

Date: 01.01.2024

To,
The Member Secretary,
State Level Environment Impact Assessment Authority (SEIAA)
Environment Department,
Room No 217, 2nd Floor, Mantralaya,
Mumbai: 400032.
Maharashtra

Sub: Submission of six-monthly compliance report (**October to December 2023**) of Environment Clearance for Proposed residential and Commercial Building development at Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C, 1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1, Village-Rohinjan, Taluka- Panvel, District Raigad.

Ref: Environmental Clearance Letter No.: Letter No. EC22B038MH112797 dt. 13.09.2022

Respected Sir/Madam,

Your kind attention is invited to the above-cited subject and the file and environmental clearance letter under reference. In above context, we are pleased to submit the Data-Sheet and Point-wise compliance status to various stipulations, as laid down by the Ministry, in its above -cited letter, with supporting documents.

Thanking You,
For, M/s. Today Global Homes.

For Today Global Homes


Partner

Authorized Signatory
Encls: As above

Date: 01.01.2024

To,
Regional Officer,
West- Central Zone (WCZ),
Ministry of Environment, Forest and Climate Change
East Wing, New Secretariat Building, Civil Lane,
Nagpur - 440001

Sub: Submission of six-monthly compliance report (**October to December 2023**) of Environment Clearance for Proposed residential and Commercial Building development at Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C, 1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1, Village-Rohinjan, Taluka- Panvel, District Raigad.

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Thanking You,
For, **M/s. Today Global Homes.**

For Today Global Homes



Partner

Authorized Signatory
Encls: As above

Date: 01.01.2024

To,
The Member Secretary
Maharashtra Pollution Control Board
3rd & 4th floor, Kalpataru point, Sion Matunga
Scheme Road no.8, Opp. Sion Circle, Sion (E).
Mumbai-400 022.

Sub: Submission of six-monthly compliance report (**October to December 2023**) of Environment Clearance for Proposed residential and Commercial Building development at Gut No. 1/3, 1/2/2, 1/6 /A, 1/6 /B, 1/6 /C, 1/4, 2/1, 2/2, 3/5 /A, 3/5 /B, 5/3, 111 /1, Village-Rohinjan, Taluka- Panvel, District Raigad.


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Thanking You,

For, **M/s. Today Global Homes.**

For Today Global Homes

Authorized Signatory
Encls: As above
Partner

SIX MONTHLY COMPLIANCE REPORT

(October to December 2023)

ENVIRONMENTAL CLEARANCE: PROPOSED RESIDENTIAL & COMMERCIAL

PROJECT: “Anandam”

LOCATION: Gut No. 1/3, 1/2/2, 1/6/A, 1/6/B, 1/6/C, 1/4, 2/1, 2/2, 3/5/A, 3/5/B, 5/3, 111/1 Village- Rohinjan, Taluka- Panvel, District- Raigad

PROPONENT: TODAY GLOBAL HOMES.



Submitted by:
Building Environment (India) Pvt. Ltd.
Office No. 113, 1st Floor,
Monarch Plaza, Plot No. 56,
Sector-11, CBD Belapur,
Navi Mumbai. (India) 400614

Project Proponent:
Today Global Homes
Kesar Solitaire 1601/2,
16th floor, Palm beach Road,
Sector 19, Sanpada,
Navi Mumbai. -400705

Data Sheet

Sr. No.	Particulars	Details																		
1.	Project type : River valley/ mining/ Industry/Thermal /Nuclear/other (specify)	Building Construction Project																		
2.	Name of the Project	Proposed Residential & Commercial Development Project																		
3.	Clearance letter(s)/OM and Date	EC Letter No. EC22B038MH153922 Dated on 30/08/2022																		
4.	Location	Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C, 1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1 Village- Rohinjan, Taluka- Panvel, District- Raigad																		
a.	District	Raigad																		
b.	State	Maharashtra																		
c.	Latitude / Longitude	Latitude : 19° 5'19.86"N Longitude : 73° 4'34.70"E																		
5.	Address of correspondence																			
	a) Address of concerned Project Chief Executive (with pin code & telephone / telex / fax numbers)	Mr. Bhadresh Rajesh Shah, Patner M/s. Today Global Homes Kesar solitaire 1601/2, 16th floor, Palm Beach Road, Sector 19, Sanpada, Navi Mumbai. -400705																		
	b) Address of Executive Project Engineer /Manager (with pin code /fax numbers)	Same as above																		
6.	Salient features																			
	a) Configuration of the Project	<table border="1"> <thead> <tr> <th>Building Name</th> <th>Building Configuration</th> </tr> </thead> <tbody> <tr> <td>Building No. 1</td> <td>Stilt + 12 Floors</td> </tr> <tr> <td>Building No. 2</td> <td>Stilt + 12 Floors</td> </tr> <tr> <td>Building No. 3</td> <td>Stilt + 15 Floors</td> </tr> <tr> <td>Building No. 4</td> <td>Stilt + 3 Podiums + 23 Floors</td> </tr> <tr> <td>Building No. 5A</td> <td>Ground Shopping + 1st Office + 25 Floors (5 Podiums)</td> </tr> <tr> <td>Building No. 5B</td> <td>Ground Shopping + 1st Office + 25 Floors (5 Podiums)</td> </tr> <tr> <td>Building No. 5C</td> <td>Ground Shopping + 1st Office + 25 Floors (5 Podiums)</td> </tr> <tr> <td>Central Podium</td> <td>Stilt parking + 1st podium parking + 2nd podium Landscape.</td> </tr> </tbody> </table>	Building Name	Building Configuration	Building No. 1	Stilt + 12 Floors	Building No. 2	Stilt + 12 Floors	Building No. 3	Stilt + 15 Floors	Building No. 4	Stilt + 3 Podiums + 23 Floors	Building No. 5A	Ground Shopping + 1st Office + 25 Floors (5 Podiums)	Building No. 5B	Ground Shopping + 1st Office + 25 Floors (5 Podiums)	Building No. 5C	Ground Shopping + 1st Office + 25 Floors (5 Podiums)	Central Podium	Stilt parking + 1 st podium parking + 2 nd podium Landscape.
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		Services and amenity areas Including Club House, UG tank, and STP.	Bungalow – G+ 1 floor.
	b) of the Environmental Management Plan	Details of Environmental Management Plan is attached as Annexure 8	
7.	Break-up of the project area		
	a) submergence area : forest & nonforest	Not applicable	
	b) Others	Total Plot area: 21,840.00 sq.m Total Construction Area: 1,14,903.08 sq.m FSI area: 70925.30 sq.m Non-FSI area: 43977.80 sq.m	
8.	Break-up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers		
	a) SC, ST / Adivasis	Not applicable	
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	Not applicable	
9.	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 288 Crores	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Construction Phase O&M : 29 Rs. Lakhs / year Operation Phase Capital Cost: Rs. 801.4 Lakhs Operation & Maintenance Cost: Rs. 81.67 Lakhs/year	
	c) Benefit cost ratio/Internal rated 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 environmental management plans so far	EMP – Construction phase cost is been incurred.
10.	Forest land requirement	No Forest Land Required
	a) The status of approval for diversion of forest land for non-forestry use	-
	b) The status of clearing felling	-
	c) The status of compensatory	-
	d) afforestation, if any	-
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	-
11.	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	-
12.	Status of construction	Architecture Certificate attached.
	a) Date commencement (Actual and/or planned)	13/09/2022
	b) Date of completion (Actual and/or planned)	13/10/2024
13.	Reasons for the delay if the project is yet to start	Not applicable
14.	Dates of site visits	Not applicable
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	--
	b) Date of site visit for this monitoring report	02-03/11/2023
15.	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits	--

	(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	
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Photographs showing the construction status







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EMP COSTING

EMP COST	IN LAKHS	USED ON SITE	PENDING
CONSTRUCTION PHASE			
PPE	5	2	3
SITE SANITATION	4	2.5	1.5
DRINKING WATER	2	1.2	0.8
SOILD WASTE	2.5	2	0.5
SAFETY, RAILLING ETC	6	3	3
HOUSE KEEPING	2	1	1
HEALTH CHECK	1	0.5	0.5
ENVIRONMENTAL MONITORING	1.5	0.5	1
ANTI-RUSTING COATING	5	2	3
TOTAL	29	14.7	14.3

EMP COST	IN LAKHS	USED ON SITE	PENDING
OPERATIONAL PHASE			
RECHARGE PITS	0.75	0.6	0.15
SEWAGE TRETMENTS	9	7.5	1.5
LFD COATING	17.6	10	7.6
SOILD WASTE	2.5	1.5	1
LANDSCAPE	3.89	1.5	2.39
SOLAR LIGHTING	2.11	0.5	1.61
DMP	45.82	25	20.82
TOTAL	81.67	46.6	35.07

Architecture Certificate till date

ARCHITECT'S CERTIFICATE

Date :11/01/2024

To

M/S. TODAY GLOBAL HOMES
OFFICE NO: 1601 , Kesar Solitaire, Plot-5,
Sector-19, Sanpada,
NAVI MUMBAI - 400705

Subject : Certificate of Percentage of Completion of Construction Work of Building 'ANANDAM' having 3 Building of the only Phase II of the Project ANANDAM PAHSE I situated on the final serve no. 1/2/1, 1/2/2, 1/3, 1/4, 1/6/A, 1/6/B, 1/6/C, 1/6/D, 2/1, 2/2, 3/5/A, 3/5/B, 5/3, 111/1 & 111/2 demarcated by its boundaries 19°05'22.0"N 73°04'34.7"E, 19.089444, 73.076306 of village-Rojhinjan, taluka-Panvel, District-Raigad, PIN 410210 admeasuring 21, 840 sq.mts. AREA being developed by Today Global Homes.

Sir,

I/We **A Cube Architects** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 3 No. of Building having **Wing** of the only Phase of the project situated on the final **serve no. 1/2/1, 1/2/2, 1/3, 1/4, 1/6/A, 1/6/B, 1/6/C, 1/6/D, 2/1, 2/2, 3/5/A, 3/5/B, 5/3, 111/1 & 111/2** demarcated by its boundaries 19°05'22.0"N 73°04'34.7"E, 19.089444, 73.076306 of village-Rojhinjan, taluka-Panvel, District-Raigad, PIN 410210 admeasuring 21, 840 sq.mts. AREA

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s **Aliasgher Abuzer Abbasi** as Architect ;
- (ii) M/s **STRUCTURAL CONCEPT DESIGNS PVT LTD** as Structural Consultant
- (iii) M/s /Shri/Smt **Arihant Consultant and Associates** as MEP Consultant
- (iv) Smt. **Madhvi Wahane** as Quantity Surveyor *

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number P52000020292 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.



ACUBE ARCHITECTS

1204, 12th Floor, Ellora Fiesta, Plot No. 8, Sector 11, Sanpada,
Navi Mumbai, Maharashtra - 400 705.
Tel.: 022 2775 6246 / 47 | Web.: www.acubearchitects.com

Table A
Building no. 5A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	0 number of Basement	NA
3	3 number of Podiums	100%
4	1 Stilt (Ground floor- 12 no. Of commercial units)	100 %
5	25 number of Slabs of Super Structure	92 %
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	32%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	28 %
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	1 %
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
10	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%

Building No. 5B

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	0 number of Basement	NA
3	3 number of Podiums	100%
4	1 Stilt (Ground floor- 14 no. Of commercial units)	100%
5	25 number of Slabs of Super Structure	76%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	12%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	1%
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
10	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead and Underground Water Tanks	64%



ACUBE ARCHITECTS

1204, 12th Floor, Ellora Fiesta, Plot No. 8, Sector 11, Sanpada,
Navi Mumbai, Maharashtra - 400 705.
Tel.: 022 2775 6246 / 47 | Web.: www.acubearchitects.com

ARCHITECT'S CERTIFICATE

Date :08/01/2024

To

M/S. TODAY GLOBAL HOMES
OFFICE NO:605,6TH FLOOR,SHELTON CUBIX,
PLOT NO:87,SECTOR-15,C.B.D., BELAPUR,
NAVI MUMBAI

Subject : Certificate of Percentage of Completion of Construction Work of Building 'ANANDAM' having 3 Building of the only Phase II of the Project ANADAM PAHSE I situated on the Gut No. 1/2/1, 1/2/2, 1/3, 1/4, 1/6A, 1/6/B, 1/6/C, 1/6/D, 2/1, 2/2, 3/5A, 3/5B, 5/3, 111/1 & 111/2 demarcated by its boundaries 19°05'22.0"N 73°04'34.7"E, 19.089444, 73.076306 of village-Rojinjon, taluka-Panvel, District-Raigad, PIN 410210 admeasuring 21, 840 sq.mts. AREA being developed by Today Global Homes.

Sir,

I **Vijay Pathak** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 3 No. of Building having **Wing** of the only Phase of the project situated on the final **serve no. 1/3, 1/2, 1/6/A, 1/6/B, 1/6/C, 1/4, 2/1, 2/2, 3/5/A, 3/5/B, 5/3, 111/1** demarcated by its boundaries 19°05'22.0"N 73°04'34.7"E, 19.089444, 73.076306 of village-Rojinjon, taluka-Panvel, District-Raigad, PIN 410210 admeasuring 21, 840 sq.mts. AREA

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s VIJAY PATHAK as Architect ;
- (ii) M/s STRUCTURAL CONCEPT DESIGNS PVT LTD as Structural Consultant
- (iii) M/s /Shri/SmtArihant Consultant and Associates as MEP Consultant
- (iv) Smt. Madhvi wahane as Quantity Surveyor *

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number P52000020292 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A
Building no. 01

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	0 number of Basement and 1 Plinth	100%
3	0 number of Podiums	0.00
4	1 Stilt (Ground floor- 0 no. Of commercial units)	100 %
5	13 number of Slabs of Super Structure	100 %
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %



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A T H A K

8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100 %
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	100%
10	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100 %

Building No. 2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	0 number of Basement and 1 Plinth	100%
3	0 number of Podiums	0.00
4	1 Stilt (Ground floor- 0 no. Of commercial units)	100 %
5	13 number of Slabs of Super Structure	100 %
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100 %
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	100%
10	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead and Underground Water Tanks	100 %

Building No. -3

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	0 number of Basement and 1 Plinth	100 %
3	0 number of Podiums	NA
4	1 Stilt (Ground floor- 0 no. Of commercial units)	100 %
5	15 number of Slabs of Super Structure	100 %
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%

JUHI NIHARIKA MIRAGE, 5TH FLOOR, OFFICE NO. 508, PLOT NO. 274, SECTOR 10, KOPRA ROAD, KHRARGHAR, NAVI MUMBAI - 410210

7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0.00
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	100%
10	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead and Underground Water Tanks	100%

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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads &Footpaths		60%	
2.	Water Supply		Nil	
3.	Sewerage (chamber, lines, Septic Tank , STP)		100%	
4.	Storm Water Drains		60%	
5.	Landscaping &Tree Planting		Nil	
6.	Street Lighting		50%	
7.	Community Buildings		Nil	
8.	Treatment and disposal of sewage and sullage water		50%	
9.	Solid Waste management &Disposal		Nil	
10.	Water conservation, Rain water harvesting		60%	
11.	Energy management		Nil	
12.	Fire protection and fire safety requirements		60%	
13.	Electrical meter room, sub-station, receiving station		60%	
14.	Others (Option to Add more)		Nil	

Yours Faithfully



VIJAY PATHAK
ARCHITECT
CA/2001/27890

AR. VIJAY PATHAK
Reg. No.:CA/2001/27890

JUHI NIHARIKA MIRAGE, 5TH FLOOR, OFFICE NO. 508, PLOT NO. 274, SECTOR 10, KOPRA ROAD,
KHRARGHAR, NAVI MUMBAI - 410210

ARCHITECT'S CERTIFICATE

Date :08/01/2024

To

M/S. TODAY GLOBAL HOMES
OFFICE NO:605,6TH FLOOR,SHELTON CUBIX,
PLOT NO:87,SECTOR-15,C.B.D., BELAPUR,
NAVI MUMBAI

Subject : Certificate of Percentage of Completion of Construction Work of Building 'ANANDAM' having 4 Building of the only Phase II of the Project ANADAM PAHSE II situated on the final Gut No. 1/2/1, 1/2/2, 1/3, 1/4, 1/6A, 1/6/B, 1/6/C, 1/6/D, 2/1, 2/2, 3/5A, 3/5B, 5/3, 111/1 & 111/2 demarcated by its boundaries 19°05'22.0"N 73°04'34.7"E, 19.089444, 73.076306 of village-Rojinjon, taluka-Panvel, District-Raigad, PIN 410210 admeasuring 21, 840 sq.mts. AREA being developed by Today Global Homes.

Sir,

I **Vijay Pathak** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 4 No. of Building having **Wing** of the only Phase of the project situated on the final **serve no.** 1/3, ½, 1/6/A, 1/6/B, 1/6/C, ¼, 2/1, 2/2, 3/5/A, 3/5/B, 5/3, 111/1 demarcated by its boundaries 19°05'22.0"N 73°04'34.7"E, 19.089444, 73.076306 of village-Rojinjon, taluka-Panvel, District-Raigad, PIN 410210 admeasuring 21, 840 sq.mts. AREA

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s VIJAY PATHAK as Architect ;
- (ii) M/s STRUCTURAL CONCEPT DESIGNS PVT LTD as Structural Consultant
- (iii) M/s /Shri/SmtArihant Consultant and Associates as MEP Consultant
- (iv) Smt. Madhvi Wahane as Quantity Surveyor *

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **P52000021559** under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A
Building no. 04

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	0 number of Basement and 1 Plinth	100%
3	3 number of Podiums	75 %
4	1 Stilt (Ground floor- 0 no. Of commercial units)	100%
5	24 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	70%

7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0.00
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	75%
%9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0.00
10	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead and Underground Water Tanks	80%



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Yours Faithfully

VIJAY PATHAK
ARCHITECT
CA/2001/27890

AR. VIJAY PATHAK
Reg. No.:CA/2001/27890

JUHI NIHARIKA MIRAGE, 5TH FLOOR, OFFICE NO. 508, PLOT NO. 274, SECTOR 10, KOPRA ROAD,
KHRARGHAR, NAVI MUMBAI - 410210

Environmental Clearance Half Yearly Compliance Report of “Anandam” by Today Global (September 2023)

Compliance to the Conditions Recommended in EC

Sr. No.	Conditions	Project Proponent’s Response / Compliance Status
A.	Specific Conditions:	
1	PP to submit 10D/10A/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	Noted Complies as Annexure 1
2	PP to obtain following NOCs & remarks: a) Tree NOC; b) CFO NOC; f) Civil Aviation NOC.	Noted. Compiled as Annexure 2
3	PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	Noted. A letter requesting site visit from regional office, MoEF&CC Nagpur is attached as Annexure 3
4	PP to submit Architect certificate that there is no violation of any conditions of earlier EC as well as no change in footprint of the building as per earlier EC	Noted. Compiled as Annexure 4
5	Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project	Noted. Water NOC, Sewerage NOC and SWD NOC are received for the project & noted in Annexure 2
6	PP to revise water balance including swimming pool make up water in water balance chart, PP to reduce the discharge of treated water up to 35% PP to submit undertaking from authority/agency/third party regarding use of excess treated water. PP to ensure that treated water parameters are as per NGT norms.	Discharge of excess treated water is reduced upto 35% Revised water balance & undertaking from concerned authority regarding use of excess treated water are attached as Annexure 5
7	PP to maintain adequate distance between proposed two-wheeler parking & Miyawaki plantation	Adequate distance will be maintained between the proposed two-wheeler parking & Miyawaki plantation & revised layout is attached in Annexure 6
8	PP to relocate parking in front of OWC proposed for building no.1,2 &3	Noted. Parking in front of OWC is relocated & revised parking layout is attached as Annexure 7
9	PP to provide portable STP for workers during construction phase & accordingly revise EMP of Construction phase.	Noted. Portable STP for workers during construction phase is provided & revised EMP cost for the same is attached as Annexure 8
B.	SEIAA Conditions-	

1	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 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.	Noted. Open space will be unpaved so as to ensure permeability of water. And also grass pavers will be provided of suitable types.
2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted.
3	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted. The standard EC compliance conditions will be complied.
4	SEIAA after deliberation decided to grant EC for - ESI-70,925.30 m2, Non FSI-43,977.80 m2, Total BUA-1,14,903.08 m2. (Plan approval No. PMC/TP/Rohinjan/1/3,1/2/2 & Others/21-22/16035/2011/2022, dated-29.08.2022)	Noted.
	General Conditions:	
	a) Construction Phase:	
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.	4-5 Bins provided near labor camps for disposal of solid waste. Municipal waste from labor camps will be collected and disposed of through waste pickers. Waste through construction activity shall be reused as per the waste management plan and rest will be sold to recyclers
2	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	Will Be Complied.

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.	Noted.
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	Good quality drinking water supply is ensured by the proponent. Waste water: Mobile Toilets for sanitary disposal of excreta are provided by the project proponent for construction workers during construction activity. Solid waste: Waste generated during the construction phase is handed over to PMC.
5	Arrangement shall be made that waste water and storm water do not get mixed,	Dual plumbing system will be provided.
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices	Water demand during this phase is reduced by recycling of water (from STP).
7	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The proponent is not using/ extracting any ground water
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.	No ground water is used.
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.	Low flow Fixtures either by use of aerators or pressure reducing devices or sensor-based control for shower, toilets flushing and drinking will be used.
10	The Energy Conservation Building code shall be strictly adhered to.	Noted.
11	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Stored within the site and will be used for landscaping.
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.	Additional soil will be used for site levelling purpose
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.	This soil and ground water sampling to check the quality of ground water has already been carried out by NABL accredited laboratory. The soil monitoring & ground water monitoring results are attached as Annexure 13 .

14	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Area), Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
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.	DG set will be installed as per CPCB norms.
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.	Noted.
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.	All the vehicles bringing construction material have valid PUC certificate. All the vehicles do comply with relevant air and noise standard. The proponent has specifically instructed the subcontractors to run the vehicles during non-peak hours.
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	Barricades have been provided on site to reduce noise level. Monitoring results are attached as Annexure 11 .
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.	During operation phase DG set will be installed as per CPCB norms. Capacity Of DG Sets : 1 No x 160 kVA. & 1 No x 200 kVA
20	Regular supervision of the above and other measures for monitoring should be	Noted and will be compiled.

	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:-									
1	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.	<p>Will be complied.</p> <p>Solid waste: Waste generated during the construction phase is handed over to PMC.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Particulars</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>Non-biodegradable</td> <td>1251.24</td> </tr> <tr> <td>Biodegradable</td> <td>834.16</td> </tr> <tr> <td>Total</td> <td>2085.4 kg/day</td> </tr> </tbody> </table>	Particulars	Quantity	Non-biodegradable	1251.24	Biodegradable	834.16	Total	2085.4 kg/day
Particulars	Quantity									
Non-biodegradable	1251.24									
Biodegradable	834.16									
Total	2085.4 kg/day									
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted.								
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.	<p>STP will be certified by an independent expert and a report in this regard will be submitted to the Ministry before the project is commissioned for operation. Sewage will be treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose.</p> <p>STP provided is operational and of MBBR technology. The water coming from STP is used for secondary purposes like toilet flushing, car washing, gardening & curing during construction.</p> <p>Capacity: 1 x 300 KLD , 1 x 310 KLD.</p>								
4	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	<p>Completion of facilities like STP, MSW, Green belt development etc will be ensured before occupation.</p> <p>The treated water from STP will be recycled for flushing and gardening purpose.</p>								

	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.	Noted.
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.	Entry & Exit to the proposed project are located in such a way that it won't affect the traffic on the adjoining roads. Also sufficient parking space will be provided during the operation phase.
7	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.
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.	The proponent will develop green belt of adequate density of local species along the periphery of the plot so as to provide protection against noise and air pollution and will enhance the aesthetic value of region.
9	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted.
10	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.	Separate funds will be allocated for implementation of Environmental Protection measures / EMP along with item wise break ups are attached as Annexure 8 .
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 parivesh.nic.in	Complied. Copy of Newspaper Advertisement Attached as Annexure 9 .
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	Noted. The half yearly report will be submitted.

	department, on 1st June & 1st December of each calendar year.	
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.	Noted.
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. SCZ, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted.Will be complied.
C)	General EC Conditions:-	
1	PP has to strictly abide by the conditions stipulated by SEAC& SELAA	Noted.
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.	Noted.
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.	Noted
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 hand copies as well as by e-mail) to the respective Regional Office of	Noted. The six-monthly report will be submitted.

	MoEF, the respective Zonal Office of CPCB and the SPCB.	
5	The environmental statements 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.	Noted. Will be submitted.
6	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 SELAA. In case of deviations or alterations in the project proposal from those submitted to SELAA for clearance, a fresh reference shall be made to the SELAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required if any.	Noted.
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 environmental clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted.

ANNEXURE TABLE

Sr.No.	Annexure	Description
1	Annexure-1	LOI
2	Annexure-2	Tree Noc, Fire Noc, Aviation Noc,
3	Annexure-3	Letter Requesting Site Visit
4	Annexure-4	Architect Certificate
5	Annexure-5	Water Balance, Authorized Water Tanker Supplier
6	Annexure-6	Miyawaki Plantation Is Maintained and Revised Layout
7	Annexure-7	OWC Is Relocated & Revised Parking Layout
8	Annexure-8	Emp Costing
9	Annexure-9	Newspaper Advertisement
10	Annexure-10	Air Monitoring Report
11	Annexure-11	Noise Monitoring Report
12	Annexure-12	Domestic Water Monitoring Report
13	Annexure-13	Soil Sample

Annexure 1 : LOI



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No PMC/TP/Rohinjan/1/3, 1/2/2 & Others/21-22/16035/2099/2022

Date 2e/06/2022

To,

M/s. Today Global Homes,
Office No-1601, 1602,
Kesar Solitaire. Plot No-05,
Sec-19, Sanpada,
Navi Mumbai-400 614.

SUB: - Letter of Intent for Building proposed on Gut No. 1/3, 1/2/2, 1/6/A,
1/6/B, 1/6/C, 1/4, 2/2, 3/5/A, 3/5/B, 5/3, 111/1, At- Rohinjan,
Tal- Panvel, Dist.- Raigad. (Only Environmental Clearance)

REF: - Your application no. 4494, Dated. 21/02/2022.

Sir,

Vide the letter cited in reference above; you have requested for issuing Letter of intent for following buildings proposed on Gut No. 1/3, 1/2/2, 1/6/A, 1/6/B, 1/6/C, 1/4, 2/2, 3/5/A, 3/5/B, 5/3, 111/1, At- Rohinjan for total Gross built up area are as under.

1.	Name of Lessee	M/s. Today Global Homes
2.	Property Details (Proposed Road Width 24.00 M D.P Road)	Gut No. 1/3, 1/2/2, 1/6/A, 1/6/B, 1/6/C, 1/4, 2/1, 2/2, 3/5/A, 3/5/B, 5/3, 111/1 Village - Rohinjan, Taluka- Panvel, District- Raigad.
3.	Area Statement	
A	Plot Area	21840.00 Sq.mtr.
B	i) Deduction for 12.0 m access road	413.25 Sq.mtr.
	ii) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening (24 M Wide DP Road)	2462.47 Sq.mtr.
	Total (i + ii)	2875.72 Sq.mtr.
C	Balance Area of Plot (A - B)	18964.28 Sq.mtr.
D	Amenity Space required	1092.00 Sq.mtr.
E	Net Plot Area (C - D)	17872.28 Sq.mtr.
F	i) Basic FSI (Table 6G, Col. No.3) 17872.28 X 1.1	19659.50 Sq.mtr.
	ii) Premium FSI (Table 6G, Col. No.4) (21840 X 0.5)	10920.00 Sq.mtr.
	iii) TDR area Permissible (21840 X 1.15)	25116.00 Sq.mtr.
	Total Entitled FSI BUA	55695.50 Sq.mtr.
G	Permissible Ancillary Area FSI	33417.30 Sq.mtr.
H	Total Maximum Utilization limit of FSI BUA (F + G)	89112.80 Sq.mtr.

	I	Proposed BUA	70925.30 Sq.mtr
	J	Total Construction Area (including FSI & non FSI)	114903.08 Sq.mtr
4		Number of Building	<p>Building No. 1 & 2: Stilt + 12 Floors</p> <p>Building No. 3: Stilt + 15 Floors</p> <p>Building No. 4: Stilt + 3 Podiums + 23 Floors</p> <p>Building No. 5A (BUILDING NO 5): Ground Shops + 1st Office +25 Floors (5 Podiums)</p> <p>Building No. 5B (BUILDING NO 6): Ground Shops + 1st Office +25 Floors (5 Podiums)</p> <p>Building No. 5C (BUILDING NO 7): Ground Shops + 1st Office +25 Floors (5 Podiums)</p> <p>Central Podium: Stilt parking +1st podium parking+2nd podium landscape</p> <p>Services and amenity areas including club house, UG tank and STP Bungalow: G+1 Floor</p>
5		Height of Building (Main Bldg.)	<p>Building No. 1 & 2: 38.30 Mtrs.</p> <p>Building No. 3: 48.00 Mtrs.</p> <p>Building No. 4: 79.05 Mtrs.</p> <p>Building No. 5A, 5B, 5C- 81.90 Mtrs.</p> <p>Central Podium: 5.8 Mtrs.</p> <p>Services and amenity areas including club house, UG tank and STP Bungalow: 6.00 Mtrs.</p>
6		Parking- (Required parking calculated as per UDCPR)	<p>Parking as per UDCPR Required</p> <p>Four-Wheeler: 417</p> <p>Two-Wheeler: 1630</p>
7		Tenements	<p>Residential Units – 884 Nos.</p> <p>Commercial Units – 76 Nos.</p>

Open Spaces of the Building.

Side	Minimum Required (In Mtrs.)	Proposed (In Mtrs.)
Front	6.00 & 9.00 Mtr.	6.00 & 9.00 Mtr.
Rear	12.00 Mtr.	12.000 Mtr.
Side-1	11.00 Mtr.	11.009 Mtr. (Dead Wall)
Side-2	11.00 Mtr.	11.000 Mtr. (Dead Wall)

On Primary scrutiny of your proposal, this is to inform you that the building plans for above mentioned Building are approvable as per UDCPR-2020.

Disclaimer:

This "Letter of Approvability" is issued on your request with clear understanding that:

1. The same is issued only for obtaining Clearance for MoEF purpose.
2. If while processing final permission for sanction under UDCPR Regulation, if any discrepancy is found in calculations for potential FSI, approvability of any plan as per UDCPR Regulation, arising either due to some misrepresentation or withholding of any information or due to any other reason whatsoever in such event UDCPR Regulation shall prevail.
3. The letter cannot be taken as basis for any claim of compensation, grant of right or otherwise.
4. This letter of Intent is as per prevailing and in force UDCPR Regulations and cannot overrule effect of any subsequent changes in UDCPR Regulation, if any.
5. While processing final permission for sanction under UDCPR Regulation, if any discrepancy is found in online scrutiny of drawings through BPMS then Amendment should be done in the plans attached with this letter of Intent.
6. Structural drawings & Certificate from R.C.C. Consultant for proposed additional construction / floors as shown in the plans of LOA shall be submitted at the time of submitting amended proposal for approval to PMC.
7. Environmental Clearance shall be submitted to PMC at the time of Amended Building permission for approval.
8. While processing final Permission for sanction under UDCPR Regulation, Architects Certificate regarding no Amendment is to be proposed in the drawings attached with this Letter of Intent with respect to the CFO NOC.
9. This Letter of Intent is issued on the condition of making payment towards Staircase Premium etc. while processing final Permission for sanction under UDCPR Regulation. No third-party interest can be created as per the said Letter of Approvability.
10. Obtaining Permission from Revenue department as well as from any other Government / Semi Government body as per the requirement will be binding on the Developer.
11. If any amendment is proposed in future with respect to the floor plans of proposed building / no. of proposed building / no. of basement / shape or location of proposed R.G. / capacity and location of STP etc., then developer should submit Revised Letter of Intent to Environment Department & HRC.
12. It is Brought to your notice that Panvel Municipal Corporation can grant development Permission. The above letter is issued on your request with clear understanding to obtain Environmental Clearance from SEIAA. This letter should not be construed to be actual approval to commence the construction or to create any third-party interest. This letter cannot be taken as a basis for any claim for compensation, grant of right or otherwise. This letter is issued as per the provision of sanctioned UDCPR, which is operational today and cannot overrule effect of any subsequent changes in sanctioned UDCPR Regulations, if any.

मा. आयुक्त यांचे मंजूरी नुसार



[Signature]
Assistant Director of Town Planning
Panvel Municipal Corporation

Annexure 2: Tree NOC



पनवेल महानगरपालिका

ता. पनवेल जि. रायगड पिन नं. ४१० २०६

कार्यालय : २७४५८०४०/४१/४२ फॅक्स नं. ०२२-२७४५२२३३ E-mail :- panvelcorporation@gmail.com

पमपा/उद्घान/२३२२/प्र.क्र.७२/४२३/२०२२

दिनांक:- ०४/०७/२०२२

प्रति,
टुडे ग्लोबल होम्स,
१६०१-१६०२, केसर सॉल्टिअर,
प्लॉट नं.०५, सेक्टर १९,
पाम बिच रोड, सानपाड.


विषय :- विकास जागा वापर परवानाकरीता झाडांबाबतचे ना हरकत प्रमाणपत्राबाबत.
संदर्भ:- आपला दि. १९/०४/२०२२ रोजीचा अर्ज.

महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ नुसार उपरोक्त विषयाबाबत प्राप्त अर्जातील ठिकाण- सर्व्हे नं.१/३, १/२/२, १/६A, १/६B, १/६C, १/४, २/१, २/२, ३/५A, ३/५B, ५/३, १११/१, येथील इमारत क्र.१ व २, गाव - रोहिंजण, ता.पनवेल, जि.रायगड बाबत पुढील नमूद अटीस अधिन राहून विकास जागा वापर परवानाबाबतचे ना हरकत प्रमाणपत्र देण्यात येत आहे.

१. अधिनियमातील कलम ११(२) नुसार विकास कामाच्या संपुर्ण जागेचे निव्वळ क्षेत्रफळ १६०० चौ.मी. असल्याने १ वृक्ष / १०० चौ.मी. या दराने वृक्षांची लागवड करणे आवश्यक आहे. सदर जागेचे स्थळनिरीक्षणानुसार सदर जागेवर एकूण २० वृक्ष विद्यमान असल्याचे आढळून आले. सदर झाडांचे ०५ वर्षे जतन व संवर्धन करणे बंधनकारक आहे.

नगररचना विभागामार्फत भविष्यात सदर २० झाडांचा जागा वापरास अडथळा होणार नाही याची खात्री करून बांधकामास वापर परवाना (OC) देण्यात यावी.




(कैलास गावडे)
उपायुक्त
पनवेल महानगरपालिका

Annexure 2:Fire Noc



PANVEL MUNICIPAL CORPORATION
Tal. Panvel, Dist. Raigad. Pin No. 410206

Office No- 27458040/41/42

Email-Panvelcorporation@gmail.com

Fire Office No- 27461500

Fax No- 022-27452233

Outword/No/Pmc/Fire/ 2781 /2022 Date- 29/02 /2022

TO,
A.D.T.P.
Panvel Municipal Corporation,

SUBJECT: Fire brigade 5th amended provisional NOC Stipulating fire protection requirements for the proposed residential buildings on Gut no. 1/3,1/2/2,1/6/A,1/6/B,1/6/C,1/4,2/1,2/2,3/5/A,3/5/B,5/3, 111/1, panvel District Raigad. For M/S Today Global Homes Through partners Rajesh Bhogilal Shah, Bhadresh Rajesh Shah & Bhavesh Rajesh Shah. Tal- Panvel, Dist- Raigad.

REFERENCE:

1. Application from M/S Architect Vijay Pathak received to this office as on 29/07/2022 for amended provisional fire NOC.
2. Provisional fire NOC obtained for building no 1,2 and 3 vide reference no PMC/Fire/697/2019 dated 12/02/2019.
3. 1st amended provisional fire noc issued vide reference no. PMC /Fire/3301/2019 dated 06/12/2019.
4. 2nd amended provisional fire NOC issued vide reference no. PMC /Fire/910/2020 dated 28/02/2020 .
5. 3rd amended provisional fire NOC issued vide reference no. PMC /Fire/910/2021 Dated 05/04/2021.
6. 4th amended provisional fire NOC issued vide ref no. PMC/FIRE/3124 /2022 Dated 18/10/2021.
7. Total additional proposed area of construction 13139.42 sq. mtrs .
8. Notarized affidavit given by the developer for the balance 50% payment of fire fees received to this office as on 26/08/2022.
9. Three sets of Architectural drawings, submitted on 2/10/2021.

Sir,

M/S Architect Vijay Pathak of the said project, under the instruction of his client submitted the proposal of residential buildings for amended provisional approval for the 5th time on Gut no 1/3,1/2/2,1/6/A,1/6/B,1/6/C,1/4,2/1,2/2,3/5/A,3/5/B,5/3, 111/1, panvel District Raigad. For M/S Today Global Homes Through partners Rajesh Bhogilal Shah, Bhadresh Rajesh Shah & Bhavesh Rajesh Shah. Tal- Panvel, Dist- Raigad.

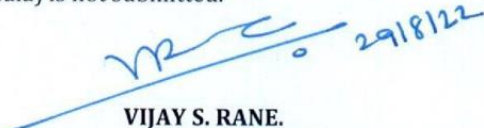
In this case fire department had already issued provision fire NOC & 4 amended provisional fire noc 's accordingly party has obtained there C.C. from PMC building department. The last issued fire NOC i.e 4th amendment was as under.

Sr. No	Type of Fees	Area In sq. mtrs	Rate Rs.	Total fees Payable Rs.	50% Fees paid Rs	Receipt no.
3	Fire Infrastructure (35-45)	1574.85	400/-	629940/-	2433613/-	F104/5690 dated 22/07/2022
	(42-92)	8474.57	500/-	4237285/-		

REMARK/GENERAL CONDITIONS:-


1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.
3. All service shafts shall be sealed at each floor level.
4. All firefighting systems must be painted with P.O. red color.
5. अनवधनाने शुल्क कमी आकारले गेले असल्यास अथवा आकारले नसल्यास सदर बाब लक्षात आलेवर हे शुल्क आकारण्यात येईल .
6. All fire protection systems jobs must be carried out by the approved License Agency.
7. Sign boards such as 'No Smoking, Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
8. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
9. The issued NOC shall be valid for a year from dated of issue to obtain the C.C.
10. The undersigned reserves the right to amend any additional recommendations deemed fit during the final inspection due to statutory provisions amended from time & in the interest of the protection of the premises.
11. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
12. NOC obtained by misleading this department and producing the forge/ false documents and information shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.


VIJAY S. RANE.
CHIEF FIRE OFFICER
PANVEL MUNICIPAL CORPORATION.

Copy to
1] ARCHITECT VIJAY PATHAK
2] office copy

Annexure 2:Aviation NOC



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Rajesh Shah Date: 01-03-2018

605, Shelton Cubix, Plot
87, Sector 15, CBD
Belapur, Navi Mumbai. Navi

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOCID : **NAVI/WEST/B/030118/284587**

Applicant Name : **Rajesh Shah**

Type of Structure : **Building**

Site Address : **Survey No. 2/1, 1/3, 1/4, 5/3, 2/2, 3/5A, 1/6A, 1/2, 111/1, 114/9A, 114/10, 11B, 3/5/B, 1/6/B, 1/6/C, Village – Rohinjan, Taluka - Panvel, Dist - Raigad**

Site Coordinates : **73 03 05.03-19 07 34.16, 73 03 05.71-19 07 31.85, 73 03 06.87-19 07 29.80, 73 03 08.75-19 07 35.60, 73 03 10.15-19 07 32.82,**

Site Elevation AMSL in **27.73 M**
Mtrs as Submitted by
Applicant:

Your site is located at a distance 14752 mts from ARP and lies in the grid J24 of the published CCZM of Navi Mumbai airport. The Permitted top elevation for this grid is 150 mts.
Since the requested top elevation 97.73 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid.


b. The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

c. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

d. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

Page 1/2

राजीव गांधी भवन सफदरजंग हवाई अड्डा नई दिल्ली-110003 दूरभाष : 24632950



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

This assessment is system auto generated and thus does not require any signature

Designated Officer
Region Name: WEST
Address: General Manager Airports
Authority of India, Regional
Headquarter, Western Region,
Opp. Parsiwada, Sahar Road,
Vale Parle (E)
Email ID: nocwr@aai.aero
Contact No: 022-28300656

Page 2/2

राजीव गांधी भवन सफदरजंग हवाई अड्डा नई दिल्ली-110003 दूरभाष : 24632950

Rajiv Gandhi Bhawan Safdarjung Airport, New Delhi-110003 Phone: 24632950

Annexure 3: Letter Requesting Site Visit



Date: 25/08/2022

To,
The Regional Office
West Central Zone (WCZ)
Ministry of Environment, Forest & Climate Change
East Wing, New Secretariat Building, Civil Lane
Nagpur – 440001

Subject: Certification of report of the status of compliance of the condition stipulated in the environment clearance for the **Expansion of Residential & Commercial Building "Anandam" at Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C, 1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1 Village- Rohinjan, Taluka- Panvel, District- Raigad by Today Global Homes**

References:

1. Environment Clearance (EC) Letter obtained from SEIAA vide letter no. **SIA/MH/MIS/274019/2022**

Respected Sir,

This is with respect to above mentioned subject and references, said project obtained environment clearance and referred MoEF circular 30/5/2012. We have time to time submitted Post EC condition compliances to your good office and other authorities. We are herewith submitting the Environment Clearance condition status and your ready reference.

You are kindly requested to certify the compliance report and communicate the date of site visit as per the requirement.

Thanking You,

Your's faithfully,

For, Today Global Homes

Today Global Homes

Partner

Authorized Signatory

Annexure 4: Architect Certificate



Date - 18-08-2022

To,

The Principal Secretary – SEIAA,
Environment Department,
Eoom No. 217, 2nd floor, Annex building,
Mumbai - 400 032.

We hereby state that the onsite Constructed area for Residential & Commercial Building "Anandam" at Gut No. 1/3, 1/2/2, 1/6 /A, 1/6 /B, 1/6 /C, 1/4, 2/1, 2/2, 3/5 /A, 3/ 5/ B, 5/ 3, 111 /1 Village-Rohinjan, Taluka-Panvel, District- Raigad is 1,14,903.08 sqm. It is as per IODILOI received vide letter under No PMC/TP/Rohinjan/13,1/2/2,1/6/A & others/21-22/16035/2011/2022 dated 29/08/2022 & CC dated 26/11/2021

S. No.	Building Numbers	As per EC Dated -02.03.2020			As per CC Dated -26.11.2021			Constructed on site			Proposed Expansion								
		Configuration as per EC	FSI as per EC in sq.m	Non FSI as per EC in sq.m	Total Construction area as per EC in sq.m	Configuration as per CC	FSI area as per CC in sq.m	Non FSI area as per CC in sq.m	Total Construction area on site in sq.m	Configuration on site	FSI area on site in sq.m	Non FSI area on site in sq.m	Total Construction area on site in sq.m	Proposed Configuration	Proposed FSI in sq.m	Proposed Non FSI in sq.m	Proposed Total Construction area in sq.m		
1	Building No. 1, 2 & 3; Silt on ground floor + upper 11 floors. Building No. 4; Silt on ground floor + upper 14 floors. Building No. 5; Partial commercial + silt parking at	35584.127 sqm	20895.798 sqm	56479.925 sqm	Building No. 1 & 2; 12 Floors Building No. 3; 15 th Floors Building No. 4; 23 Floors Building No. 5A (BUILDING NO 5); 19 th Floors	61214.95 sqm		Building No. 1 & 2; 11 th Floors completed Building No. 3; 11 th Floors completed Building No. 4; 11 th Floor slab completed Building No. 5A (BUILDING NO 5);	24,854.06 sqm	9166.22 sqm	34,020.29 sqm	Building No. 1 & 2; Silt + 12 Floors Building No. 3; Silt + 15 Floors Building No. 4; Silt + 3 Podiums + 23 Floors Building No. 5A (BUILDING NO 5); Ground Shops + 1st Office + 25 Floors (5 Podiums) Building No. 5B (BUILDING	70,925.30 sqm	43,977.80 sqm	1,14,903.08 sqm				

JUHI NIHARIKA MIRAGE, 5TH FLOOR, OFFICE NO. 508, PLOT NO. 274, SECTOR 10, KOPRA ROAD, KHRARGHAR, NAVI MUMBAI - 410210



ARCHITECT VIJAY PATHAK

ground floor + upper 11 floors. Building No. 6 & 7; Partial commercial + silt parking at ground floor + upper 11 floors.				Building No. 5B (BUILDING NO 6); 25 th Floors Building No. 5C (BUILDING NO 7); 19 th Floors Central Podium, Services and amenity areas including club house, UG tank and STP, Bunglow	5 th Floor slab completed Building No. 5B (BUILDING NO 6); 3 rd Floor slab completed Building No. 5C (BUILDING NO 7); 3 rd slab Completed Central Podium; Not started Services and amenity areas including club house, UG tank and STP Bunglow; Not started	Ground Shops + 1st Office + 25 Floors (5 Podiums) Building No. 5C (BUILDING NO 7); Ground Shops + 1st Office + 25 Floors (5 Podiums) Central Podium; Silt parking + 1 st podium parking + 2 nd podium landscape Services and amenity areas including club house, UG tank and STP Bunglow; G+1 Floor														
Total	35584.127 sqm	20895.798 sqm	56479.925 sqm	61214.95 sqm									24,854.06 sqm	9166.22 sqm	34,020.29 sqm			70,925.30 sqm	43,977.80 sqm	1,14,903.08 sqm

In view of above we have constructed total of 34,020.29 sqm of area. The construction is as per CC received form PMC dated 26/11/2021. Approved plans dated 26/11/2021 and as per EC received vide letter no. SEIAA-EC-0000002152 dated 02/03/2020.

We hereby undertake that Building NOT completed and OC not received.

RCC work up to:

Building No. 1 & 2: 11th Floors completed,

Building No. 3: 11th Floors completed

Building No. 4: 11th Floor slab completed

Building No. 5A (BUILDING NO 5): 5th Floor slab completed

Building No. 5B (BUILDING NO 6): 3rd Floor slab completed

Building No. 5C (BUILDING NO 7): 3rd slab Completed

Central Podium: Not started

Services and amenity areas including club house, UG tank and STP Bunglow: Not started on site, as per last CC approved by PMC

JUHI NIHARIKA MIRAGE, 5TH FLOOR, OFFICE NO. 508, PLOT NO. 274, SECTOR 10, KOPRA ROAD, KHRARGHAR, NAVI MUMBAI - 410210

As per proposed expansion due to applicability of UDCPR, maximum plot FSI potential of the project is **94277.7 sq .mt.** but the client has agreed upon to restrict FSI area up to **70925.30 sqm** by letter dated 01/06/2022. The proposed construction details are as follows:

Sr No.	Building name	Building Configuration	FSI Area in sq.mt.	Non-FSI Area in sq.mt	FSI AREA + NO FSI AREA =Total Construction BUA in sq.mt	Height (m)	Present status on site
1.	Building No. 1:	Stilt + 12 Floors	6074.67	1560.58	7635.25	38.30	11 FLOORS COMPLETED
2.	Building No. 2:	Stilt + 12 Floors	6074.67	1560.58	7635.25	38.30	11 FLOORS COMPLETED
3.	Building No. 3:	Stilt + 15 Floors	7844.90	1253.05	9097.95	48.00	11 FLOORS COMPLETED
4.	Building No. 4:	Stilt + 3 Podiums + 23 Floors	12635.30	8394.59	21029.89	79.05	11 TH FLOOR SLAB COMPLETED
5.	Building No. 5A: (old name 5)	Ground Shops+ 1st offices + 25 Floors (5 PODIUM)	11310.86	6949.47	18260.33	81.90	5 TH FLOOR SLAB COMPLETED
6.	Building No. 5B: (old name 6)	Ground Shops+ 1st offices + 25 Floors (5 PODIUM)	15457.51	7379.043	22836.55	81.90	3RD FLOOR SLAB COMPLETED
7.	Building No. 5C: (old name 7)	Ground Shops+ 1st offices + 25 Floors (5 PODIUM)	11351.76	6892.13	18243.89	81.90	3RD FLOOR SLAB COMPLETED
8.	Central Podium	Stilt parking+ 1 st podium parking + 2 nd podium landscape	0	7850.391	7850.391	5.8	NOT STARTED
9.	Services and amenity area – including clubhouse , u.g tank and STP		0	2100	2100	6	NOT STARTED
10.	Bungalow	G+1 Floor	175.58	38	213.58	6	NOT STARTED
TOTAL			70925.30	43977.80	114903.08		

YOURS FAITHFULLY



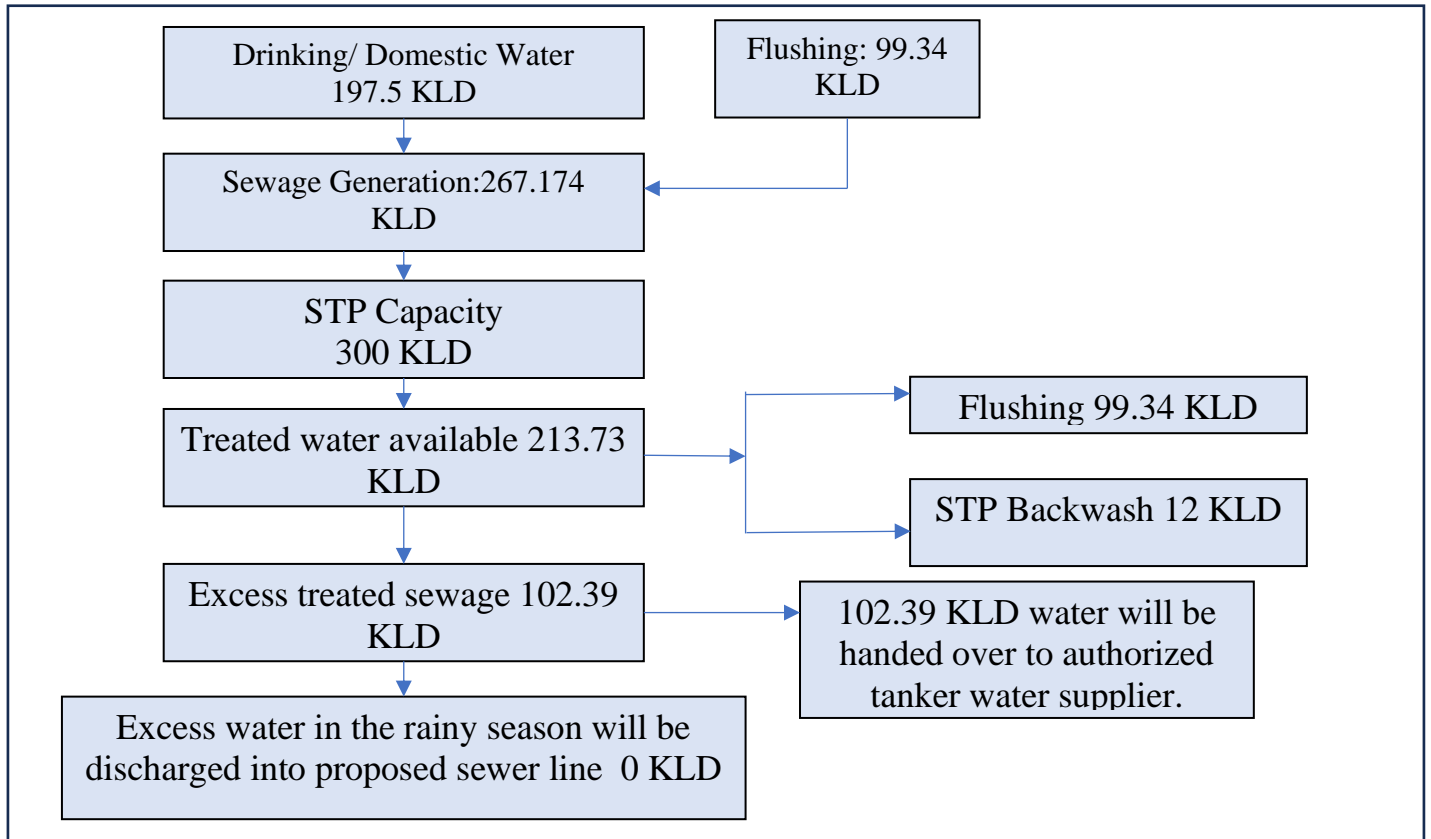
THANKS & REGARDS,
ARCHITECT VIJAY PATHAK

STAMP:-

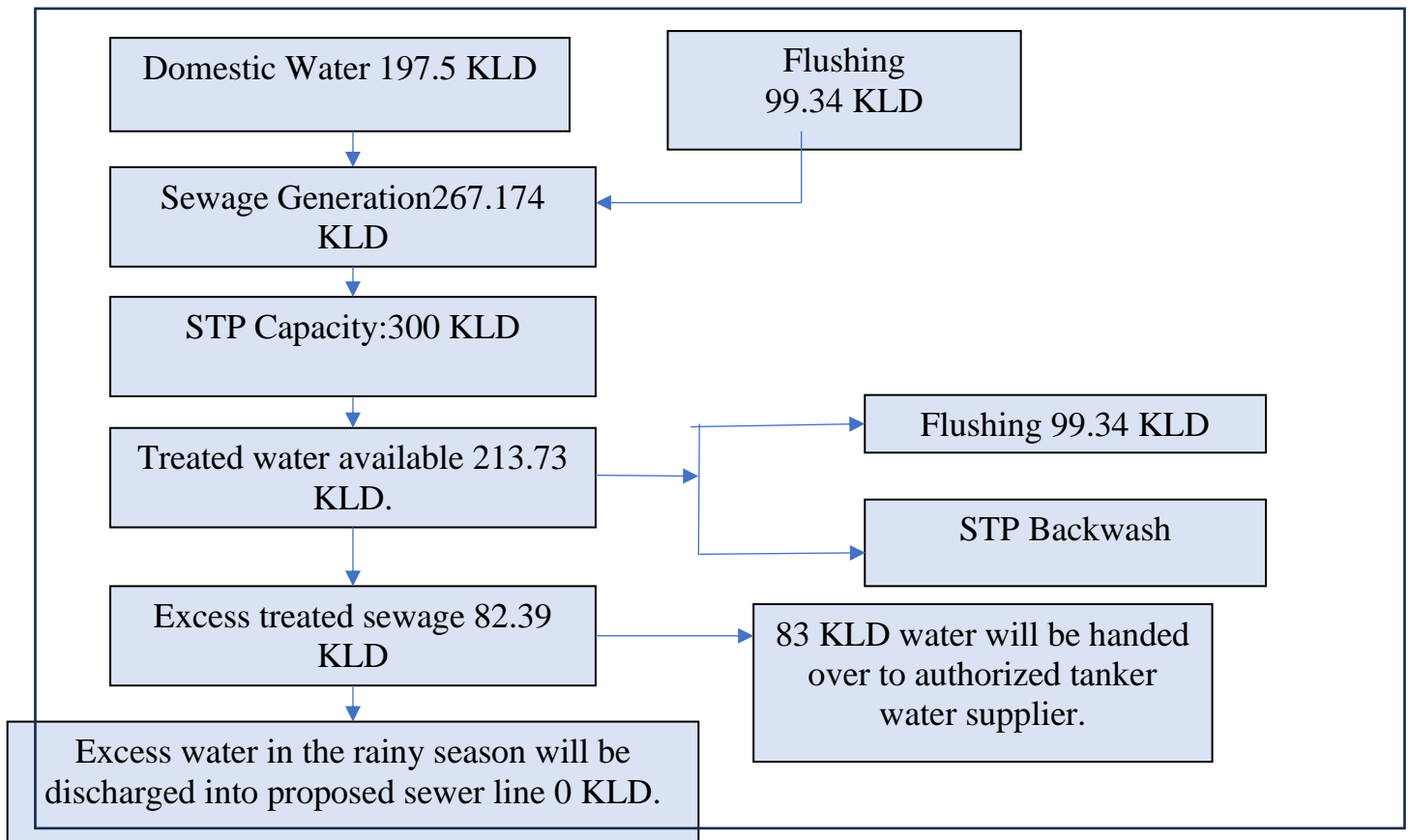
VIJAY PATHAK
ARCHITECT
CA/2001/27890

Annexure 5: Water Balance Per Day Basis (Building No 1,2,3,4)

Monsoon

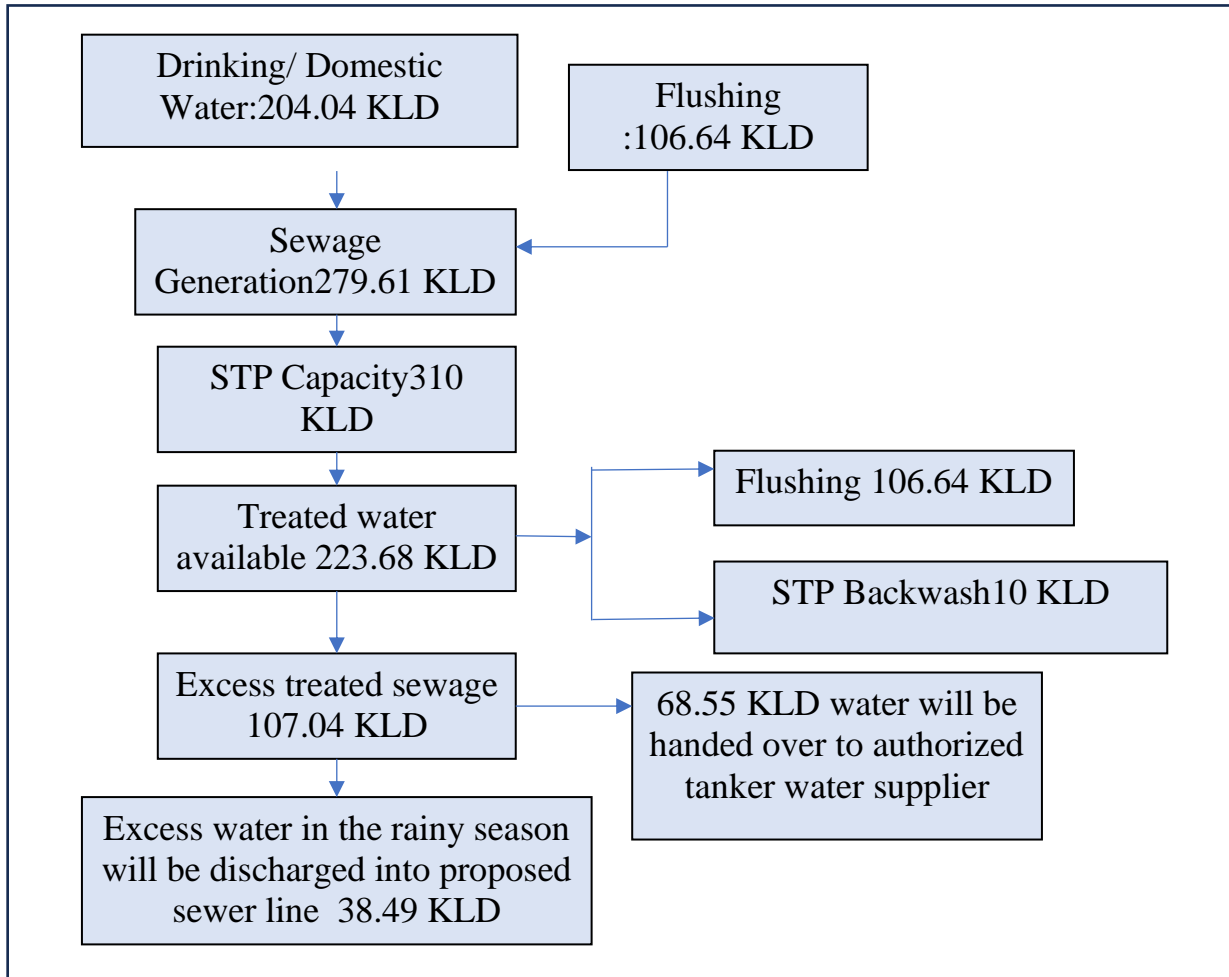


Non-Monsoon

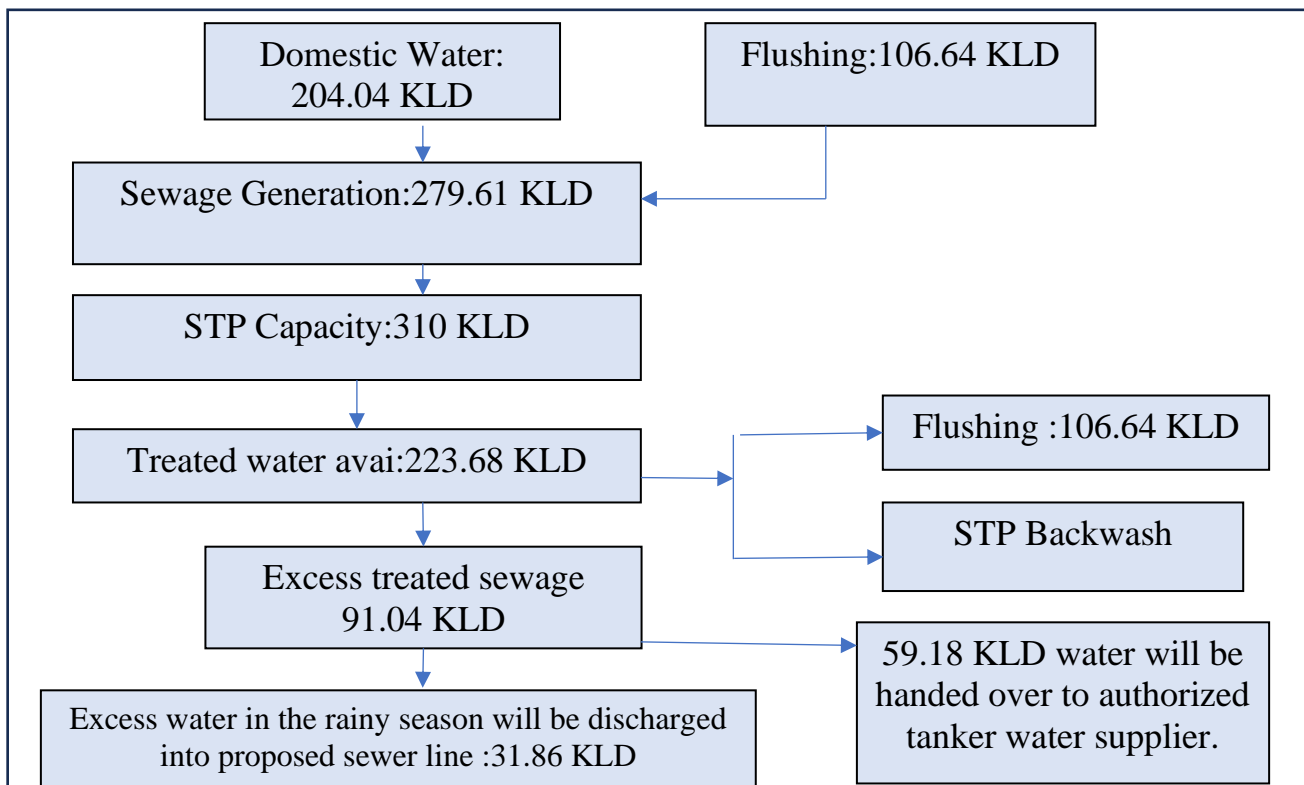


Annexure 5:Water Balance Per Day Basis (5a,5b,5c Building)

Monsoon



Non-Monsoon



Annexure 5: Mou With Authorized Water Tanker Supplier For Excess Treated Water



BETWEEN

1) **M/s. Today Global Homes Through its Partner Mr. Bhavesh Rajesh Shah** Office at 1601,1602, Kesar Solitare, sec-19, Plot no-5, Sanpada, Navi Mumbai, Maharashtra, hereinafter referred to as **FIRST PART**

AND,

M/s. Pooja Water Suppliers through Mr. Kisan Dattu Mhatre having address at- Rohinjan Village, Tal.-Panvel Dist.-Raigad., hereinafter referred to as **SECOND PART.**

Whereas the party of First part has lawful owners and had development rights and well-entitled and possessed of all those piece and parcel of Agricultural Lands situate, lying and being at Village-Rohinjan, Tal.-Panvel, Dist.-Raigad as follows (hereinafter referred to as "**the said property/land**" and more particularly described in the First Schedule hereunder written):

SR. NO.	SURVEY NO/ H. NO.	AREA
1	1/3	0-04-00
2	1/2/2	0-15-00
3	1/6/A	0-25-60
4	1/6/B	0-16-50
5	1/6/C	0-16-30
6	1/4	0-19-00
7	2/1	0-25-80
8	2/2	0-27-30
9	3/5/A	0-11-10
10	3/5/B	0-13-10
11	5/3	0-16-50
12	111/1	0-28-20



Sunita R.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

SIGNED AND DELIVERED BY THE)
WITHIN NAMED VENDOR)

Sunita R.

**M/s. Today Global Homes
Through its Partner
Mr. Bhavesh Rajesh Shah**

SIGNED AND DELIVERED BY THE)
WITHIN NAMED PURCHASER)

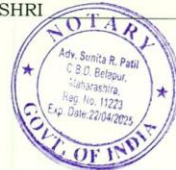
**M/s. Pooja Water Suppliers through
Mr. Kisan Dattu Mhatre**

Kisan Dattu Mhatre

IN THE PRESENCE OF

1) *Manoj Anil Darve*
SHRI *Manoj Anil Darve*

2) _____
SHRI _____



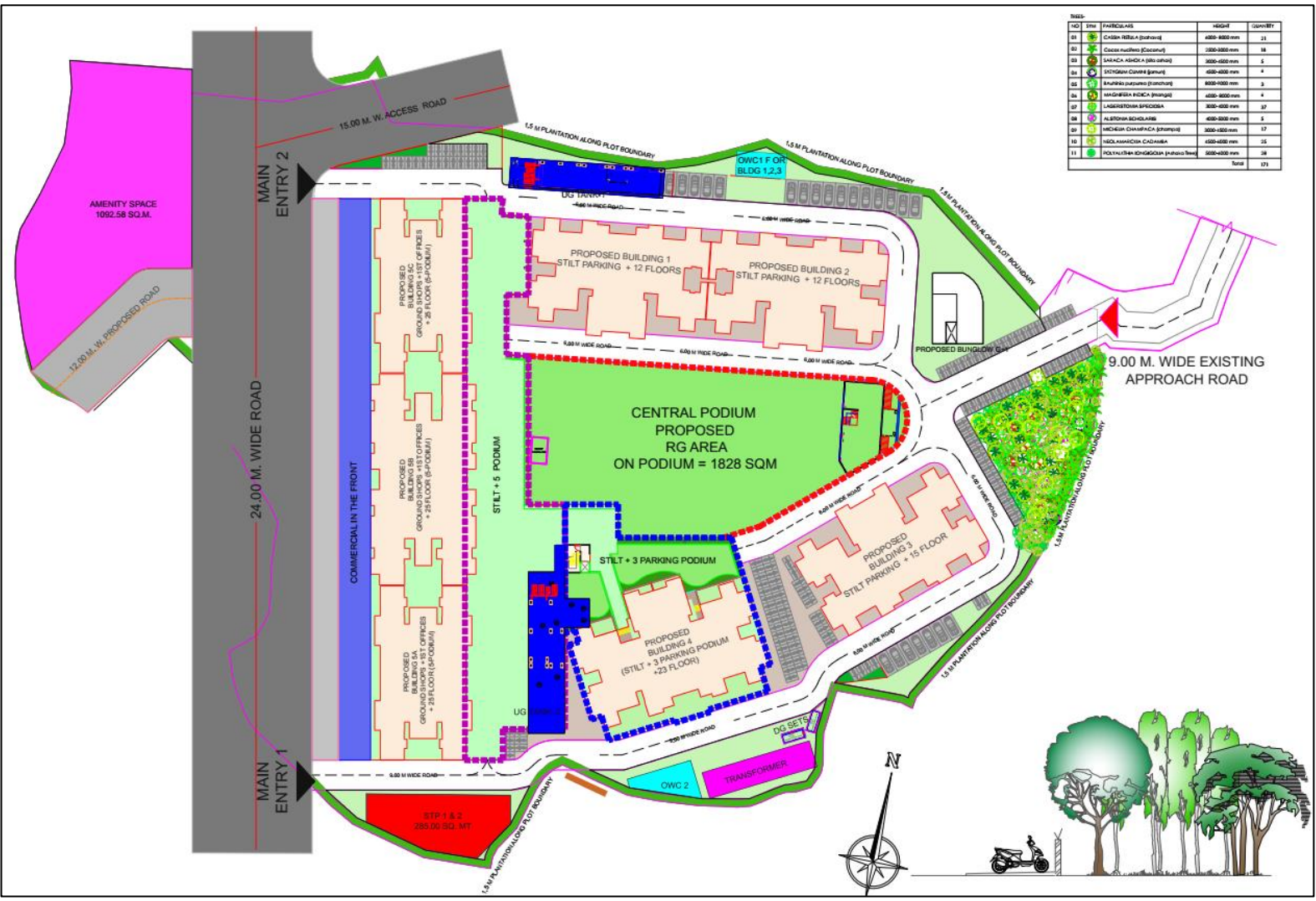
ATTESTED BY ME

Sunita R. Patil
16/02/2022
Adv. SUNITA RAM PATIL
M.Com., M.A., LL.M., G.D.C. AA
ADVOCATE HIGH COURT
Membership No. AH/2006/2000
NOTARY (GOVT. OF INDIA)
Shop No. 26, Prabhat Centre,
C.B.D. Belapur, Sector 1A, Navi Mumbai-400614.
MOB.: 9867683789
(SMS/WHATSAPP ONLY)

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16 FEB 2022

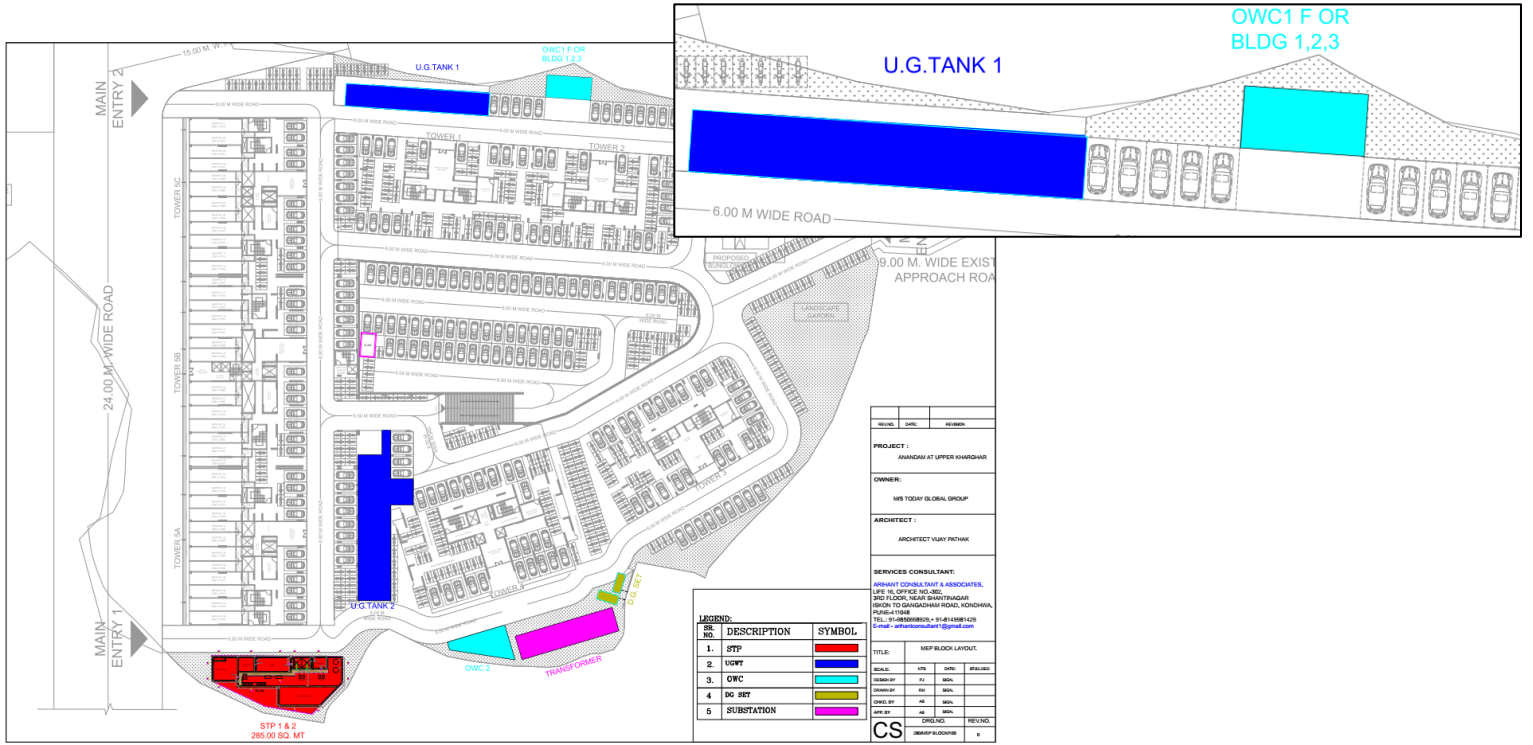
Annexure 6: Miyawaki Plantation is maintained and revised layout



NO	SYM	FAMILIARITY	HIGHT	COPY/MT	
01	1	COCONUT (Coccoloba)	4000-6000 mm	21	
02	2	COCONUT (Coccoloba)	2000-3000 mm	18	
03	3	LEUCA (Leucaena)	3000-4000 mm	5	
04	4	STYRACIS (Styracis)	4000-6000 mm	4	
05	5	BAOBAB (Baobab)	6000-10000 mm	3	
06	6	NONI (Noni)	4000-6000 mm	4	
07	7	LAGERSTROMIA (Lagerstromia)	3000-4000 mm	17	
08	8	ALSTONIA (Alstonia)	4000-6000 mm	5	
09	9	ACACIA (Acacia)	2000-3000 mm	17	
10	10	ACACIA (Acacia)	4000-6000 mm	16	
11	11	POLYCHLORIS (Polychloris)	2000-3000 mm	28	
				Total	171



Annexure 7:OWC is relocated & revised parking layout



NO.	DATE	REVISION
PROJECT :		
ANANDAM AT UPPER KHARGHAR		
OWNER :		
M/S TODAY GLOBAL GROUP		
ARCHITECT :		
ARCHITECT VJAY PETHAK		
SERVICES CONSULTANT :		
SRINANT CONSULTANT & ASSOCIATES, 3RD FLOOR, NEAR SHANTINAGAR ROAD TO CHARGHAR ROAD, KONDHWA, PUNE-411048 TEL: 9420058805, 91414881429 E-mail - srinamantant1@gmail.com		
TITLE :	MEP BLOCK LAYOUT	
SCALE :	N/A	DATE :
DESIGN BY :	FR	DATE :
DRAWN BY :	MR	DATE :
CHECK BY :	MR	DATE :
APP. BY :	MR	DATE :
CS	DESIGN :	REV. NO. :
	DATE :	

SER. NO.	DESCRIPTION	SYMBOL
1.	STP	
2.	UGT	
3.	OWC	
4.	DC SET	
5.	SUBSTATION	

Annexure 8:Emp Costing Construction Phase Till Date:

Sr. No.	Parameter	Total Cost/ Y (Rs. Lacs)	Used on Site (Rs. Lacs)	Pending (Rs. Lacs)
1.	PPE	5.0	2.0	3
2.	Site Sanitation Facility	4.0	2.5	1.5
3.	Drinking water facility	2.0	1.2	0.8
4.	Solid Waste Management	2.5	2.0	0.5
5.	Safety railing, platform, ladder, hoist, Cranes etc.	6.0	3.0	3
6.	House keeping	2.0	1.0	1
7.	Health Check	1.0	0.5	0.5
8.	Environmental Monitoring	1.5	0.5	1
9.	Anti-rusting coating on foundation steel bars	5.0	2.0	3
Total Cost		29	14.7	14.3

Emp Costing Operation Phase Till Date:

Sr. No.	Parameter	Total Cost/ Y (Rs. Lacs)	Used on Site Rs. Lacs)	Pending Rs. Lacs)
1.	Recharge Pits	0.75	0.6	0.15
2.	Sewage Treatments	9.0	7.5	1.5
3.	Lfd Coating	17.6	10	7.6
4.	Solid Waste	2.5	1.5	1
5.	Landscape	3.89	1.5	2.39
6.	Solar Lighting	2.11	0.5	1.61
7.	DMP	45.82	25	20.82
Total Cost		81.67	46.6	35.07

Annexure 9:Newspaper Advertiment

जाहीर नोटीस

या जाहीर नोटीसद्वारे सर्व लोकांना कळविण्यात येते की, मे. टुडे ग्लोबल होम्स यांना त्यांच्या मौजे रोहिंजण, तालुका पनवेल, जिल्हा रायगड येथील सर्वे नंबर/गट नंबर १/३, १/२/२, १/६/अ, १/६/ब, १/६/क, १/४, २/१, २/२, ३/५/अ, ३/५/ब, ५/३, १११/१ या मिळकतीवरील “आनंदम” या रहिवासी व वाणिज्य इमारतीसाठी पर्यावरण, वन आणि हवामान बदल मंत्रालय भारत सरकार यांचेकडून पर्यावरण मंजूरी पत्र क्र. EC22B038MH112797 दि. १३ सप्टेंबर २०२२, अन्वये मंजूरी दिलेली आहे व पर्यावरण मंजूरी पत्राच्या प्रती <https://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहेत.

Today Global Homes

Partner



www.newsband.in

Newsband

NOTICE

Notice is hereby given by **M/s Today Global Homes** that "**Environmental Clearance for Expansion of Residential & Commercial building "Anandam"** situated at **G. No. 1/3, 1/2/2, 1/6/A, 1/6/B, 1/6/C, 1/4, 2/1, 2/2, 3/5/A, 3/5/B, 5/3, 111/1 village Rohinjan, Taluka Panvel, Dist. - Raigad** has been accorded Environmental Clearance vide letter no **EC22B038MH112797** dated 13th September 2022 and copy of the clearance letter is available with <https://parivesh.nic.in/>.

Sd/-

Partner

M/s Today Global Homes

1601-1602, 16th Floor, Kesar Solitaire,

Plot No. 5, Palm Beach Road,

Sector - 19, Sanpada, Navi Mumbai - 400705

Date: 17-09-2022

Tel.: 022-20878080/20879191

Annexure 10: Air Monitoring Report

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

CLIENT'S NAME & ADDRESS M/s-Anandam Environment Clearance for Proposed residential and Commercial Building development at Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C, 1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1, Village- Rohinjan, Taluka- Panvel, District Raigad.	REPORT NO	HS/LAB/AA/10824A
	DATED	08/11/2023
	LAB REFERENCE NO	HS/LAB/AA/490A
	DATE OF SAMPLING	01&02/11/2023
	DATE OF ANALYSIS	03-08/11/2023

RESULTS

SR. NO.	DESCRIPTION	UNIT	RESULT	NAAQS LIMITS
01	DATE OF SAMPLING	DD/MM/YY	01&02/11/2023	
02	TEST LOCATION		Entry point (Lat: 19° 5'22.50"N Long: 73° 4'36.63"E)	
03	TIME OF SAMPLING (00.00)	Hrs.	10:30	
04	AMBIENT TEMPERATURE (Max/Min)	Deg C	31/21	
05	RELATIVE HUMIDITY	% RH	50	
06	SAMPLING DURATION	Hrs.	24	
07	PM ₁₀	µg/m ³	140.19	100
08	PM _{2.5}	µg/m ³	70.63	60
09	SO ₂	µg/m ³	81.38	80
10	NO ₂	µg/m ³	93.55	80
11	CO (1 hour)	mg/m ³	0.259	04

REMARK/OBSERVATIONS:

NAAQS–National Ambient Air Quality Standards.

BDL-Below Detectable Level

Monitoring results are well within the limits prescribed by NAAQS.

For **HORIZON SERVICES**

Annexure 11:Noise Monitoring Report

AMBIENT NOISE MONITORING REPORT

CLIENT'S NAME & ADDRESS	REPORT NO.	HS/LAB/AA/10824A
M/s-Anandam Environment Clearance for Proposed residential and Commercial Building development at Gut No. 1/3, 1/2/2, 1/6 /A, 1/6 /B, 1/6 /C, 1/4, 2/1, 2/2, 3/5 /A, 3/5/ B, 5/3, 111 /1, Village- Rohinjan, Taluka- Panvel, District Raigad.	DATED	08/11/2023
	DATE OF SAMPLING	01/11/2023

RESULTS

SR. NO.	TEST LOCATION	UNIT	RESULT	
			Day Time 10:40 Hrs.	Night Time 22:20 Hrs.
01	Entry point (Lat:19° 5'22.99"N Long: 73° 4'36.05"E)	dB(A)	68.4	59.1

REMARK/OBSERVATIONS:

LIMITS – Refer Noise Annexure Enclosed

For HORIZON SERVICES

Noise Annexure

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)

SCHEDULE

(see rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq*	
		Day Time	Night Time
(A)	Industrial area	75	70
(B)	Commercial area	65	55
(C)	Residential area	55	45
(D)	Silence Zone	50	40

- Note:-
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
 2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
 3. Silence zone is an area comprising not less than 100 metres around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority
 4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

Annexure 12: Domestic Water Monitoring Report

ANALYSIS REPORT

F/LAB/04/01/17.12.2012

CLIENT'S NAME & ADDRESS Environment Clearance for Proposed residential and Commercial Building development at Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C, 1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1, Village- Rohinjan, Taluka- Panvel, District Raigad.	REPORT NO	HS/LAB/WA/10794A-2
	DATED	08/11/2023
	LAB REFERENCE NO	HS/LAB/WA/0940A
	DATE OF SAMPLING	02/11/2023
	DATE OF ANALYSIS	03/11/2023

DETAILS OF SAMPLE	SAMPLE COLLECTED BY	NATURE	LOCATION
Domestic Water Sample	The Client	Treated	STP-1-Western Side of Project 19° 5'17.96"N 73° 4'34.65"E

RESULTS OF ANALYSIS

SR. NO.	DESCRIPTION	UNIT	RESULT	MPCB LIMITS
01	pH	---	7.28	6.5-9.0
02	Suspended Solids	mg/lit	12.00	< 20.00
03	Chemical Oxygen Demand	mg/lit	32.00	< 50.00
04	Biochemical Oxygen Demand for 3 days at 27°C	mg/lit	9.00	< 10.00
05	Residual Chlorine	mg/lit	0.14	< 1.00

For **HORIZON SERVICES**

(LAB INCHARGE)

Annexure 13: Soil Sample

ANALYSIS REPORT

F/LAB/04/01/17.12.2012

CLIENT'S NAME & ADDRESS	REPORT NO	HS/LAB/WA/10794A-1
Environment Clearance for Proposed residential and Commercial Building development at Gut No. 1/3, 1/2/2, 1/6 /A, 1/6 /B, 1/6 /C, 1/4, 2/1, 2/2, 3/5 /A, 3/5 /B, 5/3, 111 /1, Village- Rohinjan, Taluka- Panvel, District Raigad.	DATED	08/11/2023
	LAB REFERENCE NO	HS/LAB/WA/0940A
	DATE OF SAMPLING	02/11/2023
	DATE OF ANALYSIS	03/11/2023

DETAILS OF SAMPLE	SAMPLE COLLECTED BY	NATURE	LOCATION
Soil Sample	The Client	----	SQ-1- Entry Point 19° 5'22.41"N 73° 4'36.67"E

RESULT OF ANALYSIS

SR. NO	DESCRIPTION	UNIT	RESULT	Standard as per Ministry of Agriculture 2011	TEST METHOD REFERENCE
01	pH @ 25 °C	---	7.60	< 8.5	IS 2720 (Part 26) 1987
02	Colour	---	Black	Not Specified	Ministry of Agriculture 2011
03	Texture	---	Sandy loam	Not Specified	Ministry of Agriculture 2011
03a	Sand	%	32.00	Not Specified	Ministry of Agriculture 2011
03b	Slit	%	22.00	Not Specified	Ministry of Agriculture 2011
03c	Clay	%	46.00	Not Specified	Ministry of Agriculture 2011
04	Electric Conductance @ 25 °C	mS/cm	0.64	0.15 – 0.65	IS 14767:2000
05	Total Organic Matter	%	0.70	0.5 – 0.75	IS 2720 (Part XXII) 1972
06	Bulk Density	g/cm ³	1.22	Not Specified	Ministry of Agriculture 2011
07	Porosity	%	38.00	Not Specified	Ministry of Agriculture 2011
08	Sodium Adsorption Ratio (SAR)	---	6.80	10-18	Ministry of Agriculture 2011
09	Available Nitrogen as N	kg/ha	272.00	280 - 560	SOP NO: HS/ NABL/ SOIL/3A
10	Available Potassium as K ⁺⁺	%	135.00	Not Specified	Ministry of Agriculture 2011
11	Available Sodium as Na ⁺⁺	%	0.0114	Not Specified	Ministry of Agriculture 2011
12	Exchangeable Calcium as Ca ⁺⁺	mg/kg	365.00	< 400.00	SOP NO: HS/ NABL/ SOIL/4

13	Exchangeable Magnesium as Mg ⁺⁺	mg/kg	200.00	< 240.00	SOP NO: HS/ NABL/ SOIL/5
14	Available Phosphorus as P	kg/ha	10.20	10- 24.60	SOP NO: HS/ NABL/ SOIL/8
15	Cation Exchange Capacity	meq/100 gm	315.00	Not Specified	Soil Manual – Ministry of Agriculture 2011 Method No. 4.6.3.3 PP-74

REMARK: SAR and Available Nitrogen are below the limit as per specified by Ministry of Agriculture 2011.

For **HORIZON SERVICES**

EC LETTER:

ENVIRONMENTAL
CLEARANCE



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

To,

The Owner
TODAY GLOBAL
Kesar solitaire 1601/2, 16th floor, palm beach road,sector 19, Sanpada,
Navi Mumbai. -400705

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/274019/2022 dated 23 May 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B038MH112797 |
| 2. File No. | SIA/MH/MIS/274019/2022 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Environmental Clearance for Expansion of Residential & Commercial Building "Anandam" at Village- Rohinjan, Taluka- Panvel, District- Raigad |
| 7. Name of Company/Organization | TODAY GLOBAL |
| 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: 13/09/2022

(e-signed)
Manisha Patankar Mhaiskar
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/274019/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Today Global Homes,
Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C,
1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1,
Village- Rohinjan, Taluka- Panvel, District- Raigad

Subject : Environmental Clearance for proposed Residential & Commercial Building “Anandam” at Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C, 1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1 Village- Rohinjan, Taluka- Panvel, District- Raigad by M/s.Today Global Homes

Reference : Application no. SIA/MH/MIS/274019/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-1 in its 181st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 250th (Day-1) 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	Proposal Number	SIA/MH/MIS/274019/2022	
2	Name of Project	Expansion of Residential & Commercial Building “Anandam” at Gut No. 1/3, 1/2/2, 1 /6 /A, 1 /6 /B, 1 /6 /C, 1 /4, 2/1, 2 /2, 3 /5 /A, 3/ 5/ B, 5/ 3, 111 /1 Village- Rohinjan, Taluka- Panvel, District- Raigad	
3	Project category	The aforesaid development falls in the Category B2 of Projects and Activity Number 8(a) – “Building & Construction Projects” as per EIA Notification dated 14 th September, 2006 & subsequent amendments.	
4	Type of Institution	Private	
5	Project Proponent	Name	Today Global Homes
		Regd. Office address	Kesar Solitaire 1601/2, 16th Floor, Palm beach road, sector 19, Sanpada, Navi Mumbai Maharashtra 400705.
		Contact number	9619164401

		e-mail	todayglobalgroup@gmail.com				
6	Consultant	Building Environment (India) Pvt. Ltd.					
7	Applied for	New					
8	Location of the project	Village- Rohinjan, Taluka- Panvel, District- Raigad Maharashtra.					
9	Latitude and Longitude	Latitude: 19° 5'19.86"N, Longitude: 73° 4'34.70"E					
10	Plot Area (sq.m.)	21,840.00 sqm					
11	Deductions (sq.m.)	-					
12	Net Plot area (sq.m.)	21,840.00					
13	Ground coverage (m ²) & %	8157.33 sq.m.					
14	FSI Area (sq.m.)	70,925.30 sqm					
15	Non-FSI (sq.m.)	43,977.80 sqm					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,14,903.08 sqm					
17	TBUA (m ²) approved by Planning Authority till date	61214.95 sq.m.					
18	Earlier EC details with Total Construction area, if any.	As per earlier EC (02/03/2020) - SEIAA-EC-0000002152 FSI: 35584.127 sq.m. Non FSI: 20895.798 sq.m. Total BUA: 56,479 sq.m.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	34,020.294 m² area (FSI Area: 24,854.065 m ² & Non-FSI:9166.229) m ²					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	NA	NA	NA	Building No. 1	Stilt + 12 Floors	38.30	
				Building No. 2	Stilt + 12 Floors	38.30	
				Building No. 3	Stilt + 15 Floors	48.00	
				Building No. 4	Stilt + 3 Podiums + 23 Floors	79.05	
			Building No. 5A	Ground Shops + 1st Office +25 Floors (5 Podiums)	81.90		

				Building No. 5B	Ground Shops + 1st Office +25 Floors (5 Podiums)	81.90																
				Building No. 5C	Ground Shops + 1st Office +25 Floors (5 Podiums)	81.90																
				Central Podium	Stilt parking +1 st podium parking+2 nd podium landscape	-																
				Services and amenity areas including club house, UG tank and STP		-																
				Bungalow	G+1 Floor	-																
21	No. of Tenements & Shops			884																		
22	Total Population			Residential: 4302 Nos. Commercial: 616 Nos. Total: 4918 nos.																		
23	Total Water Requirements CMD			<p>Construction Phase Source: Through Tanker water supply agency in the vicinity. For Domestic purpose.: 20 KLD (For workers) For construction purpose: 12 KLD (Depending on construction activity)</p> <p>Operation Phase Source: PMC/Recycled Water/RWH</p> <p>Table 1: Total water requirement for the Sale Building 2 & 3.</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Water demand</th> <th>Quantity</th> <th>Source</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Domestic water demand</td> <td>401</td> <td>PMC</td> </tr> <tr> <td>2.</td> <td>Flushing water demand</td> <td>205</td> <td rowspan="2">Recycled water</td> </tr> <tr> <td>3.</td> <td>Water demand for landscape</td> <td>36</td> </tr> </tbody> </table>				Sr. No.	Water demand	Quantity	Source	1.	Domestic water demand	401	PMC	2.	Flushing water demand	205	Recycled water	3.	Water demand for landscape	36
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1.	Domestic water demand	401	PMC																			
2.	Flushing water demand	205	Recycled water																			
3.	Water demand for landscape	36																				

		4.	Swimming Pool	10	Water Tanker
			Total	652	
		Reference: National Building Code (NBC) -2016 & amendment			
24	Under Ground Tank (UGT) location	Ground			
25	Source of water	PMC			
26	STP Capacity & Technology	300 & 310 KLD MBBR			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	545 (35% of excess treated water discharged into sewer line)			
29	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	41	Authorized Recyclers	
		Wet waste	27	Will be treated in Organic Waste Digester.	
		Construction waste	7870	Will be reused on site	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	1251	Authorized Recyclers	
		Wet waste	834	Authorized Recyclers	
		E-Waste	12	Authorized Recyclers	
		STP Sludge (dry)	81.75	Gardening	
31	R.G. Area in sq.m.	RG required – 1787.23 sq.m.			
		RG provided on ground -731.39 sq.m.			
		RG Provided on podium: 1828.55 sq.m.			
		Total –2559.94 sq.m.			
		Existing trees on plot: -			
		Number of trees to be planted: a) In RG area: 211 nos. b) In Miyawaki Plantation (with area); 171 nos. No of trees: 382 nos.			

		Number of trees to be cut: 0																																		
		Number of trees to be transplanted: 0																																		
32	Power requirement	<p>During Operation Phase: Source of power supply: MSEDCL</p> <table border="1"> <tr> <td>Details</td> <td></td> </tr> <tr> <td>Connected load (kW)</td> <td>4058.11 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>2210.88 KW</td> </tr> </table>	Details		Connected load (kW)	4058.11 KW	Demand load (kW)	2210.88 KW																												
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Connected load (kW)	4058.11 KW																																			
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33	Energy Efficiency	<p>a) Total Energy saving (%): 23.79 b) Solar energy (%): 5%</p>																																		
34	D.G. set capacity	1 No x 160 kVA. & 1 No x 200 kVA																																		
35	No. of 4-W & 2-W Parking with 25% EV	<p>Parking provided: Required 4-W: 417 Required 2-W: 1630 Provided 4-W: 417 Proposed 2-W: 1630</p>																																		
36	No. & capacity of Rain water harvesting tanks /Pits	3 nos. of RWH Pits																																		
37	Project Cost in (Cr.)	288																																		
38	EMP Cost	<p>Construction Phase:</p> <table border="1"> <thead> <tr> <th>Parameter</th> <th>O & M Cost (Rs. In Lakhs/year)</th> </tr> </thead> <tbody> <tr> <td>PPE</td> <td>5.0</td> </tr> <tr> <td>Site Sanitation Facility</td> <td>4.0</td> </tr> <tr> <td>Drinking water facility</td> <td>2.0</td> </tr> <tr> <td>Solid Waste Management</td> <td>2.5</td> </tr> <tr> <td>Safety railing, platform, ladder, hoist, Cranes etc.</td> <td>6.0</td> </tr> <tr> <td>House keeping</td> <td>2.0</td> </tr> <tr> <td>Health Check</td> <td>1.0</td> </tr> <tr> <td>Environmental Monitoring</td> <td>1.5</td> </tr> <tr> <td>Anti-rusting coating on foundation steel bars</td> <td>5.0</td> </tr> <tr> <td>Total Cost</td> <td>29.00</td> </tr> </tbody> </table> <p>Operation Phase:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description</th> <th>Capital Cost in Cr</th> <th>O & M Cost in Cr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Recharge Pits</td> <td>7.50</td> <td>0.75</td> </tr> <tr> <td>2</td> <td>Sewage Treatment</td> <td>90.00</td> <td>9</td> </tr> </tbody> </table>	Parameter	O & M Cost (Rs. In Lakhs/year)	PPE	5.0	Site Sanitation Facility	4.0	Drinking water facility	2.0	Solid Waste Management	2.5	Safety railing, platform, ladder, hoist, Cranes etc.	6.0	House keeping	2.0	Health Check	1.0	Environmental Monitoring	1.5	Anti-rusting coating on foundation steel bars	5.0	Total Cost	29.00	Sr. No.	Description	Capital Cost in Cr	O & M Cost in Cr.	1	Recharge Pits	7.50	0.75	2	Sewage Treatment	90.00	9
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1	Recharge Pits	7.50	0.75																																	
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			Plant (STP)		
		3	LFD Costing	176	17.6
		4	Solid Waste Management	18.00	2.50
		5	Landscaping	51.97	3.89
		6	Solar Lighting	42.22	2.11
		7	DMP	415.71	45.82
			TOTAL	801.4	81.67
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable			
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Not Applicable			

The comparative statement showing project details approved as per earlier EC and proposed project details as given below:

Sr. No.	Description	Details as per EC received	Details as per proposed
1	Plot Area (sq.m.)	21840.00 sq.m.	21,840.00 sqm
2	Deductions (sq.m.)	3554.524 sq.m.	-
3	Net Plot area (sq.m.)	18285.476 sq.m.	21,840.00
5	FSI Area (sq.m.)	35584.127 sq.m.	70,925.30 sqm
6	Non-FSI (sq.m.)	20895.798 sq.m.	43,977.80 sqm
7	Proposed built-up area (FSI + Non FSI) (sq.m.)	56479.925 sq.m.	1,14,903.08 sqm
8	TBUA (m ²) approved by Planning Authority till date	56479.925 sq.m.	61214.95 sq.m.
9	Building Configuration	Building No. 1-3: Stilt on ground floor + upper 11 floors Building No. 4: Stilt on ground floor + upper 14 floors. Building No. 5: Partial commercial + stilt parking at ground floor + upper 11 floors. Building No. 6 & 7: Partial commercial + stilt parking at	Building No. 1 & 2: Stilt + 12 Floors Building No. 3: Stilt + 15 Floors Building No. 4: Stilt + 3 Podiums + 23 Floors Building No. 5A (BUILDING NO 5): Ground Shops + 1st Office +25 Floors (5 Podiums) Building No. 5B (BUILDING NO

		ground floor + upper 11 floors.	6): Ground Shops + 1st Office +25 Floors (5 Podiums) Building No. 5C (BUILDING NO 7): Ground Shops + 1st Office +25 Floors (5 Podiums) Central Podium: Stilt parking +1 st podium parking+2 nd podium landscape Services and amenity areas including club house, UG tank and STP Bungalow: G+1 Floor		
10	Total Population	Residential: 2804 Nos. Commercial: 272 Nos. Total: 3076 Nos	Residential: 4302 Nos. Commercial: 616 Nos. Total: 4918 nos.		
11	Total Water Requirements CMD	Domestic: 259 KLD Flushing:132 KLD	Domestic: 401 KLD Flushing: 205 KLD Gardening: 36 KLD		
12	Under Ground Tank (UGT) location	Ground	Ground		
13	Source of water	PMC	PMC		
14	STP Capacity & Technology	1 STP of 355 KLD	300 & 310 KLD MBBR		
15	STP Location	Ground	Ground		
16	Sewage Generation CMD	352	545		
17	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Type	Quantity (Kg/d)
		Dry waste	404.22	Dry waste	1251
		Wet waste	943.17	Wet waste	834
18	Power requirement	During Operation Phase: Source of power supply: MSEDCL		During Operation Phase: Source of power supply: MSEDCL	
		Details		Details	
		Connected load (kW)	2109.07 KW	Connected load (kW)	4058.11 KW
		Demand load (kW)	1836.52 KW	Demand load (kW)	2210.88 KW
19	Energy Efficiency	a) Total Energy saving (%): 23.48	a) Total Energy saving (%): 23.79 b) Solar energy (%): 5%		

		b) Solar energy (%): 5.43%	
20	D.G. set capacity	1 No of 200 KVA	1 No x 160 kVA. & 1 No x 200 kVA
21	No. of 4-W & 2-W Parking with 25% EV	Required 4W: 112 Required 2W: 813 Proposed: 4W: 112 Proposed: 2W: 813	Required 4W: 417 Required 2W: 1630 Provided 4W: 417 Proposed 2W: 1630
22	No. & capacity of Rain water harvesting tanks /Pits	3 nos of RWH Pits	3 nos. of RWH Pits

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide letter no, SEIAAA-EC-0000002152, dated:02/03/2020 for plot area of 21,840.00 sq.Mtrs., total construction area of 56,479.925 Sq. Mtrs & FSI area of 35,584.127 Sq. Mtrs. Proposal has been considered by SEIAA in its 250th (Day-1) 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) Tree NOC; b) CFO NOC; f) Civil Aviation NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit Architect certificate that there is no violation of any conditions of earlier EC as well as no change in footprint of the building as per earlier EC.
5. Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.
6. PP to revise water balance including swimming pool make up water in water balance chart; 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; PP to ensure that treated water parameters are as per NGT norms.
7. PP to maintain adequate distance between proposed two-wheeler parking & Miyawaki plantation.
8. PP to relocate parking in front of OWC proposed for building no.1, 2 &3.
9. PP to provide portable STP for workers during construction phase & accordingly, revise EMP of Construction phase.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI – 70,925.30 m², Non FSI- 43,977.80 m², Total BUA-1,14,903.08 m². (Plan approval No. PMC/TP/Rohinjan/1/3,1/2/2 & Others/21-22/16035/2011/2022, dated-29.08.2022)

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

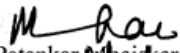
- give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during 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 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-Mhaiskar
(Member Secretary, SEIAA) 11/9/2022

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, Raigad.
6. Commissioner, Panvel Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai.