सादर केलेला आहे. जलनिःसारण विभागाचा ना हरकत दाखला प्रदान करणेपूर्वी आपणांस वरील
संदर्भित पत्र क्र.२ अन्वये कळविण्यात आलेल्या पत्रानुसार या परिसरातील विकासकांकडून क्षेत्रफळाच्या प्रमाणात
“विकास कामासाठी जमा विकास निधी” या लेखाशिर्षकाखाली वरील संदर्भित पत्र क्र.३ अन्वये रु.५/- प्रति
चौ.फूट याप्रमाणे रक्कम १९,४१,३००/- (अक्षरी रक्कम एकोणीस लाख एकेचाळीस हजार तीनशे रुपये मात्र)
आपण नागरीक सुविधा केंद्रात भरणा केलेला आहे.

सबब आपणांस खालील अटी व शर्तीस अधिन राहून जलनिःसारण खात्याकडील ना हरकत दाखला
देणेबाबत पुढील आदेशार्थ सादर.

१) आपण सदरचा भूखंड विकसित करत असल्यामुळे भविष्यात शेजारील भूखंडात सांडपाणी / पावसाळी
पाणी साचणार नाही याची संपूर्ण जबाबदार आपली राहिल.

२) भूखंडाच्या मोकळ्या जागेतून भविष्यात महापालिकेस नाला बांधावयाचा असल्यास त्यासाठी लागणारी
जागा विनामूल्य देणे, नियोजित सोसायटीवर व विकासक / वास्तुविशारद म्हणून आपणांवर बंधनकारक राहिल.

३) विकसित करण्यात येत असलेल्या भूखंडाबाबत आपण काही चुकीची माहिती दिली आहे असे निदर्शनास
आल्यास सदरचा ना हरकत दाखल आपोआप रद्द समजण्यात येईल व त्याविषयी आपणांस वेगळे
कळविण्यात येणार नाही. तसेच आवश्यकता भासल्यास कायदेशीर कारवाई करण्यात येईल.

४) भविष्यात प्रस्तावित भूखंडामधील इमारतीसाठी नगररचना विभागामार्फत सुधारीत अथवा वाढीव बांधकाम
परवानगी घेण्यापूर्वी जलनिःसारण विभागाचा ना हरकत दाखला घेणे आपणांवर बंधनकारक राहिल.

५) आपल्या भूखंडातील प्रस्तावित इमारतीसाठी जलनिःसारणाचा निचरा होणेकामी भूखंडाच्या उत्तरेकडील
आपल्या भूखंडाने बाधित असलेल्या ३०.०० मी. रुंद रस्त्याच्यालगत अस्तित्वातील गटारीपासून ते आपल्या
भूखंडाच्या उत्तर-पूर्व सिमेटपर्यंत आवश्यक त्या क्षमतेचे आर.सी.सी. गटारीचे बांधकाम करणे आपणांवर
बंधनकारक राहिल.

कार्यकारी अभियंता (जनिः)

कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :- सहा.संचालक नगररचना, नगररचना विभाग, क.डो.म.पा., कल्याण यांचे माहितीसाठी सस्नेह अग्रेषीत

Kalyan Dombivli Municipal Corporation

Fire & Emergency Service

Phone: 2310155 / 2315101 / 2365101 / 2470357 / 2400447

FIRE/HQ/KDMC/OW/2021/615

Date: 01/10/2021

To,

The Assistant Director/Town Planner,
Kalyan Dombivli Municipal Corporation,
KALYAN.

Subject: Grant of provisional NOC stipulating Fire Protection & Fire Fighting requirements to construct of 2 Residential buildings Wing A & B, Basement + St + 26th floors & 1 Commercial Building Wing C Basement + Gr + 8 (Pt) Floors at S.No. 32, H.NO. 2/1/A, S.No. 32, H.No. 2/3/A, S.No. 32, H.NO. 2/1/B, S.No. 32, H.No. 3/3/B, S.No. 32, H.NO. 2, 1/C Village – Gandhare, Kalyan (W) Taluka Kalyan, Dist- Thane.

Ref.: 1] Application from Architect- Ar. Satish Kanade
2] Developer: M/S. THARWANI INFRASTRUCTURE THROUGH
MR. MOHAN H. THARWANI
3] Site Visit: 15/09/2021

Dear Sir,

Architects proposal to construct of 2 Residential buildings Wing A & B, Basement + St + 26th floors & 1 Commercial Building Wing C Basement + Gr + 8 (Pt) Floors at S.No. 32, H.NO. 2/1/A, S.No. 32, H.No. 2/3/A, S.No. 32, H.NO. 2/1/B, S.No. 32, H.No. 3/3/B, S.No. 32, H.NO. 2, 1/C Village – Gandhare, Kalyan (W) Taluka Kalyan, Dist- Thane.

Architectural plans of proposed buildings are referred to the Chief Fire Officer, Fire & Emergency services of Kalyan Dombivli Municipal Corporation, Kalyan for advice on the Fire Protection & Fire Fighting majors to be recommended in the building by an architect.

These plans will be scrutinized by Town Planning department as per UDCPR. Rule, bye laws, while scrutinizing these plans by Fire & Emergency services following things are observed.

OBSERVATION & DIRECTIVES:

- 1) Net Plot area under reference is 7000.00 sq.mts.
- 2) The said plot is approachable by 24 mtr & 30 mtr Dp road.
- 3) Buildings height & area
- 4)

Building	Total Built-up area Sq.Mt	Height
Wing A & B Basement + St + 26 Fl	25670.41	90.00
Wing C Basement + Gr + 8 Fl	3,888.30	34.80

- 5) 2 enclosed staircase having the width of **3Mtr** from basement level to Terrace level are shown in the proposed plan for residential building Wing A, B & C. **Suggestions are given.**
- 6) **2 Passenger lift & 1 Fire lift** from Basement level to terrace level are shown in the proposed residential building Wing A & B & **2 passenger** lifts from Basement level to terrace level are shown in the proposed commercial building.
- 7) Open spaces are proposed around the building by architect as per UDCPR rule. However, from the point of fire & life safety. **Suggestions are given.**
- 8) Refuge areas are should be provided as per UDCPR-2020 Chapter-09, Clause No. 9.29.6.

For buildings more than 24m. in height, refuge area of 15 sq.m or an area equivalent to 0.3 sq.m per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under:

The refuge are shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

- a) For floors above 24m & up to 39m height – One refuge area on the floor immediately above 24m
- b) For floors above 39m height- One refuge area on the floor immediately above 39m and so on after every 15m. **Suggestions are given.**
- 9) As per UDCPR-2020 Chapter-09, Clause No. 9.29.9.i & ii.
High rise building having height more than 70m, shall be provided with fire tower landing/mid-landing with smoke check lobby with fireman lift being integral part of the fire escape staircase or fire evacuation lobby (Hydro pneumatic/electrically operated) on the external face of the building having opening within the fire escape staircase at landing/mid-landing level with smoke check lobby as approved by Chief Fire Officer shall be provided.
- 10) Location of transformer, generator, meter room, Fire Pump room & other electrical gadgets are mark on the plan. It should be marked on plan before construction of building with prior approval from this dept.

For this suggestion are given.

Considering the above situation following fire prevention & fire protection majors are recommended in the proposed buildings.

(Suggestions to Architect & Town Planning Dept. of KDMC)

MAIN ROAD / D.P. ROAD:

The said plot is approachable by **24mtr. Dp road & 30mtr Internal Road. No suggestions.**

ENTRY GATE:

If gate is provided, then the height & width of gate shall be minimum 6 meters.



HEIGHT:

As per prevailing UDCPR Rule.

OPEN SPACE:

Though this department suggest the requirement of marginal Open Space is as per UDCPR-2020 Chapter 2 & Around the building from any projections of the building should be kept open and encroachments / obstructions free for easy mobility of fire appliances & same shall be capable of taking the load of fire engines up to 45 tons (Garden, Parking, Pump Room or any construction is not permitted in open space).

In view of the above marginal open space obviously around the building irrespective of any projection such as so called podium etc.

Upper podium level slab shall be capable of taking the load of fire engines up to 45 tons.

COURT YARDS:

- 1) Available Courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 45 m. tons each.
- 2) All the courtyards shall be in one plane.
- 3) The Courtyards shall be kept free from obstructions at all time
- 4) Astro turf etc. shall not be permitted in the courtyard.

STILT / GROUND / PODIUM FLOOR PARKING:

- 1) Sides of car parking shall not be enclosed except for parapet walls.
- 2) Driveway shall be properly marked and maintained unobstructed.
- 3) Appropriate illuminated signage's for escape routes shall be provided at prominent locations.

If podium is not accessible by fire tender, the podium may be such that it is not extended beyond the building footprint to an extent more than 3m. on the side for the fire tender access.

MEANS OF ESCAPE :

1. 2 enclosed staircase having the width of 3Mtr from basement level to Terrace level. It should be remote from each other. At least one of them shall be on external walls of building and shall open directly to the exterior open space or to an open place of safety. (NBC-2016 Part IV).
2. Treads & risers of the each building is as per existing bye-laws.
3. Staircase of each proposed building should allow movement of fresh air.
4. The layout of staircase of each building should be of enclosed type for the entire height.
5. 2 hours fire resistance fire doors, good quality door closer adhering to IS 3614(Part-II):1992 (Reaffirmed 2002) should be provided at each escape route, and for the same the test certificate and 'A' Certificate from Licensing Agency authorized by Director of Maharashtra Fire Services shall be attached at the time of final NOC.

(Particularly at the entrance to lift lobby and stair well, Refuge Room, Electric Duct)

SUGGESTIONS:

- Travel Distance between the staircase & Exits should be maintained as per UDCPR Rules and exits and staircase guidelines as per National Building Code-2016
- Fire escape constructed of M.S. angels are not permitted.
- Opening of the Fire Escape Staircase should be from outside.
- Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition.
- Exists door shall open outwards, that is always from the room, but shall not obstruct the travel along any exit.
- Fire Escape Staircase shall be directly connected to the ground.
- Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
- Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escapee Stairs.
- The route to the external staircase shall be free of obstructions at all times.
- The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
- No Staircase, used as a fire escape, shall be inclined at an angel greater than 45 from the horizontal.

REFUGE AREA:

Refuge areas are should be provided as per UDCPR-2020 Chapter-09, Clause No. 9.29.6. For buildings more than 24m. in height, refuge area of 15 sq.m or an area equivalent to 0.3 sq.m per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under:

The refuge are shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

- A) For floors above 24m & up to 39m height – One refuge area on the floor immediately above 24m
- B) For floors above 39m height- One refuge area on the floor immediately above 39m and so on after every 15m.
- **2 hours fire resistance fire doors with good quality door closer should be provided to Refuge room.**
- **NOTE: Refuge area provided in excess of the requirements shall be counted towards FAR.**

SUGGESTIONS:

Following additional suggestions are recommended for the propose refuge area:

- Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fire man talk back, and adequate emergency lighting as well as drinking water facility.
- The layout of refuge area shall not be changed / modified at any time in future.
- Refuge area shall be segregated by brick masonry partition wall of 9" thickness & access to the refuge area shall be gained through 2 hours fire resistant self-closing door.

- Lifts & / or open type staircases shall not be open into refuge area.
- Clear height of the refuge areas below the beam/drop paradi shall be as per existing by-laws.
- The refuge areas shall be ear-marked exclusively for the use of occupants as a temporary shelter & for the user of fire brigade department & any other organization dealing with fire or other emergencies when occurs in the building & also for exercise / drills if conducted by the fire brigade department.
- The refuge area shall not be allowed to be used for any other purposes & it shall always be responsibility of the owner / occupier to maintain the same clean & free of encumbrances & encroachment.
- A prominent sign bearing the words "Refuge Area" shall be installed at the entry of the refuge area and containing information about the location of refuge areas on the floors above and below this floor. The same signage shall also be conspicuously located within the refuge area.
- Refuge areas shall be approachable from the space they serve by an accessible means of egress.
- Refuge areas shall connect to firefighting shaft (comprising fireman's lift, lobby, and staircases) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.
- The refuge area shall always be kept clear. No storage of combustible products and materials, electrical and mechanical equipment's, etc shall be allowed in such areas.
- Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal and water supply.
- Entire refuge area shall be provided with sprinklers.
- Where there is a difference in level between connected areas for horizontal exits, ramps of slope not steeper than 1 in 12 shall be provided. (and steps should be avoided)

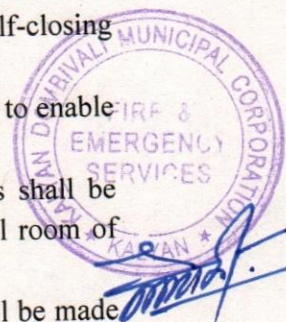
MEANS OF ENTRY:

- **2 Passenger lift & 1 Fire lifts** are provided for residential building Wing A & B.
- **2 passenger lifts** are provided for commercial building Wing C.
- All Passenger lifts are detached from each other.
- One Lift of Each Building should be nomenclature as "Fire Lift".
- The fire lift shall reach ground floor not more than one minute.
- Automatic rescue device should be provided for all lifts so that in case of power failure, lift cannot be stuck & also proper power back up should be provided for all lifts.

SUGGESTIONS:

- If building height is more than 24m at least two lifts shall be provided out of which one lift will be stretcher lift & other will be passenger lift.
- Separate lift should be provided for commercial part of the building if any.
- Planning & Design of the lifts shall be in accordance with the latest National Building Code 2016
- Lifts of the building are to be provided with automatic steel doors for lift cars & landings.

- One Lift of Each Building shall be designed & designated as fire lift. This lift shall be equipped with fireman's switch for grounding it in the event of fire.
- The Fire Lift shall have floor area not less than 1.4 Sq. Mts. It shall have loading capacity of not less than 545 Kg. (8 person Lift) for residential building below 60 meter in height & 1000 Kg. for residential building above 60 meter in height & as per lift norms for building with automatic closing doors of minimum 0.8 m. width.
- Firefighting lift should provide with a ceiling hatch for the use in case of emergency. So that when lift car gates stuck up, it shall be easily open able.
- Walls of each lift enclosure shall have fire resistance of not less than 2 hours including lift well doors.
- Fire lift of the building shall be conspicuously painted with florescent paint on all landing doors of fire lift.
- Fire lift of the building can however be used for the purposes under normal conditions.
- Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 hrs.
- Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized, with self-closing door.
- Grounding switch (es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lift.
- Telephone or other communication facilities shall be provided in lift cars shall be provided. Communication system for lifts shall be connected to fire control room of the building.
- Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during firefighting, etc. at and landing from entering the lift shafts.
- A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways.
- In case of failure of normal electric supply, it shall automatically change over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- It must be ensured that, power cables to fire lift are laid along the route, which is fire safe route (lift shaft)
- Power supply to fire lift must be automatically changeover type to the alternate source at power supply in the event of failure of normal power supply.
- The word '**Fire Lift**' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- The speed of the fire lift shall be such that it can reach the top floor from ground level within **1 min.**



ELECTRICAL INSTALLATION:

- Meter Room and power bank is not permitted below staircase at ground floor. It should be provided in separate room.
- The electric distribution cables/wiring shall be laid in a separate shaft. The shaft shall be sealed at every floor with fire stop materials having the fire resistance as that of floor. (non-combustible material such as vermiculite concrete).
- For requirements regarding electrical installations from the point of view of fire safety reference may be made to good practice [4(6)] and part 8 'Building Services, Section 2 Electrical and Allied Installations' of the National Building Code 2016.
- Water mains, telephone lines, inter-com lines or any other service line shall not be laid in the duct for electric cables.
- Separate circuits for water pumps, lifts, staircases & corridor lighting shall be provided directly from the switch gear panel & these circuits shall be laid in separate conduit pipes so that, fire in one circuit will not affect the others. Master switches controlling essential services circuits shall be clearly labeled.
- Electric cable shafts shall be exclusively used for electric cables and shall not open in the staircase enclosure.
- Electric meter rooms shall be provided at stilt floor level. They shall be adequately ventilated.
- Electric cable shafts shall be sealed at each floor level with non-combustible material such as vermiculite concrete.
- Inspection door for the shaft if provided shall have two hours fire resistance.
- Escape route lighting (staircase, & corridor lights) shall be on emergency circuits as per rules.
- Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains.

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply.

ACTIVE FIRE PROTECTION REQUIRED FOR RESIDENTIAL TOWERS & COMMERCIAL BUILDING AS PER PART IV TABLE -7 OF SP-7: NBC- 2016:

Underground water storage tank:

An underground water storage tank of 3,00,000 Ltrs. water capacity provide for residential building Wing A & B and 1,00,000 ltrs for commercial building Wing C exclusively for firefighting purpose at ground level, as per the design specified in the rules with baffle walls & fire brigade collecting breaching. Underground tank shall be connected to wet risers & court yard hydrant system with fire pump.



Overhead (Terrace) Water Storage Tank:

25000 Ltrs. capacity overhead (terrace) water storage tank for residential building Wing A & B & **25000 Ltrs for Commercial building Wing C** shall be provided terrace level **exclusively for firefighting** purpose only. The design & layout of this tank shall be got approved from concerned department prior to its erection. The tank shall be connected to wet riser through a booster pump through N.R. Valve & Gate Valve.

Fire Duct:

One fire duct shall be provided at each floor level of buildings, and separate fire duct for commercial floor & KDMC Building (with glass door) of size – height – 1.4M, width – 1M.

Wet- Riser:

2 wet-riser of internal diameter of **150 mm for Hydrant system & 2 Wet-riser for Sprinkler system** and 1 drain-riser of internal diameter of **80 mm G.I. 'C' Class ISI Mark** pipe preferably **Tata, Jindal, Zenith** make / UPVC drain pipe from ground level up to terrace level of residential & 1 wet-riser of internal diameter of 150mm for Hydrant system & Sprinkler system and 1 drain-riser of internal diameter of 80 mm for commercial floor in such a way as not to reduce the width of staircase. Pressure reducing discs or ore fiches shall be provided at lower level so as not to exceed pressure of **5.5 Kgs/cm²**. A fire service inlet on the external face of the building near the static tank directly fronting the courtyard shall be provided to connect the mobile pump of fire service to the wet riser, non return valve, Air valve, main valve & other subsequent valve, measures should be taken. (For sprinkler system as per requirement). All buildings Riser should be connected with ring main.

Hydrant valve/ Landing valves:

Twin (Type B) fire Hydrant valves/ Landing valves of 63 mm dia. shall be provided on each floor & each hydrant riser of residential building Wing A & B and commercial Building Wing C.

Hose Reel hose:

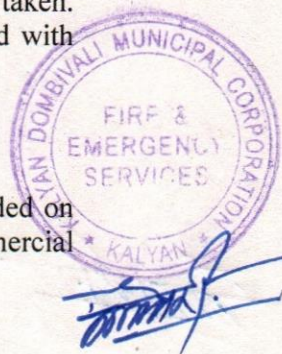
Type II Hose Reel hose with jet & spray multipurpose Nozzle confirming to IS: 884: 1985 not less than **30 Mtrs.** shall be provided on each floor & each riser & podium car parking area.

Hose Boxes:

Near every Hydrant valve/ Landing valves, hose boxes to be provided. Each box shall be equipped with 2 x 15 meter length of 63 mm rubber line hose along with standard branch pipe, for residential building & each car parking level. It shall confirm to latest IS code 636 & 903 respectively for building.

Fire Service Inlet:

Four/two ways fire service inlet with hydrant valve outlet should be provided to residential building & Commercial building at ground level & it should be accessible for fire service personnel for easy operation.



Ring main & External Hydrants:

Lower level of building external hydrants shall be provided within the confines of the site on the wet riser at the distance 25 mtrs. from each other. The underground periphery ring main of the compound 6 inches dia. G.I. 'c' class with necessary coating & warping. Wet riser outlet and hose at a distance of 25 mtr. shall be provided on periphery of all car parking floors to cover the fire risk at all floor level.

Automatic Fire Sprinkler System:

It's a High rise residential building taking in to account of the local firefighting facility and NBC-2016 Part IV, automatic sprinklers shall be installed in common lobby as well as in each habitable room, basement area, parking area, commercial area, office area, shop area and whole of the residential building Wing A & B and Commercial Building Wing C.

Automatic Smoke/ Heat Detector System:

It's a High rise residential building taking in to account of the local firefighting facility and NBC-2016 Part IV, automatic smoke/heat detectors shall be install in common lobby as well as in each habitable room, meter room, generator room, commercial area, shop area, office area and whole of the building. **Where ever falls ceiling is there below & above detector should be provided in common lobby of Building.**

GAS LEAK DETECTOR SYSTEM

It is advised to install Automatic addressable Gas Leak Detector System in each flat kitchen area. Design of this system shall be as per latest IS norms. This system should be preferable for more safety purpose.

Fire Pump & Booster Pump:

- a. **2 No. electric driven and 1 No. diesel driven multi-stage, multi-outlet fire fighting pumps** at underground water storage tank Pump Room of capacity not less than **2850 LPM** capable of giving pressure of not less than **3.5 Kg/cm²** at terrace level and **2 electric pump** of capacity **240 LPM** should be provided for residential building Wing A & B. (Kirloskar/Crompton/Lubi make).
- b. **2 No. electric driven and 1 No. diesel driven fire fighting pumps** at underground water storage tank Pump Room of capacity not less than **2280 LPM** capable of giving pressure of not less than **3.5 Kg/cm²** at terrace level and **2 electric pump** of capacity **180 LPM** should be provided for Commercial building Wing C. (Kirloskar/Crompton/Lubi make).
- c. **Diesel pump is must. Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.**
- d. **Booster pump on terrace level of Kirloskar/Crompton/Lubi make electrical driven of capacity 900 LPM. (15 HP) giving a pressure of not less than 3.5 Kg/cm at top most hydrant with ISI mark Electrical auto starter at ground floor as on terrace level and at 2 to 3 alternate above floor also.**
- e. **Electric supply (normal) to these pumps shall be on independent circuits.**



FIRE ALARM WITH P.A. SYSTEM:

Fully Addressable Fire Alarm Panel with 20 x 4 LCD display with P.A. Facility. MCP to be Glass break type. Hooter should be of good sound. The MCP to be Manual operate Call point. All the MCP cum Hooter to be tested from panel itself for ease of Maintenance and testing. The Hooter should have siren as well as voice evacuation message in Hindi and English. The MCP & Hooter to be provided on each floor near staircase of all buildings. The layout of Fire Alarm System shall be in accordance with IS specification and it should get approved from this department before installation. (MCP should not be concealed)

PORTABLE FIRE EXTINGUISHERS:

Fire Extinguisher for ABC class of fire shall be provided at strategic location and each floor of the residential & commercial building

- CO2. type fire extinguishers of 4.5 kg. capacity with ISI marks at electric meter room, lift machine room for each building and in commercial part of the building if any.
- ABC type fire extinguishers of 6.0 kgs capacity having IS certification mark shall be provided on all floor & spread over each level of commercial area. If any
- Buckets filled with dry clean sand- 4 Nos. for each building of residential building, at still ground level

SIGNAGES:

Self-glowing / fluorescent exit sign, refuge area, fire duct signs. etc. in green color shall be provided showing the means of escape for the entire building, as well as on car parking area as per IS: 9457, IS: 12349, IS: 12407.

FIRE CONTROL ROOM:

Proposed residential building should have 1 Nos. of fire control room on entrance of the building as marked in drawing on ground floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of firefighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board's connection; fire detection and alarm systems on all floors. The fire staff in charge of the fire control room shall be responsible for the maintenance of the various services and firefighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

QUALIFIED FIRE OFFICER:

A qualified fulltime officer with experience of not less than three years shall be appointed who will be available on the premises at all time. Alternative full-time qualified officer working in shift duty shall be placed round the clock on the premises who will be responsible for the following.

- a) Maintenance of all the firefighting equipment fixed installations be carried out all the times.
- b) Imparting training to the occupants of the building for the use of firefighting equipment provided on the premises and keep them informed about the fire and other emergency evacuation procedure.
- c) To liaise with the city fire brigade on regular and continual basis.



INTEGRATED SYSTEM:

The entire fire fighting system shall be of the type "Integrated Building Automation System" combining all the systems. **Flasher light shall be installed at the top of the building** which will be switched on in case of incident of fire in the building to indicate involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay.

Passive Fire protection Requirement and Provisions for buildings

The following passive fire protection systems will have to be followed and installed for the Life Safety of the building as per Part 3 & 4 of National Building Code 2005 & Amended to 2016.

Sr. No	Clause Number	Description.
1.	Clause NO: 3.3.1 & 3.3.2	Fire Test General Requirement: Element Component shall have the requisite fire resistance performance when tested in accordance with the accepted standards.
2.	Clause NO: C-9	Compartmentation: The building shall be suitably compartmentalized so that the fire & smoke remain confined to the area where the fire incident has occurred & does not spread to other part of the building.
3.	Clause NO: 4.10.5	Smoke Extraction System: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
4.	Clause NO: 3.4.12.3	Smoke management: Where smoke venting facilities are installed for the purpose of exit safety these shall be adequate to prevent dangerous accumulation of; smoke during the period of time necessary to evacuate the area served using available exit facilities, with margin of safety to allow for unforeseen contingencies.
5.	Clause NO: C- 1.17	Fire rated ducts: Where the ducts passes through fire walls, the opening around the duct shall be sealed with fire resisting materials having the fire resistant rating of the compartment. Where the duct crosses the compartment which is fire rated for same fire rating. Depending on the services passing around the duct work, which may be affected in case of fire temperatures rising, the ducts shall be insulated
6.	Clause NO: C- 1.12 a	Cable ducts: The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible material having the same fire resistance as the fire rating of the duct.

7.	Clause NO: C- 1.12 e	Fire rated ceilings: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
8.	Clause NO: 3.3.3	Steel protection: Load bearing steel beams & columns of building having total covered area of 500 Sq.Mtrs. and above shall be protected against failure collapse of structure in case of fire. This could be achieved by using appropriate methodology using suitable fire rated materials as per the accepted standards,
9.	Clause NO: 4,13	Fire escape enclosure: Fire towers shall be constructed of walls with a 2 hours fire rating without openings other than the exit doorway, with platforms, landings & balconies with the same fire rating of 2 Hours.
10.	Clause NO: C-1,4	Glazing: If glazing or glass bricks are used in a staircase shall have fire rating of minimum 2 hours.
11.	Clause NO: 3.4.19	Glazing: If glass is used as a facade for building it shall have minimum 1 hour fire rating.
12.	Clause NO: 3.4.8.3	Fire stopping: Every vertical opening between the floors of a building shall be suitably enclosed or protected as necessary to provide reasonable safety to the occupants while using the means of egress by preventing spread of fire, smoke or fumes through vertical openings from floor to floor, which will allow the occupants to complete their safe use of means of egress.
13.	Clause NO: 3.4.8.4	Fire Stopping: Openings in the walls or floors which are provided for the passage of all building services like cables, electrical wiring & telephone cables etc. Shall be protected by the enclosure in the form of Ducts/shafts with a fire resistance of not less than 2 Hours.
14.	Clause NO: C-1.9	Fire stopping service ducts & shafts: Service ducts & shafts shall be enclosed by walls of 2 hours & doors of 1 hour fire rating. All such ducts/shafts shall be properly sealed & fire stopped at all floors.
15.	Clause NO: C- 1.12	Fire stopping cable ducts penetration: The Electrical distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as the fire rating of the cable duct.



Pressurization in high rise building is must install in FIRE TOWER (Fire Fighting Shaft)

Pressurization of Staircases (Protected Escape Routes):

1. Though in normal building design compartmentation plays a vital part in limiting the spread of fire, smoke will readily spread to adjacent spaces through the vertical leakages openings in the compartment enclosure, such as cracks, opening around pipes ducts, airflow grills and doors, as perfect sealing of all these openings is not possible, it is smoke and toxic gases, rather than flame, that will initially obstruct the free movement of occupants of the building through the means of escape (Escape Routes) Hence the exclusion of smoke and toxic gases from the protected routes is of great importance.
2. Pressurization is method adopted for protected escape routes against ingress of smoke, especially in high rise buildings. In pressurization, air is injected into the staircases, lobbies or corridors, to raise their pressures slightly above the pressure in adjacent parts of the building. As a result, ingress of smoke or toxic gases into the escape routes will be prevented. The pressurization of staircases shall be adopted for high rise buildings and building having mixed occupancy.
3. The pressure difference for staircases shall be as under.

Building Height	Pressure Difference	
	Reduced Operation (Stage 1 of a 2 Stage System)	Emergency Operations (Stage 2 of a 2 Stage System or Single Stage System)
15 M or above	15 Pa	50 Pa

If possible, the same levels shall be used for lobbies and corridors, but levels slightly lower may be used for these if desired. The difference in pressurization levels between staircase and lobbies (or corridors) shall not be greater than 5 Pa.

4. Pressurization system may be of two types
 - A) Single Stage, designed for operation only in event of an emergency, and
 - B) Two stages; where normally a level of pressurization is maintained in the protected escape routes and an increases level of pressurization can be brought into operation in an emergency.

Note: 1) Permission from Civil Aviation should be obtained for the maximum height of the building with reference to Mumbai Navi Mumbai Airport, if required.
2) The plans of the building should be approved by the Concerned Competent Authority

Approval of the drawing of total active fire protection system along with pumping arrangement & sprinkler system shall be get approved from this department before commencement of the work.

The Architect & Developer shall strictly adhere to the requirements given in this Provisional NOC by this Department and UDCPR Rules to be compiled.

GENERAL REQUIREMENTS AND CONDITIONS FOR THE FIRE AND LIFE SAFETY OF THE BUILDINGS

1. Inflammable/ Explosive storages are prohibited in the basement or in building.
2. All materials to be used of ISI /UL/FM make.
3. After completion of the building civil work prior Approval of undersigned should be taken before commencement of Fire Fighting Work and list of material.
4. The entire system must be painted with post box RED in color.
5. If the documents attached with this proposal are illegal or misguided the NOC will be considered as the applicant/Land-owner /Developer will hold cancelled and overall responsibility for any consequence.
6. All the Fire-fighting Equipment shall be well maintained and should be easily accessible in case of emergency.
7. Well equipped fire control room shall be provided on the ground floor of the building & A qualified Fire Officer from National Fire Service College, Nagpur shall be employed to maintain all fire prevention & protection arrangements provided to Various buildings
8. It shall be ensured that security staffs of the building are trained in handling Fire-fighting equipment & fire fighting.
9. Cautionary boards such as "**Danger**", "**No Smoking**", "**Exit**", "**Fire Escape**", "**Extinguishers**", "**Hydrant**", "**Manual Call Point**" etc. should be displayed on the Strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in Darkness.
10. The Fire Exit Drill or Evacuation Drill should be planed & instruction should be given to the staff minimum **four times in a year** and drill should be carried out twice in a year
11. Interconnectivity between fire water tank & Domestic water tank should be provided so that during emergency the stores water in domestic water tank can be utilized for Fire-fighting.
12. All the firefighting systems drawing / layout should be approved from the Chief Fie Officer, before starting any work.
13. In case of emergency, the alternate power supply should be provided for the Fire Pumps, Fire Lifts etc. The Certificate from electric engineer regarding this should be provided at the time of Final NOC.
14. Fire-fighting work must be carried out by licensing agency authorized by Director of Maharashtra Fire Services only.



15. Care & maintenance contract should be made with Licensed Agency to keep the system in good and efficient condition and Hamipatra of the same should be given at the time of Final NOC.
16. The provision of Ring hydrant/Courtyard hydrant system should be provided to entire complex. The distance between two hydrants should not be more than 30 Mtrs
17. As per the D.C. Rules requirement all the marginal open spaces around the building should be kept open and obstruction free for easy mobility of fire engines.
18. Telephone numbers of **"Responsible persons of the office"**, **"Fire Brigade"**, **"Hospital"**, **"Police"**, **"Doctors"**, should be displayed on the board. This board should be displayed on prominent place. Preferably at the Fire Control Room, security office and in Reception area.
19. All other provisions of UDCPR.RULE & National Building Code of India-2005 & Amended to 2016 & Maharashtra Fire Prevention & Life Safety measures Act, 2006 should be strictly adhered.
20. Well equipped fire control room shall be provided on the ground floor of the building & A qualified Fire Officer from National Fire Service College; Nagpur shall be employed to maintain all fire prevention & protection arrangements provided to Various buildings.
21. Permission from Civil Aviation should be obtained for the maximum height of the building with reference to Navi Mumbai airport if required.
22. The Glassing and façade other Glasses should have at least one-hour fire resistance and should be UL approved and in accordance with NFPA requirement.
23. The glass faced should be protected with coating film so that in case breaking of glass the glass can remain in its place for some hours before replacement. This will reduce the risk of injuries to occupant and fire & rescue personal. In the event of blast, the shock wave created which created the damage to glass faced the use of film will help to reduce the damages due to glass breaking.
24. Any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings and amendment in code.
25. All internal furniture and fixtures used for the building should be fire resistance type and it should not give toxic fumes and smoke in case involved in fire. It should have minimum Two hours Fire Resistance .



26. This being a very special type of building if any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings.

Regular Training and Maintenance of these systems should be carried out by the **housing society/ builders**. As per provisions made in Maharashtra Fire Prevention and Life Safety Act 2006.

Considering this situation, above fire prevention & fire protection majors are recommended in the proposed buildings up to height mentioned in this provisional NOC only. If Architect/Developer makes any changes in height, area or location the above fire preventive majors, refuge area, staircase location, side margin etc. will change. And according to that the revised provisional NOC will be issued.

This is a **"Provisional No Objection Certificate"**, After providing the above fire prevention and fire protection system and compliance of above recommendations the inspection of the fire prevention and fire protection arrangements will be carried out and after satisfactory inspection **"Final No Objection Certificate"** will be issued to your building for obtaining final occupancy certificate from **KDMC**.

This provisional NOC conditions are valid for the period of one year. The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the subject mention building.

Please contacts authorities when & where required for these purposes.

If any additional requirement is suggested by fire department Party have also agree to comply the same.

Capitation Fee Rs. 21,55,560/- Paid By Receipt No. 30594 Dt. 06/09/2021

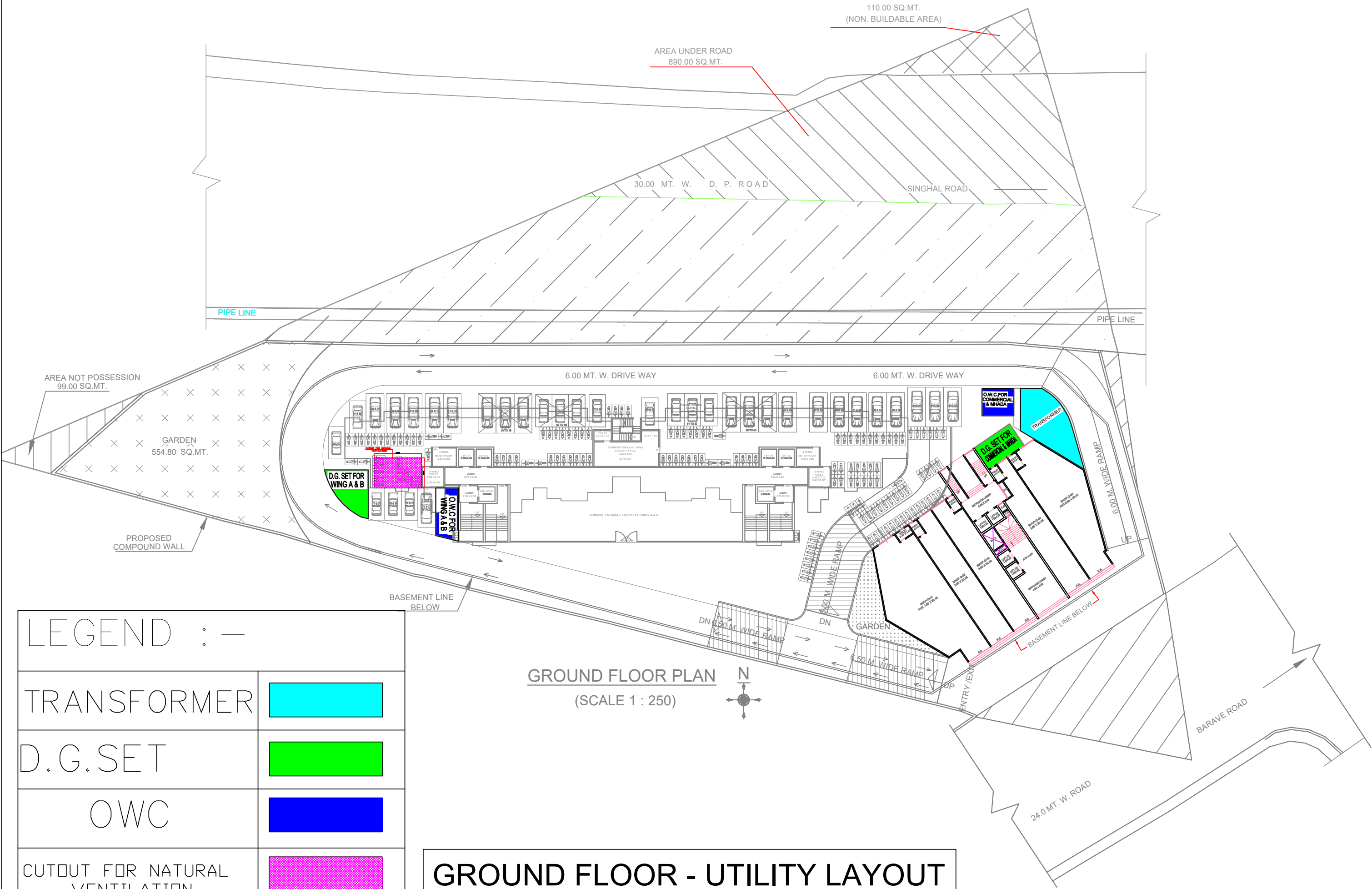


A handwritten signature in blue ink, appearing to be "D. D. D." followed by a flourish.

CHIEF FIRE OFFICER

Fire & Emergency services
Kalyan Dombivli Municipal Corporation

Copy to :- Architect/Developer



LEGEND : —	
TRANSFORMER	<div></div>
D.G.SET	<div></div>
OWC	<div></div>
CUTOUT FOR NATURAL VENTILATION	<div></div>

GROUND FLOOR - UTILITY LAYOUT

WATER REGIME

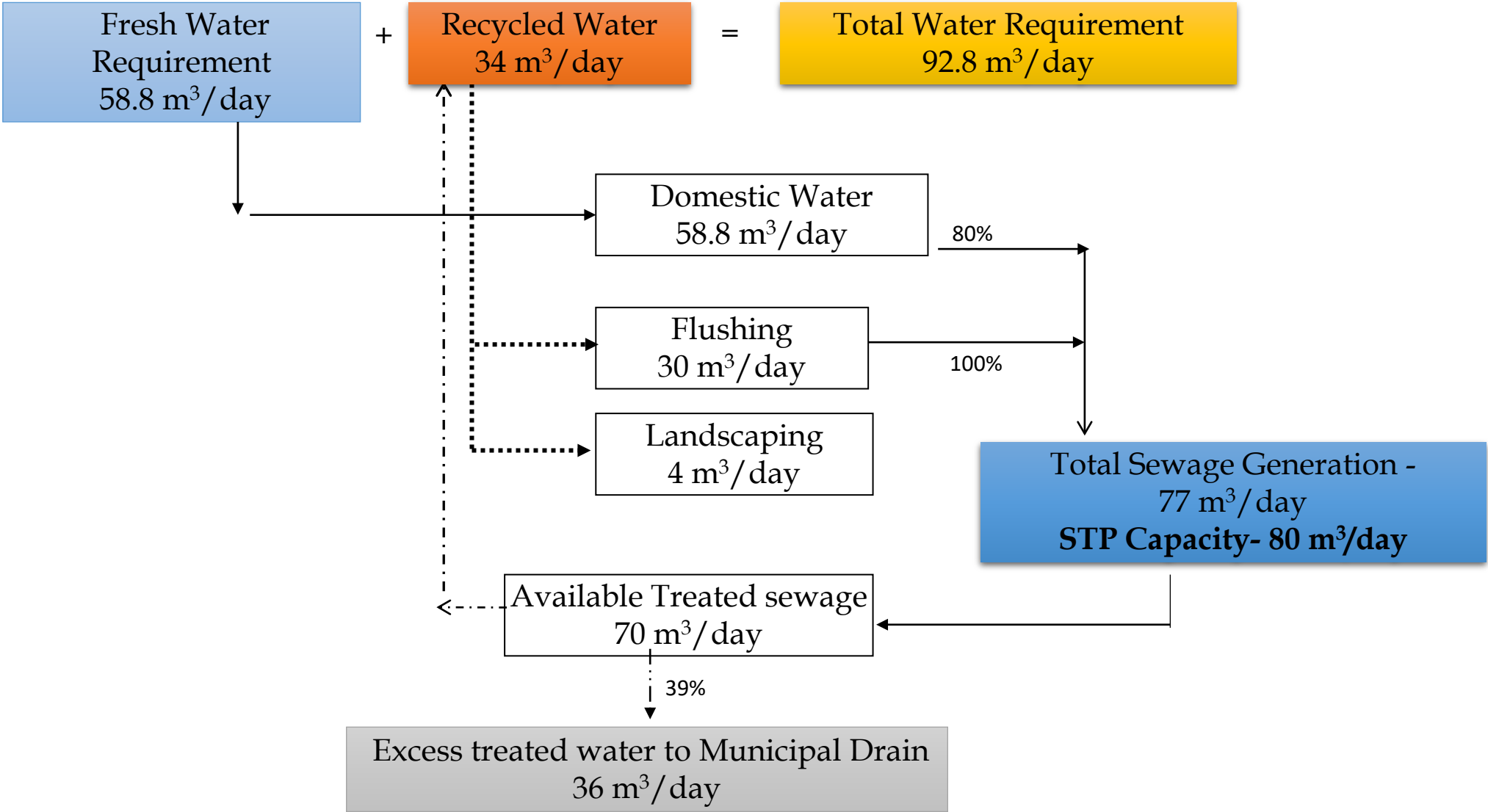
Sr. No.	Particulars	TOTAL
1.	Total population (Nos.)	725
2.	Domestic water (KLD)	58.8
3.	Flushing water (KLD)	30
4.	Landscape water (KLD)	4
5.	Total water demand (KLD)	92.8
6.	Total sewage generation (KLD)	77
7.	Total capacity of STP (KLD)	80
8.	Total Water available after Treatment (KLD)	70
9.	Total Excess treated Water to Drain during Non Monsoon (KLD)	36
10	Total Excess treated Water to Drain during Monsoon (KLD)	40

WATER BALANCE CHART

Total Population : 725 nos.

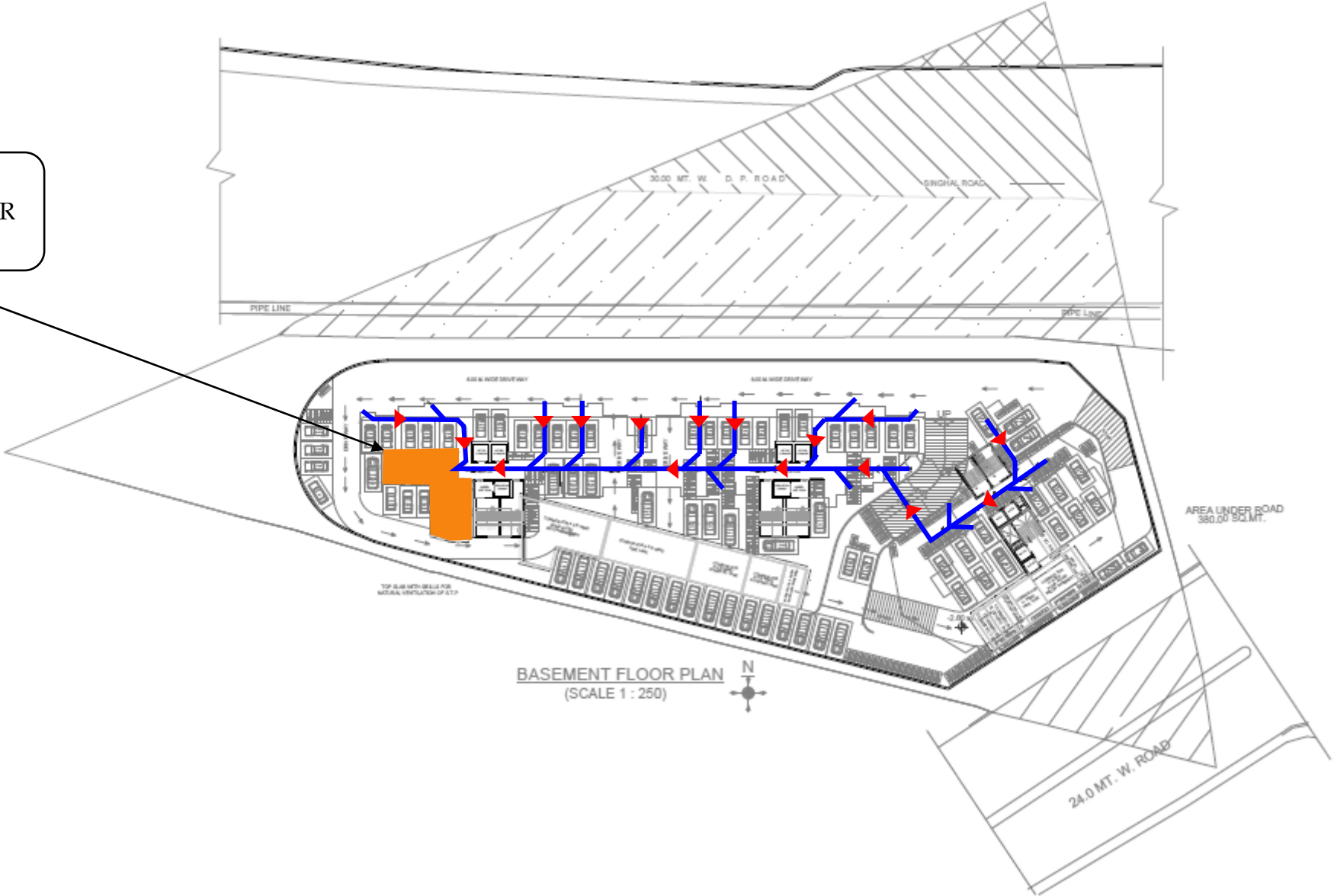
Source - KDMC/ STP Recycled Water

During Dry Season

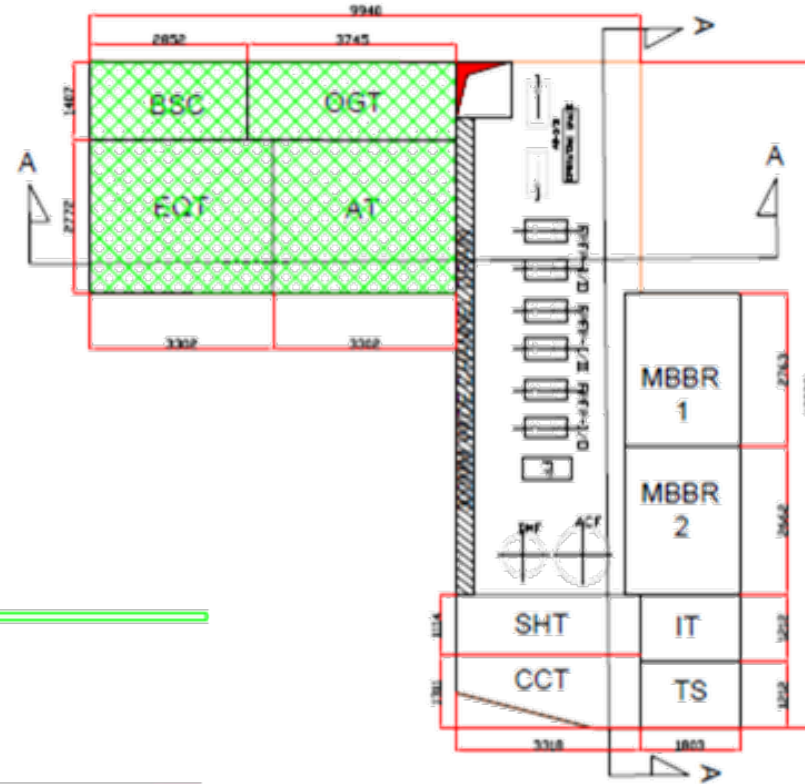


STP LOCATION

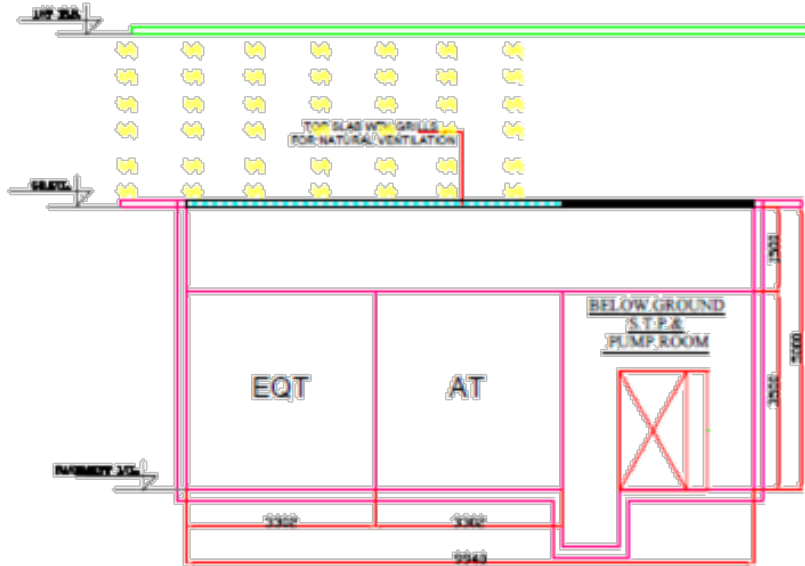
STP 80 KLD
Technology - MMBR
Area 48 Sq.mt.



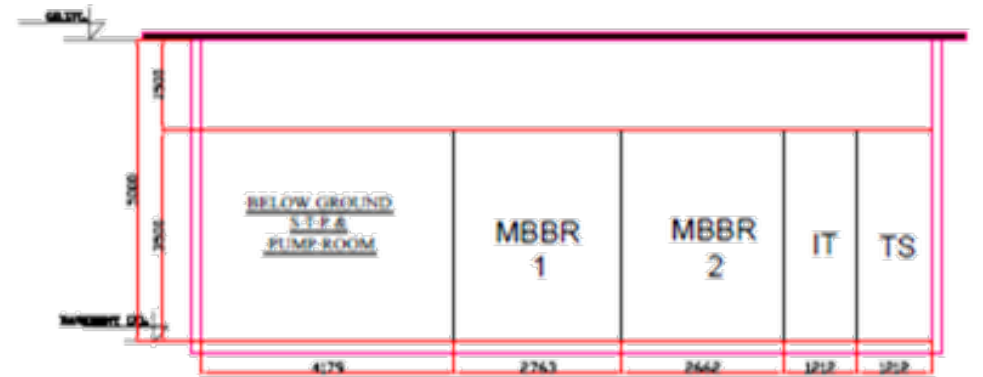
STP SECTION



SECTION A - A



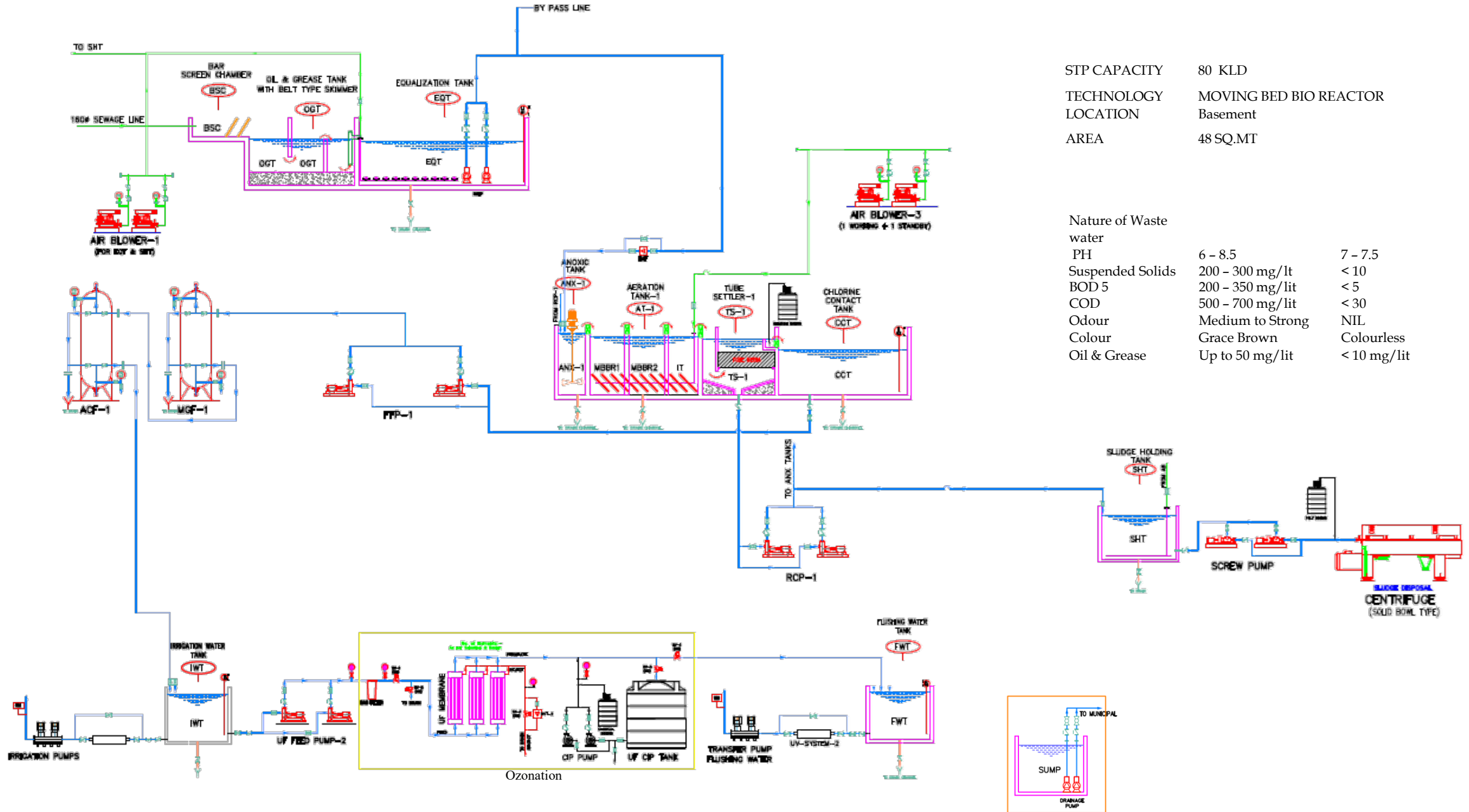
SECTION B - B



LIST OF MECHANICAL UNITS

TAG NO. DESCRIPTION		QTY.
AFP-I/II	ANOXIC FEED PUMP	02
AB-I/II	AIR BLOWER	02
SP-I/II	SUMP PUMP	02
SRP-I/II	SLUDGE RE-CIRCULATION PUMP	02
STP-I/II	SLUDGE TRANSFER PUMP	02
FFP-I/II	FILTER FEED PUMP	02
FPFP-I/II	FILTER PRESS FEED PUMP	02
DMF	DUAL MEDIA FILTER	01
ACF	ACTIVATED CARBON FILTER	01
FP	FILTER PRESS	01

STP PROCESS & SCHEMATIC DIAGRAM



Date : 09/02/2022

To,
The Member Secretary (SEAC- 2)
15th Floor, New Administrative Building,
Department of Environment,
Mantralaya, Mumbai.

Undertaking

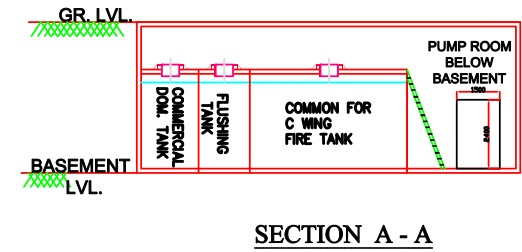
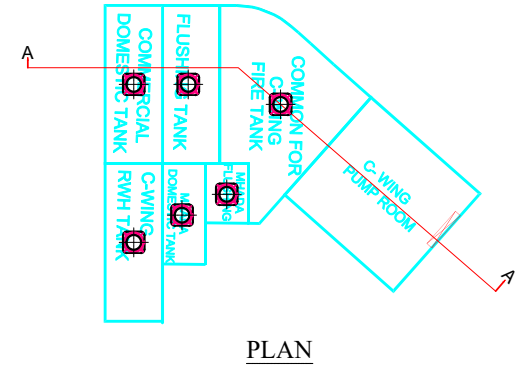
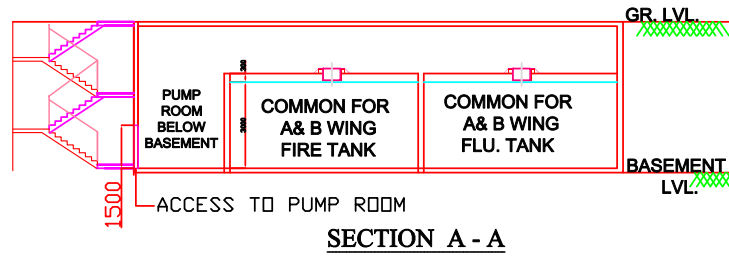
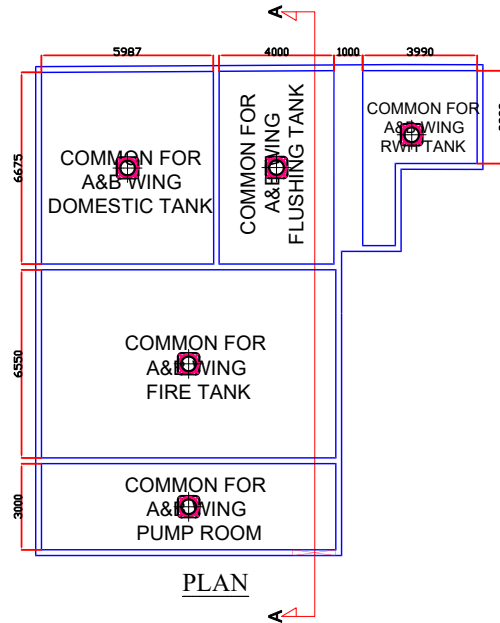
I /We, **Mr. Mohan H Tharwani**, Proprietor of **M/s. Tharwani Infrastructures** have proposed "Vedant Empire" Residential and commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane by Tharwani Infrastructures. In this regard, we undertake that:

1. We undertake that we will explore the possibilities for reutilization of excess treated water in nearby gardens/ road side plantation or in Construction activities thorough tankers.
2. We will also consider levels of adjacent plots during Storm water planning to avoid any obstruction of natural flow of storm water.
3. We will not give possession till sustainable supply of water to project.

Thanking You,
Yours Faithfully,
For, M/s. Tharwani Infrastructures



(Signature)



ARCHITECT :-	SERVICE CONSULTANTS :- <div><div><div><div>MEP Consulting Engineers - 708, New Era Business Park Opp. ESIS Hospital, Road No.33 Wagle Estate, Thane (W) - 400 604. kromatics.rohit@gmail.com</div></div></div></div>	REV.	DESCRIPTION	DATE	SCALE	DRAWN BY	JOB TITLE :- PROPOSED BLDG. ON PLOT BEARING S.NO.32/2/1/A S.NO. 32/2/3/A, S.NO. 32/2/1/B , S.NO.32/3/3/B, S.NO. 32/2/1/C AT VIL.-GANDHARE ,TAL.- KALYAN , SITE PLAN U.G TANK LAYOUT	ARCH REV.
					1:100	HEMANGI		R-0
					DATE	CHECKED BY		KROM REV
					09.02.2022	ROHIT		R-0

ENERGY SAVING DETAILS

For

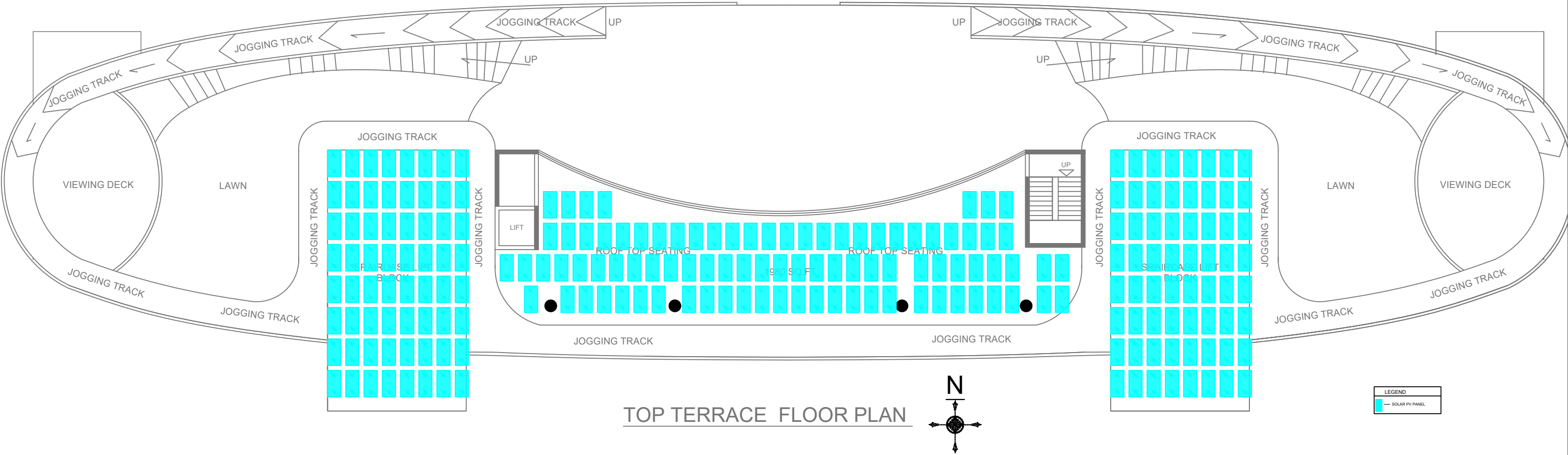
“Vedant Empire” - Proposed Residential and Commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane by M/s. Tharwani Infrastructures.

Sr no.	Building parameters	Maximum demand		Types & specification	% Saving
		Conventional base case	Efficient proposed case		
Residential					
1)	Internal lighting	70	24.5	# Led lamps	65
2)	Air conditioning	50	50	# Advanced BEE 5star rated ac equipments	0
3)	Equipment	550	550	# 5A Load - Tv, Telephone, Fan Plug Point etc. #15A Load - Fridge, Microwave, Printers etc.	0
Infrastructure					
1)	common area lighting	30	24	solar lighting	20
2)	external / landscape area lighting	20	14	solar lighting	30
3)	parking (B + Stilt + Open) Areas	30	15	#Led lamps & ev charging unit	50
4)	Plumbing Fire, Equipment & Ventilation	150	52.5	#Pumps & Motor with Premium Efficiency of 80%	65
5)	Lifts	80	48	#Energy Efficiency lifts	40
	Grand Total	980	778		20.61224

ENERGY SAVING BY SOLAR ENERGY

“Vedant Empire” - Proposed Residential and Commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane by M/s. Tharwani Infrastructures.

Maximum Demand	972
D.G set	400
Total Terrace Area	1182
Area considered for PV system	827.4
Details SPV Panel for lighting	
Area for SPV panel sq.mt	2
No. of solar PV panels provided	200
Total Electricity generated BY SPV PANEL	50
Terrace Area Required for SPV panel	500
Energy Saving by SPV Panels in %	5.14403292



ARCHITECT:

SERVICE CONSULTANTS :-



Kromatics
WE BUILD BUILDINGS WITH

MEP Consulting Engineers -
708, New Era Business Park
Opp. ESIS Hospital, Road No.33
Wagle Estate, Thane (W) - 400 604.
kromatics.rohit@gmail.com




REV.	DESCRIPTION	DATE	SCALE	DRAWN BY	JOB TITLE	DRG. NO.
			N.T.S	HEMANGI	PROPOSED BLDG. ON PLOT BEARING S.NO.32/2/1/A S.NO. 32/2/3/A, S.NO. 32/2/1/B , S.NO.32/3/3/B, S.NO. 32/2/1/C AT VIL.-GANDHARE ,TAL.- KALYAN ,	TERR-PANEL
			DATE	CHECKED BY	TERRACE FLOOR PLAN PV PANEL LAYOUT	REV. NO.
			09.02.2022	R.K		R-0

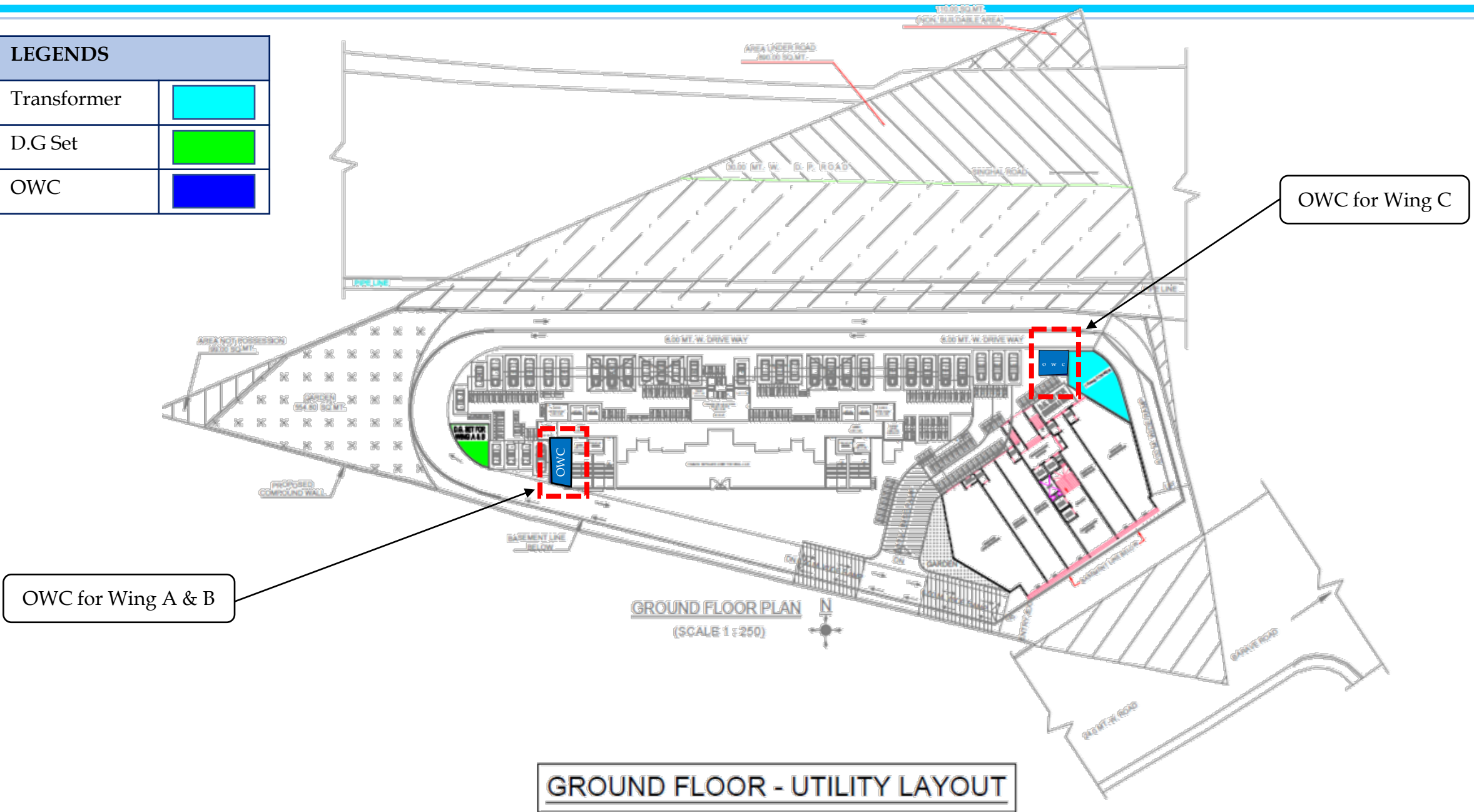
SOLID WASTE MANAGEMENT- OPERATIONAL PHASE

Sr. No.	Type of Waste	Quantity	Treatment
1.	Total Solid Waste	302 Kg/Day	---
1a.	Biodegradable Waste	120 Kg/Day	Biodegradable waste will be processed in OWC and manure so obtained will be used for landscaping.
1b.	Non – Biodegradable waste	182 Kg/Day	Will be managed through recyclers.

Criteria for solid waste calculation NBC 2016:
Residential =0.45kg / person/ day (total domestic waste)
Biodegradable= 40% of total waste
Non-Biodegradable= 60% of total waste

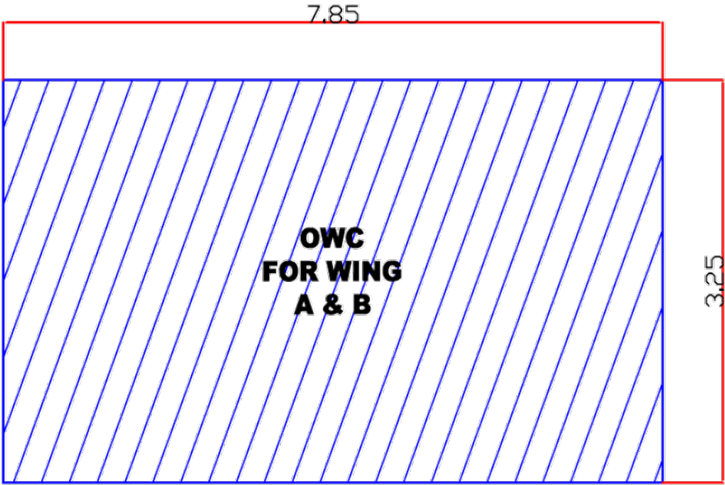
OWC LOCATION

LEGENDS	
Transformer	
D.G Set	
OWC	

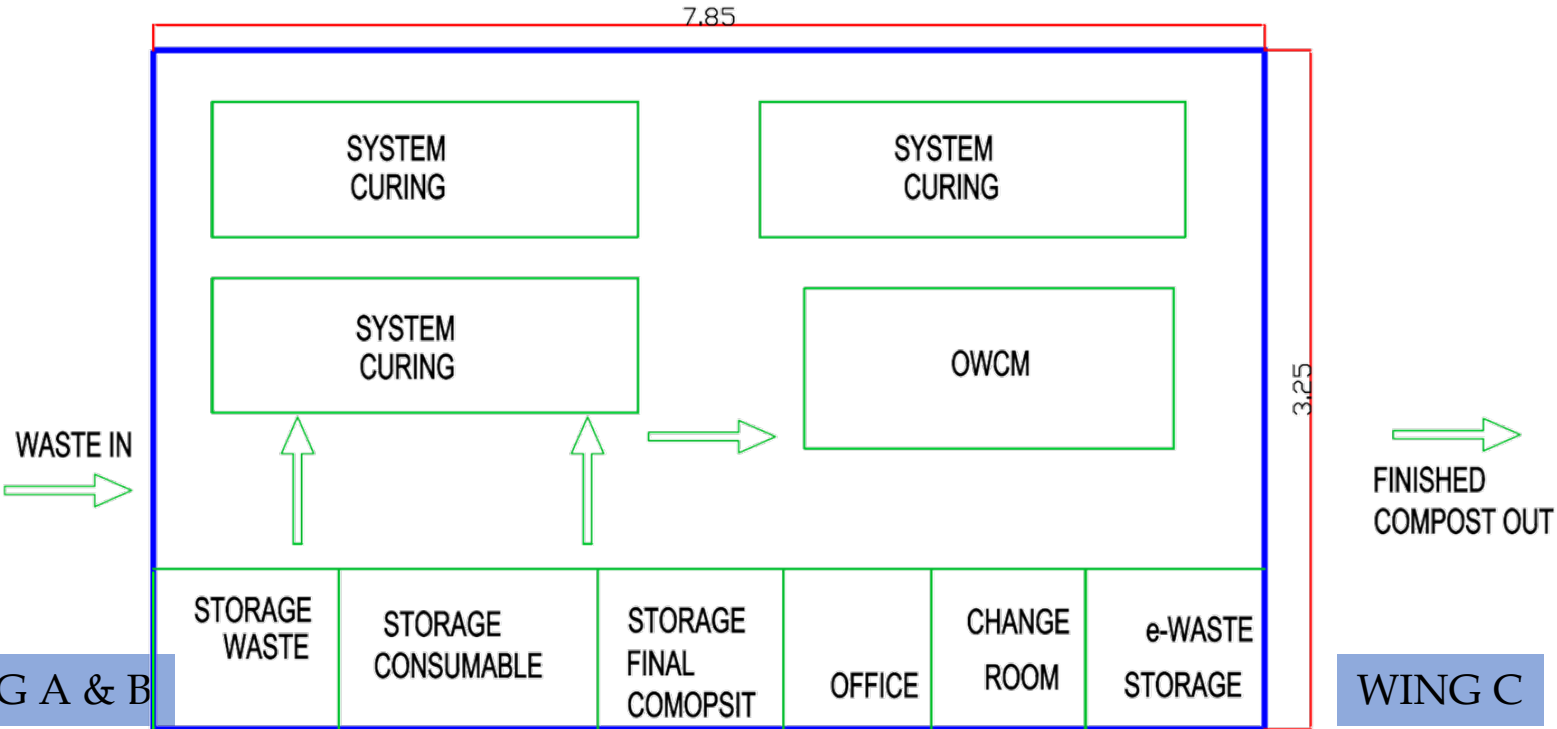


OWC SECTION - WING A & B

OWC Machine Calculation									
Total Biodegradable waste		95	kg/day						
OWC Machine Selection									
Sr.No	Select OWC Model	Per batch capacity (kg)	No. of Batches	Per Day Capacity (kg)	Unit Consumed by Machine	HP of Machine	kW of Machine	Area of Machine (Sq. Feet)	Area of Machine (Sq. Mtr.)
OWC 1	OWC 30	30	16	160	2	2.5	1.87	18	2
System Details (Quantity, Area & Power)									
Total biodegradable waste treated		160	kg	Total HP Required for Machine(s)		3	HP		
Total area required for selected machine(s)		2	Sq.Mtr.	Electrical Power of Machine(s)		1.87	kW		
Total area required for small truck & accessing		0	Sq.Mtr.	Total Area Required for System		22	Sq.Mtr.		
Total area required for big truck & accessing		0	Sq.Mtr.	Note: Select total area for system considering area for machines, area for curing & area for truck with accessing area as per project requirements & quantity of waste to be treated.					
Extra accessing space		6	Sq.Mtr.						

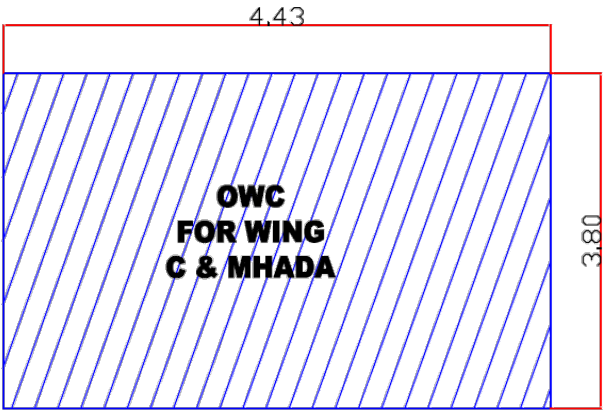


CURING

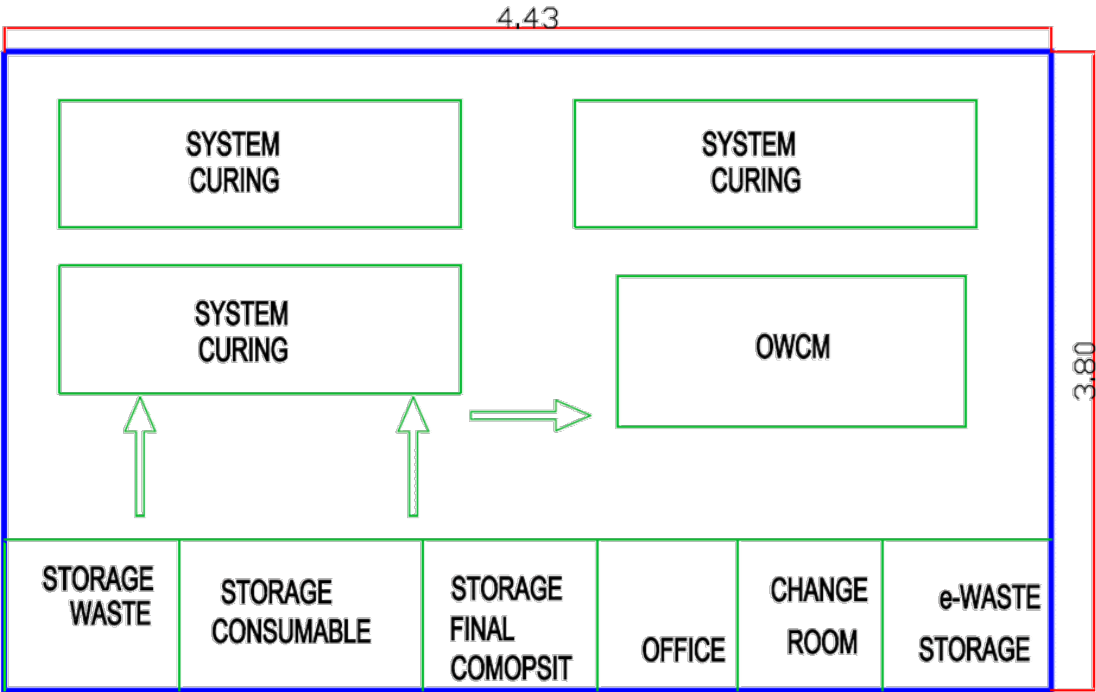


OWC SECTION - WING C

OWC Machine Calculation										
Total Biodegradable waste		25	kg/day							
OWC Machine Selection										
Sr.No	Select OWC Model	Per batch capacity (kg)	No. of Batches	Per Day Capacity (kg)	Unit Consumed by Machine	HP of Machine	kW of Machine	Area of Machine (Sq. Feet)	Area of Machine (Sq. Mtr.)	
OWC 1	OWC 300	120	16	1920	22	13.5	10.07	32	3	
System Details (Quantity, Area & Power)										
Total biodegradable waste treated		1920	kg				Total HP Required for Machine(s)		14	HP
Total area required for selected machine(s)		3	Sq. Mtr.				Electrical Power of Machine(s)		10.07	kW
Total area required for small truck & accessing		0	Sq. Mtr.				Total Area Required for System		19	Sq.Mtr.
Total area required for big truck & accessing		0	Sq. Mtr.				Note: Select total area for system considering area for machines, area for curing & area for truck with accessing area as per project requirements & quantity of waste to be treated.			
Extra accessing space		6	Sq. Mtr.							



WASTE IN



FINISHED COMPOST OUT

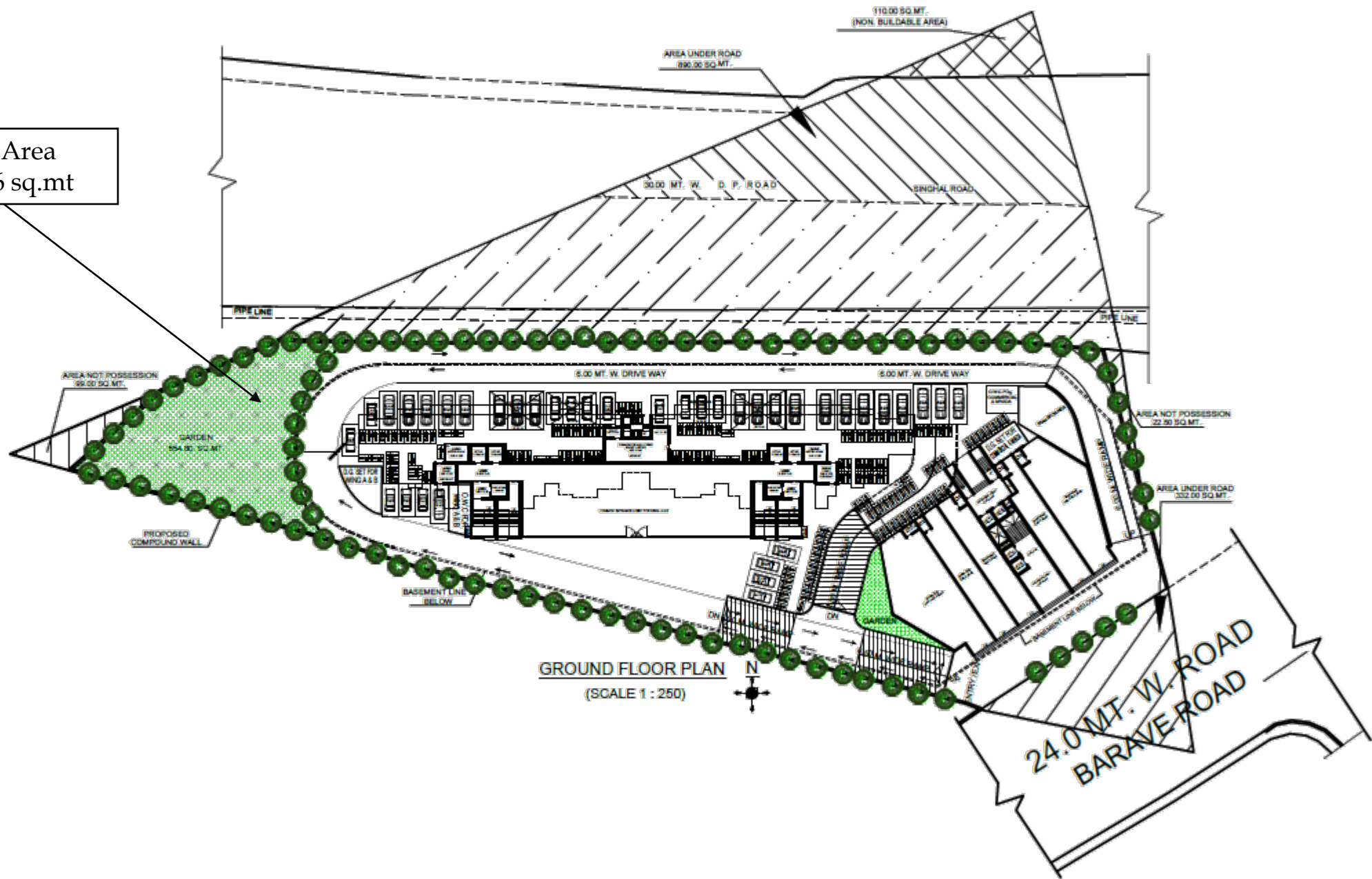
LANDSCAPE DEETAILS

Description of Area	Details
Total Plot Area	7000 sq.mt.
Required RG	554.56 sq.mt
Provided RG	554.56 sq.mt
Tree required to be planted	70 No's
Total Trees proposed	95 No's

Sr. No	Name of the plant	Common Name	Quantity	Characteristics & Ecological Importance
1	<i>Azadirachta indica</i>	Neem Tree	7	Medicinal Tree
2	<i>Michelia champaca</i>	Son chafa	6	Flowering Tree
3	<i>Mimusops elengi</i>	Bakul	4	Medium size evergreen Tree
4	<i>Cassia fistula</i>	Amaltas	6	Flowering and Medicinal Plant
5	<i>Terminalia arjuna</i>	Arjuna	4	Flowering Tree
6	<i>Saraca asoka</i>	Sitfa Ashok	6	Flowering Tree
7	<i>Embica officinalis</i>	Awla	6	Fruiting Tree
8	<i>Butea momosperma</i>	Palash	7	Semi Evergreen, Medicinal Tree
9	<i>polyalthia longifolia</i>	Mast Tree	8	Evergreen Tree
10	<i>Cassia Grandis</i>	Pink Shower Tree	7	Flowering Tree
11	<i>Bauhinia racemosa</i>	Apta	9	Flowering Tree
		TOTAL	95	

LANDSCAPE PLAN - GROUND FLOOR

R.G Area
554.56 sq.mt



BUDGETARY PROVISION FOR EMP

Sr. No.	Pollution Control & Other Environment Infrastructure	Capital Cost In Rs. Lakhs	Annual O & M Cost In Rs. Lakhs/annum
	During Operation Phase:		
1	Rain Water Harvesting	4.47	0.45
2	Sewage Treatment Plant	15	02
3	Organic Waste Composting	4.5	09
4	Landscape	7.25	2.5
5	Energy saving	50	05
	EMP cost	81.22	18.95
6	DMP	127	6.4
	Total	208.22	25.35

Vedant Empire

Vol. 65 No. 299 | TUESDAY | APRIL 19, 2022 | 20 Pages | ₹ 5*



Reg. No. Mca/048/2021-23, RNI No. 1541/1957 M.p.c.s office Mumbai-400001

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PUBLIC NOTICE

We, M/s. Tharwani Infrastructures, hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has been accorded in Environmental Clearance for "Vedant Empire" Residential and commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B, at village Gandhare Taluka Kalyan District Thane, vide letter dated 15th April 2022 bearing file No. SIA/MH/MIS/223593/2021 and EC Identification No. EC22B038MH154960. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nlc.in/>
M/s. Tharwani Infrastructures

Vishal Empire

मुंबई । मंगळवार

१९.८.२०२२

किंमत : ₹ ४ ■ वर्ष : २४ अंक : ३४८ ■ पृष्ठ : १२+४= १६

आर. एन. आय. रजिस्ट्रेशन क्र. ६८६२३/१९९८

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महाराष्ट्राचा मानबिंदू

लोकमत

सोने (२४ कॅरेट)

₹५३,६०३

▲३८३

प्रति १०० ग्रॅम

चांदी (९९९)

₹७०,९०९

▲७९३

प्रति १ किलो

डॉलर

₹७६,२५

▼०.०६

कच्चे तेल

₹५७,९६६

▼१.९०२

निकेल

₹१७,९७३

▼३०२

बँक निफ्टी

३६,७२९

▼७३४

जाहीर पत्र

आम्ही मे. धार्वाणी इन्फ्रास्ट्रक्चर्स, सर्वसाधारण जन्तेत कळवू शकितो की महाराष्ट्र शासनाच्या पंचायत विभागाने आम्हाच्या स. नं. ३२/२/१/अ, ३२/२/१/ब, ३२/२/१/क, ३२/२/३/अ, ३२/२/३/ब, गाव-गंधारे, तालुका- कल्याण, जिल्हा- ठाणे, प्रकल्पाचा दिनांक १५ एप्रिल २०२२, रोजी पत्र क्रमांक SIA/MH/MIS/223593/2021 and EC Identification No. EC220030MH154980 अन्वये पत्रव्यवस्थापनाच्या दृष्टीकोनातून मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivash.nic.in/> संकेतस्थळावर उपलब्ध आहे.

मे. धार्वाणी इन्फ्रास्ट्रक्चर्स

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: 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/JD (WPC)/UAN No.0000128032/CE/2205001867

Date: 31/05/2022

To,
M/s. THARWANI INFRASTRUCTURE "Vedant
Empire" Residential and commercial
Project at S. No. 32/2/1/A, S. No. 32/2/1/B,
S. No. 32/2/1/C, S. No. 32/2/3/A, S. No.
32/2/3/B. at village Gandhare Taluka
Kalyan District Thane



Your Service is Our Duty

Sub: Consent to Establish for construction Residential and commercial Project granted under red category

Your application NO. MPCB-CONSENT-0000128032

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.98.5 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Residential and commercial Project named as M/s. Tharwani Infrastructures "Vedant Empire" Residential and commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane on Total Plot Area of 7000.00 sq.mtrs for Total construction BUA of 36945.97 sq.mtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	77	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
1	DG Set 320 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	120 Kg/Day	Treated in Organic Waste Converter	Converted to Manure and used for gardening
2	Dry Waste	182 Kg/Day	NA	Handed over to local recycler for recycling

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	8	Ltr/M	NA	As per Hazardous Waste (Management and Handling) Rules, 2008

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 adequate capacity of Sewage treatment plant so as to achieve treated domestic effluent standards for the parameter BOD-10 mg/lit
11. The treated domestic effluent shall be 60% recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening
12. The online monitoring system installed for the parameters PH, Flow, BOD,TSS at the outlet of STP & shall be connected to MPCB Server.

13. Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area
14. Project proponent shall take adequate measures to control noise & dust emission during construction phase
15. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC /CRZ clearance and C to E
16. PP shall obtain Environmental Clearance for the proposed construction activity form Competent authority and PP shall not take any effective steps towards implementation of projects prior to obtaining of Environmental clearance from competent authority, & Project proponent Submit BG Rs. 10 Lakh towards compliance of consent Condition.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-10732	03/03/2022	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan 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 proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **80 CMD for treatment of domestic effluent of 77 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	92.80
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.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set 320 KVA	Acoustic Enclosure	10.00	HSD 38.7 Ltr/Hr	-	SPM	-
						SO ₂	-
						NO _x	-
						HC	-
						CO	-

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/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 of Consent conditions	upto commissioning of the unit or five years whichever is earlier	upto commissioning of the unit or five years whichever is earlier

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.





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

To,

The Proprietor

M/S. THARWANI INFRASTRUCTURES

Tharwani Infrastructures. Near Sanjivani Clinic. Kalyan Ambernath road.
Ulhasnagar. -421301

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/223593/2021 dated 14 Nov 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC22B038MH154960 |
| 2. File No. | SIA/MH/MIS/223593/2021 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | "Vedant Empire" Residential and commercial Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane by Tharwani Infrastructures. |
| 7. Name of Company/Organization | M/S. THARWANI INFRASTRUCTURES |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 15/04/2022

(e-signed)
Manisha Patankar Mhaikar
 Member Secretary
 SEIAA - (Maharashtra)

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/223593/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Tharwani Infrastructures,
S. No. 32/2/1/A, S. No. 32/2/1/B,
S. No. 32/2/1/C, S. No. 32/2/3/A,
S. No. 32/2/3/B. at village Gandhare,
Taluka Kalyan District Thane

Subject : Environmental Clearance for “Vedant Empire” Residential and commercial Construction Project at S. No. 32/2/1/A, S. No. 32/2/1/B, S. No. 32/2/1/C, S. No. 32/2/3/A, S. No. 32/2/3/B. at village Gandhare Taluka Kalyan District Thane by M/s. Tharwani Infrastructures.

Reference : Application no. SIA/MH/MIS/223593/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 165th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 240th (Day-4) 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.	Plot Area	7,000.00 sq.mt	
2.	FSI Area	32,253.56 sq.mt	
3.	Non - FSI Area	4,692.41 sq.mt	
4.	Proposed built-up area (FSI + Non FSI)	36,945.97 sq.mt	
5.	Proposed Building Configuration	Wing A & B	Basement + Ground + 1st to 27 Residential Floors + 28th Club house.
		Wing C	Basement + Ground + 1st to 8th Upper Floors
6.	No. of Tenements & Shops	Flats: 125 No's Shops: 5 No's Offices: 6 No's	
7.	Total Population	725 No's	
8.	Total Water Requirement CMD	92.8 cmd	
9.	Sewage Generation CMD	77 CMD	
10.	STP Capacity &	80 cum. Technology: MBBR	

	Technology	
11.	STP Location	Basement level
12.	Total Solid Waste Quantities with Capacity of OWC to be installed	Dry Waste 182 kg/day
		Wet Waste 120 kg/ day
		Total Solid Waste 302 kg/ day
13.	R.G. Area in sq.mt	Required: 554.56 sq.mt Provided: 554.56 sq.mt
14.	Power requirement	Connected Load ; 1207.8 kW Demand Load : 1098.90 kW
15.	Energy Efficiency	5.0 % energy saving
16.	D.G. set capacity	320 KVA
17.	Parking 4W & 2W	4 wheelers: 216 nos. 2 wheelers: 397 nos.
18.	Rain water harvesting scheme	RWH TANK: 52.49 cum & 11.34 cum
19.	Project Cost in (Cr.)	Rs. 98.50 Cr
20.	EMP Cost	Capital Cost – Rs. 81.22 Lakhs O&M Cost – Rs. 18.95 Lakhs/year
21.	Details of Court Cases/ litigations w.r.t the project and project location, if any.	No

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 240th (Day-4) 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:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
 - a) Storm Water Drain; b) Final CFO NOC.
3. Planning authority to ensure that assured water supply provision, storm water drainage and Sewerage line facilities are made available within the vicinity of the project before issuing Occupation Certificate to the project.
4. PP to relocate parking proposed in front of DG set of Commercial & MHADA building.
5. PP to maintain 1.5 Mtr. distance between OWC & Transformer.
6. PP to submit separate water balance for Sale & Rehab buildings as separate STPs are proposed.

7. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
8. PP to provide UGT's of proposed buildings such that top of the tank flush to the ground
9. PP to submit details energy calculation including area provided for Solar PV panels with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 %.

B. SEIAA Conditions-

1. This Environment Clearance is restricted for Wing A & Wing B up to 26th floor only as per CFO NOC dated 01.10.2021
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI- 32,253.56 m², Non-FSI- 4692.41 m², Total BUA- 36,945.97 m². (Plan approval-KDMC/NRV/6650 dated- 01.02.2022).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

and Handling) Rules, 2016.

- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. 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.
- XIII. 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.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same

periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-


- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without

any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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


Manisha Patankar-Minister
(Member Secretary, SEIAA) 12/11/2022

Copy to:

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

Validity unknown

Digitally signed by Manisha
Patankar Mhaikar
Member Secretary
Date: 4/15/2022 6:17:06 AM