

Six Monthly Environmental Compliance Report

For

**Environmental clearance for Proposed Residential cum
commercial building on Plot Bearing S.No.41, H. No. 1,2,3
& S.No.42, H. No. 6 & 7A**

at

Village Tisgaon, Taluka-Kalyan Dist.-Thane

by

M/s. Sonawane Infrastructure Pvt. Ltd.

Details

EC Letter No

EC No. EC24B038MH142222,

Proposal no. SIA/MH/INFRA2/450260/2023, dated 08.02.2024

Submitted in: June 2026

Period: Oct. 2025 to March 2025

Proposed By

M/s. Sonawane Infrastructure Pvt. Ltd

Village Tisgaon, Taluka-Kalyan Dist.-Thane

Prepared by



Open Arch Design & Enviro Solutions LLP

Office No. 1104 & 1005, Real Tech Park, Sector 30 A,

Near Vashi Railway Station, Vashi, Navi Mumbai - 400705

QCI/ NABET Accreditation No: NABET/EIA/24-27/RA 0356 issued on 11th November 2024

Data Sheet

1	Project type: River – Valley / Mining / Industry / Thermal / Nuclear / other (Specify)	Building and construction project	
2	Name of the project	Proposed Residential cum commercial building on Plot Bearing S.No.41, H. No. 1,2,3 & S.No.42, H. No. 6 & 7A at Village Tisgaon, Taluka-Kalyan Dist-Thane by M/s. Sonawane Infrastructure Pvt. Ltd.	
3	Clearance letter (s)/Om No. And Date	EC No. EC24B038MH142222, dated 08.02.2024 Proposal no. SIA/MH/INFRA2/450260/2023	
4	Location: a) District (s) b) State (s) c) Location d) Latitude/Longitude	Thane Maharashtra Village Tisgaon, Taluka Kalyan 19°12'57.50"N & 73°08'05.56"E	
5	Address for Correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone /telephone/Fax number)	Name	Mr. Ashish S. Sonawane
		Regd. Office address	Shop No. 01, Radhe Krishna Park, malang Road, Tisgaon, Kalyan
		Contact number	9867253234
		e-mail	ashish.sonawane@sonawanegroup.com
6	Salient features a) Of the project	Proposed Residential cum commercial building	
	b) Of the Environment Management Plans	1. Rainwater Harvesting 6 Nos RWH tank is proposed considering 2 days holding capacity – 121 cum/day 2. Waste Water Management Sewage Treatment Plant has been provided and recycled water is used for secondary operations like for plantation and washing. 3. Solid Waste Management Solid waste generated from the project activity is domestic in nature and mostly kitchen waste. Adequate number of waste bins for dry and wet waste have been provided. 4. Greenbelt Development Greenbelt has been provided on an area of 1338.38 sq. m. 5. Energy Conservation Measures Energy conservation measures have been adopted by utilizing solar system and installing LED lighting system at every place in the project premises.	
7	Breakup of the project area; a) Submergence area forest and non-forest b) other	Total Plot Area: 11090.0 sq. m Proposed Built up area: 63387.12 sq. m	
8	Breakup of the project affected population with enumeration of those losing house/dwelling units	NA	

	only Agricultural land only. Both dwelling units and Agricultural	
	Land and landless labours / artisans: SC, ST/ Adivasi	NA
9	<p>Financial details:</p> <p>a) Project cost as originally planned and subsequent revised estimates and the year of price reference:</p> <p>b) Allocation made for environmental Management plans with item wise and year wise break-up.:</p> <p>c) Benefit cost ratio/Internal rate of return and the year of assessment:</p> <p>d) Whether (c) includes the cost of Environment management as shown in the about</p> <p>e) Actual expenditure incurred on the Project so far</p> <p>f) Actual expenditure incurred on the environmental management plans so far</p>	<p>Total Project cost is Rs 183.36 crore</p> <p>Construction phase: Capital cost: 48.93 lakhs O & M cost: 66.47 lakhs/annum Operation phase (Including DMP): Capital cost: 738.55 lakhs O & M cost: 68.86 lakhs/annum</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
10	<p>Forest land required</p> <p>a) The status of approval for diversion of Forest land for non-forestry use</p> <p>b) The status of cleaning felling</p> <p>c) The status of compensatory afforestation, If any</p> <p>d) Comments on the viability and sustainability compensatory afforestation programme in the light of actual field experience</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
11	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with Quantitative information	Not Applicable
12	<p>Status of construction</p> <p>a) Date of commencement (Actual and/ or planned)</p> <p>b) Date of completion (Actual and/ or planned)</p>	-
13	Reason for the delay of the project is yet to start	NA
14	<p>Dates of site visits</p> <p>a) The dates on which the project was monitoring by the Regional office on previous occasion, if any</p>	NA

15	Details of correspondence with project Authorities for project authorities for Obtaining act on plans / information on status of compliance to safeguards others that the routine letters for logistic support for site visits. (the contain the details of all the letters issued so far but the later reports may cover only the letter issued subsequently)	NA
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Ref.: Environmental clearance for Proposed Residential cum commercial building on Plot Bearing S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 & 7A at Village Tisgaon, Taluka-Kalyan Dist.-Thane by M/s. Sonawane Infrastructure Pvt. Ltd.

EC Identification No.: EC24B038MH142222, Proposal no SIA/MH/INFRA2/450260/2023, dated 08.02.2024 by SEIAA (Copy is Attached as **Annexure 1**)

Status: Six Monthly Environmental Clearance Conditions Compliance Report (October 2025 to March 2026)

No.	Specific Conditions	Compliance
A.	SEAC Conditions	
1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order regarding RG area.	Complied The Project Proponent has obtained the Development Permission along with the approved Layout Plan from the competent planning authority i.e. Kalyan Dombivli Municipal Corporation vide No. KDMC/TPD/3835 dated 10.10.2023, confirming compliance with the applicable local planning rules and provisions, including the requirements of the Environment Department, Government of Maharashtra Circular dated 30.01.2014 regarding RG area. The approved plan provides for the mandatory RG area of 946.40 sq.m. on mother earth without any construction, in accordance with the applicable Hon'ble Supreme Court directions. The RG area is earmarked on ground floor, free of FSI, and is being maintained as green open space. Architect Certificate and Undertaking confirming provision of RG on mother earth are also submitted. A copy of the Development Permission / Approved Layout Plan is enclosed as Annexure-2 .
2.	PP to obtain following NOCs and remarks: a) Revised Water Supply NOC; b) Revised HTL NOC.	Complied The PP has obtained the Water Supply NOC from KDMC vide letter no. जा.क्र. कडोमपा/काअ/जनि:/६८ dated 03.05.2023 and the HTL NOC from The Tata Power Company Limited vide letter no. TLJ/REQ-460/(SPS)/48 dated 16.01.2024 Copies of the respective NOCs are enclosed as Annexure-3
3.	PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.	Complied
4.	Planning authority to ensure that assured water supply, sewer and storm water drainage network is made	Agreed to comply

No.	Specific Conditions	Compliance
	available in the vicinity of the project before issuing occupation certificate to the project.	The construction of the project is still under progress and the Occupation Certificate (OC) has not yet been obtained.
5.	PP to increase species diversity with indigenous plants in tree plantation and submit detail numbers of total trees after development of the project.	Agreed The construction and landscaping work of the project is still under progress. Therefore, the final tree plantation, including the use of indigenous plant species and the total number of trees, will be finalized after completion of the development. The details of the total trees planted will be submitted accordingly.
6.	PP to relocate parking proposed over STP.	Agreed to comply The same will be relocated as per the approved plan, and necessary modifications will be made before completion of the project.
7.	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party for use of excess treated water generated in the project.	Agreed to comply The construction of the project is still under progress and the STP has not yet been commissioned. The treated water reuse arrangement and undertaking from the concerned authority/agency/third party for utilization of excess treated water will be submitted before commencement of operation of the project.
8.	PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.	Complied. The mitigation measures proposed for control of air pollution during the construction phase have been separately identified along with their respective costs. The revised Construction Phase EMP incorporating the bifurcation of air pollution control measures and associated costs has been prepared and submitted. The EMP is enclosed as Annexure-4 .
B.	SEIAA Conditions	
1.	PP has provided mandatory RG area of 946.40 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same	Agreed
2.	PP not to initiate construction activity on site before obtaining HTL NOC from competent authority. Local planning authority to ensure the compliance of the same.	Complied The project has obtained the HTL NOC from The Tata Power Company Limited vide letter no. TLJ/REQ-460/(SPS)/48 dated 16.01.2024. The construction activity is being carried out in accordance with the applicable approvals and conditions. A copy of the HTL NOC is enclosed as Annexure 3 .
3.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers	Noted and shall be complied The Project Proponent (PP) shall maintain maximum possible open areas in an unpaved condition to ensure natural water permeability and groundwater recharge.

No.	Specific Conditions	Compliance
	of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Wherever paving is necessary for operational or safety requirements, suitable grass pavers/permeable pavers of adequate strength shall be provided. These pavers will facilitate effective rainwater percolation while also ensuring safe and efficient movement of fire tenders within the premises. Provisional fire NOC enclosed as Annexure 5
4.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Agreed to comply
5.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019	Agreed to comply
6.	SEIAA after deliberation decided to grant EC for-FSI – 42911.96 m ² , Non FSI- 20475.16 m ² , total BUA 63387.12 m ² . (Plan approval No-KDMC/TPD/3835 dated 10.10.2023)	Agreed
	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.	Being complied. The solid waste generated is being properly collected and segregated
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.	The condition will be compiled.
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.	The condition will be compiled. All organic waste shall be disposed of according to Municipal Solid Waste Rules 2016
IV.	Adequate drinking water and sanitary facilities should be provided for	Being complied

No.	Specific Conditions	Compliance
	construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured	Adequate water supply and fuel for cooking is being provided for labours The Project Proponent agrees to provide adequate drinking water and sanitary facilities, including mobile toilets, for all construction workers at the site.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Agreed
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Being complied Pre-mixed concrete/RMC is being used to reduce water consumption at the site. Suitable curing compounds/curing agents shall be used wherever feasible to minimize the requirement of water for curing
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	Being complied Ground water level and its quality monitored regular basis
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	Noted
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.	Same will be complied
X.	The Energy Conservation Building code shall be strictly adhered to.	Agreed The provisions of the Energy Conservation Building Code (ECBC) shall be complied with and incorporated during the planning, design, and construction phases of the project. Necessary energy-efficient measures and standards prescribed under ECBC shall be strictly implemented.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Agreed All topsoil excavated during construction activities shall be safely stored and reused for horticulture and 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.	Complied

No.	Specific Conditions	Compliance
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.	Being complied Soil and ground water sample testing on regular basis.
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.	Agreed to comply The Project Proponent agrees and follows that all project activities will be carried out in full compliance with the Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975, as amended, for the entire duration of the 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.	Being complied DG sets used for construction is being used low sulphur diesel with acoustic enclosure to prevent air and noise pollution.
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Being complied The Project Proponent ensures that all vehicles hired for the transportation of raw materials will strictly comply with the emission norms prescribed by the Ministry of Road Transport & Highways. Additionally, all vehicles are being adequately covered with tarpaulin sheets to prevent dust emissions, and regular water sprinkling carried out to further control dust. and only PUC-certified vehicles are hired for the transportation.
XVII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Being Complied The Project Proponent (PP) is regularly monitoring the ambient air quality and noise levels at the project site. The monitoring is being carried out as per applicable norms.
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986.	Agreed DG sets used for construction is being used low sulphur diesel with acoustic enclosure to prevent air and noise pollution.

No.	Specific Conditions	Compliance
	The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Agreed The Project Proponent confirms that all environmental measures were regularly supervised and monitored during the construction phase.
b)	Operation phase	
I.	a) The solid waste generated should be properly collected and segregated.	Agreed to comply Solid waste generated during the operation phase shall be properly collected and segregated at source into wet and dry waste. Necessary arrangements for collection and segregation of solid waste shall be provided as per applicable norms.
	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.	Agreed to comply Wet waste generated during the operation phase shall be treated through an Organic Waste Converter (OWC). The manure generated from the treated wet waste shall be utilized for gardening within the project premises, and no wet waste shall be disposed of outside the premises.
	c) Dry/ inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Agreed Dry and inert solid waste will be disposed of at authorized landfill sites after recovering of recyclable materials.
II.	E-Waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Agreed The Project Proponent agreed that any e-waste generated during the project lifecycle will be handed over only to authorized recyclers/vendors as per the provisions of the E-Waste (Management) 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	Agreed Sewage treatment plant will be certified by an independent expert after installation of STP.

No.	Specific Conditions	Compliance
	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.	Agreed to comply
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.	Same shall be complied
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	Complied The Project Proponent obtained the Water NOC and Sewer NOC from KDMC vide letter no. जा.क्र. कडोमपा/काअ/जनि:/६८ and letter no. जा.क्र. कडोमपा/काअ/जनि:/६९ dated 03.05.2023, enclosed as Annexure 6 and the Occupancy Certificate (OC) shall be submitted after receipt from the competent authority.
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.	Noted Separate entry and exist will be provided for vehicles and sufficient parking (100 two-wheeler and 200 four wheelers) shall be provided within project premises
VII.	PP to provide adequate electric Charging points for electric vehicles (EV s).	Agreed to comply

No.	Specific Conditions	Compliance
		The Project Proponent agrees to provide adequate EV charging infrastructure within the project premises as proposed.
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.	Agreed to comply The Project Proponent agrees to carry out Green Belt Development in accordance with CPCB guidelines, including appropriate selection of plant species, and in consultation with the local DFO/Agriculture Department. Garden NOC enclosed as Annexure 7
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Being complied A separate Environment Management Cell with qualified staff has been set up for effective 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 costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purpose.	Agreed Separate funds have been allocated for implementation of environmental protection measures / Environmental Management Plan (EMP) with item-wise cost break-up, and the same are included as part of the overall project cost. The funds earmarked for environmental protection measures shall not be diverted for any other purpose and will be used exclusively for EMP implementation.
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	Complied Marathi- Maharashtra Dinman Thane- 31.03.2024 English - News Hub- 31.03.2024 Copy of news paper is enclosed as Annexure 9 Web Site- https://sonawanegroup.com/krishna-trident#
XII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Agreed Web Site- https://sonawanegroup.com/krishna-trident#

No.	Specific Conditions	Compliance
XIII.	The proponent shall upload the status of compliance of the stipulated EC conditions including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Periodic environmental monitoring has been carried out. Web Site- https://sonawanegroup.com/krishna-trident#
c)	General EC Conditions	
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Agreed
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.	Complied Consent to Establish is obtained vide letter no. Format1.0/CC/UAN No.0000193048/CE/2405001006 dated 10.05.2024. Copy of CTE is enclosed as Annexure 8 .
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.	Agreed The project proponent shall comply with all the conditions stipulated under the Environment (Protection) Act, 1986 and other applicable environmental regulations.
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-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Agreed
V.	The environmental statement for each financial year ending 31st March in	Complied

No.	Specific Conditions	Compliance
	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.	Agreed
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 imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Agreed



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

To,

The Director

SONAWANE INFRASTRUCTURE PRIVATE LIMITED

Shop No. 1, Radhe Krishna Park, Malang Road, Tisgaon, Kalyan -421306

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/450260/2023 dated 26 Oct 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC24B038MH142222 |
| 2. File No. | SIA/MH/INFRA2/450260/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Environmental clearance for Proposed Residential cum commercial building on Plot Bearing S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 & 7A at Village - Tisgaon, Taluka-Kalyan Dist-Thane by M/s. Sonawane Infrastructure Pvt. Ltd. |
| 7. Name of Company/Organization | SONAWANE INFRASTRUCTURE PRIVATE LIMITED |
| 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: 08/02/2024

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/450260/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Sonawane Infrastructure Pvt. Ltd.,
S.No.41, H.No. 1,2,3 & S.No.42,
H.No. 6 & 7A at Village -Tisgaon,
Taluka-Kalyan Dist-Thane.

Subject : Environmental clearance for proposed Residential-cum-Commercial building on Plot Bearing S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 & 7A at Village -Tisgaon, Taluka-Kalyan Dist-Thane by M/s. Sonawane Infrastructure Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/450260/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 220th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 274th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 8th January, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/450260/2023	
2	Name of Project	Proposed Residential cum Commercial building on Plot Bearing S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 & 7A at Village - Tisgaon, Taluka-Kalyan Dist-Thane by M/s. Sonawane Infrastructure Pvt. Ltd.	
3	Project category	8(a), B2	
4	Type of Institution	Private Limited	
5	Project Proponent	Name	Mr. Ashish S Sonawane
		Regd. Office address	Shop No 01, Radhe Krishna Park, Malang Road, Tisgaon, Kalyan
		Contact number	9867253234
		e-mail	ashish.sonawane@sonawanegroup.com
6	Consultant	Name M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18.06.2024	
7	Applied for	Greenfield Project	
8	Location of the project	Plot Bearing S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 & 7A at	

		Village -Tisgaon					
9	Latitude and Longitude		Latitude: 19°12'56.90"N Longitude: 73° 8'3.77"E				
10	Plot Area (Sq.m.)		11,090.0 sq. m.				
11	Deductions (Sq.m.)		1,626.0 sqm				
12	Net Plot area (Sq.m.)		9,464.0 sq. m.				
13	Ground coverage (m²) & %		4,885.0 sq.m (52% of net plot area)				
14	FSI Area (Sq.m.)		42,911.96 sq. m.				
15	Non-FSI (Sq.m.)		20,475.16 sq. m.				
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)		63,387.12 sq. m.				
17	TBUA (m2) approved by Planning Authority till date.		63,387.12 sq. m				
18	Earlier EC details with Total Construction area, if any.		NA				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)		NA				
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
				Building- 1	1 Basement + Gr+ 1st, 2nd pod. +3rd recreational floor + 4th to 32th floor	100.0m Terrace LVL	-
				Building- 2 & 3	1 Basement + Gr+ 1st, 2nd pod. + 3rd recreational floor+ 4th to 22th floor	69.85m Terrace LVL	-
			Building- 4	1 Basement + Gr+ 1st, 2nd part pod. + 3rd recreational floor+ 4th to 32th floor include office and shops	100.0m Terrace LVL	-	
21	No. of Tenements & Shops		Residential & comm Units Flats: 754 no. Shops: 6 no. Offices: 18 no.				
22	Total Population		3429 Nos.				

23	Total Water Requirements CMD	Domestic Water – 300 CMD Flushing Water – 152 CMD Landscaping – 5 CMD Total Water Requirement - 457 CMD			
24	Under Ground Tank (UGT) location	Below Ground			
25	Source of water	KDMC			
26	STP Capacity & Technology	STP of a Total Capacity of 450 KLD & MBBR			
27	STP Location	Below Ground			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	392 CMD &, 35 % of excess treated water to sewer line.			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment/disposal
		Dry waste	45 kg/day		Will be handed over to a recycler
		Wet waste	68 kg/day		Handed over to Municipal waste collector
		Construction waste	Topsoil	1610 Cum.	Being used for landscaping
			Excavation Waste	17500 Cum.	We will use the 7500 cum quantity in internal plot & road development. Remaining 10000 cum will be sent Outside of the plot which belong to use.
			Empty cement bags	38035 Nos.	To be handed over to local recyclers
			Steel	10 MT	To be handed over to local recyclers
			Aggregates	25 MT	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	1072 Sqm.	Waste tiles to be used as China mosaic for terraces.
Empty Paint Cans (20 liter/ can)	955 nos.		To be handed over to the recycler		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment/disposal
		Dry waste	900 Kg/day		Will be handed over to a recycler
		Wet waste	600 Kg/day		Composting by OWC - manure produced will be used at a site for landscaping.

		E-Waste	1777 kg/yr	Will be collected and sent to MPCB-authorized recyclers.						
		STP Sludge (dry)	20 kg/day	Dry sewage sludge will be used as manure for gardening.						
31	R.G. Area in sq.m.	<div>RG required – 946.40 sq.m (10%)</div> <div>RG provided on Mother Earth – 1040.64 sq. m.</div> <div>Existing trees on the plot: 5 nos.</div> <div>Number of trees cut as per Tree NOC: 2 nos.</div> <div>Number of trees transplanted as per Tree NOC: 18 nos.</div> <div>Trees planted against trees cut = 18 nos.</div> <div>The number of trees to be planted: 138 nos.</div> <div>In RG area: 118 nos.</div> <div>In Miyawaki Plantation (with area): 150 Nos. + 50 nos. Shrubs (50 Sqm)</div> <div>Trees on site after completion = 291 (18+120+3+150 Nos.) + 50 nos. Shrubs</div>								
32	Power requirement	<div>During the Operation Phase:</div> <table><tr><td>Details</td><td>MSEDCL</td></tr><tr><td>Connected load (kW)</td><td>3729 KW</td></tr><tr><td>Demand load (kW)</td><td>1390 KW</td></tr></table>			Details	MSEDCL	Connected load (kW)	3729 KW	Demand load (kW)	1390 KW
Details	MSEDCL									
Connected load (kW)	3729 KW									
Demand load (kW)	1390 KW									
33	Energy Efficiency	a) Total Energy saving (%): 21 % b) Solar energy (%): 5%								
34	D.G. set capacity	1 x 125 KVA								
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 327 Nos 2-Wheeler: 184 Nos 25% of total vehicles will be provided with EV charging points								
36	No. & capacity of Rainwater harvesting tanks /Pits	RWH tank is proposed considering 2 days holding capacity – 137 cum/day.								
37	Project Cost in (Cr.)	Rs. 183.36 Cr								
38	EMP Cost	Construction Phase – Capital cost: Rs. 48.93/- Lakhs O & M Cost: Rs. 66.47 Lakhs/ annum Operation Phase (Including DMP) – Capital cost: Rs. 738.55 Lakhs O & M Cost: Rs. 68.86 Lakhs/annum								
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.								
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA								

3. The proposal has been considered by SEIAA in its 274th meeting held on 8th January,

2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG is provided on mother earth as per Hon. Supreme Court order regarding RG area.
2. PP to obtain following NOCs and remarks:
 - a) Revised Water supply NOC; b) Revised HTL NOC.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
5. PP to increase species diversity with indigenous plants in tree plantation and submit detail numbers of total trees after development of the project.
6. PP to relocate parking proposed over STP.
7. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.
8. PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 946.40 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP not to initiate construction activity on site before obtaining HTL NOC from competent authority. Local planning authority to ensure the compliance of the same.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI-42,911.96 m², Non FSI-20,475.16 m², total BUA-63,387.12 m². (Plan approval No-KDMC/TPD/3835, dated-10.10.2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to

reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection

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

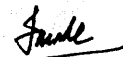
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, 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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by: Sri Pravin C.
Darade, I.A.S.

Designation: Member Secretary

Date and Time: 28/02/2024 6:35:16 PM

KALYAN DOMBIVALI MUNICIPAL CORPORATION
TOWNPLANNING DEPARTMENT



No. KDMC/TPD/ 3835

Date : 10/10/2023

To,
Smt. Sugandha Prakash Tare & Others
P.O.A. - M/s. Sonawane Infrastructure pvt.ltd. through
Mr. Amit Suresh Sonawane
Architect – Mr. Nikhil Borade, Kalyan.

Sub : Letter of Intent for Enviroment Clearance of proposed development on
the plot bearing S.No. 41, H.No. 1, 2, 3 & S.No. 42, H.No. 6 & 7A.
Village – Tisgaon, Tal.- Kalyan Dist – Thane.

Ref : 1) EC letter no. KDMC/TPD/2941, Dt. 17/08/2023
2) Architect application dated 04/09/2023.

With reference to above reffered application at serial No. 3 regarding the revised Letter of Intent for the Enviroment Clearance of proposed Residential & Commercial Complet of Smt. Sugandha Prakash Tare & Others, P.O.A. - M/s. Sonawane Infrastructure pvt.ltd. through, Architect – Mr. Nikhil Borade, Kalyan., on plot bearing S.No. 41, H.No. 1, 2, 3 & S.No. 42, H.No. 6 & 7A, Village – Tisgaon, Tal.- Kalyan Dist – Thane, admeasuring area 15330.00 as per 7/12 extract & 11090.00 Sq.mt. as per Power of Attorney & Transfer Deed, & admeasuring 9950.00 Sq.mt. use for developement.

This is to inform you that, the proposal submitted by you is scrutinized as per the details, documents, reports & plan submitted by you. The proposal submitted by you is for seeking building permission for built-up area of 42911.96 Sq.mt. and Non FSI area approximately 20475.16 Sq.mt. and the same is permissible as per prevelling Unified development control and promotion regulations dated 02/12/2020, rule no. 3.15 and i.e. FSI + Non FSI including parking, podium, MHADA area etc. total area 63387.12 Sq.mt. statement attached.

The same is permissible as per the prevailing Unified development control and promotion regulations.

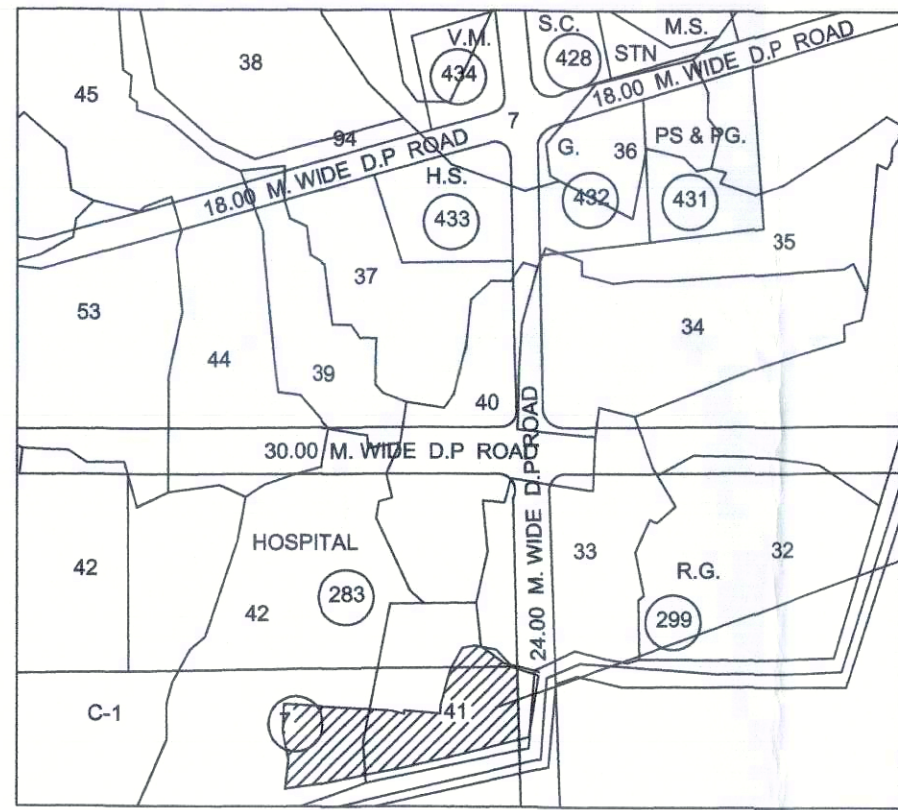
You are further instructed to take all necessary permissions and approvals along with from the concern authorities whichever applicable.

This is for your information.

Your faithfully,

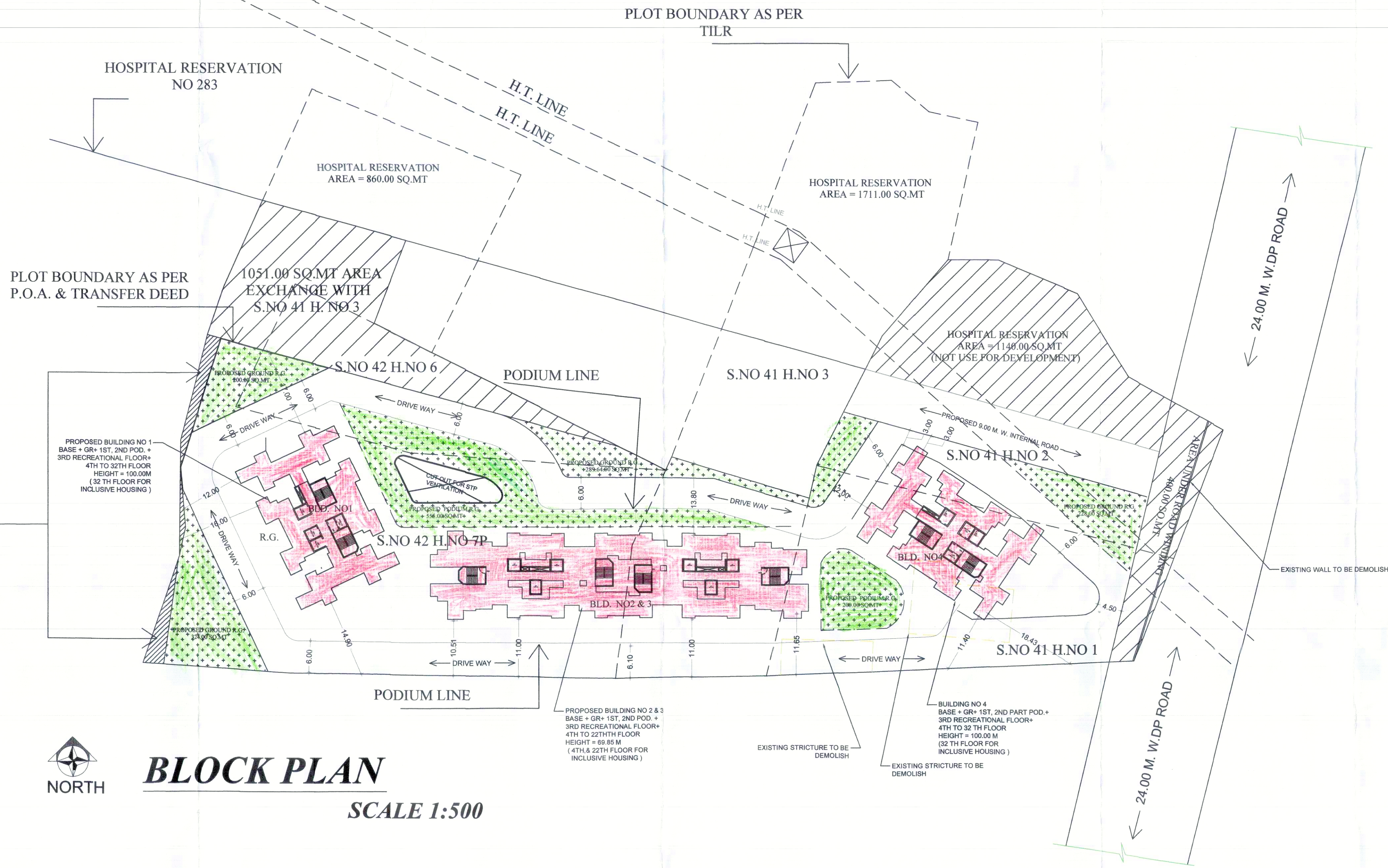
(D. P. Sawant)

Assistant Director of Townplanning
Kalyan Dombivali Municipal Corporation, Kalyan



LOCATION PLAN

PROPOSED SITE



BLOCK PLAN

SCALE 1:500

FORM OF STATEMENT 2
PROPOSED BUILDING

FLOOR NO	TOTAL BUILT UP AREA OF FLOOR AS PER P LINE		
	BUILDING 1 BASEMENT + GR/STILT + 2 PODIUM + 32TH FLOOR	BUILDING 2 & 3 BASEMENT + GR/STILT + 2 PODIUM + 22TH FLOOR	BUILDING 4 BASEMENT + GR/STILT + COMM/PODIUM + 32TH FLOOR
GR/STILT	0.00	0.00	656.45
1ST FLOOR PODIUM LVL 1	0.00	0.00	656.45
2ND FLOOR PODIUM LVL 2	0.00	0.00	656.45
3RD FLOOR REC. FLOOR	0.00	0.00	0.00
4TH FLOOR	484.41	INCLUSIVE HOUSING	484.41
5TH FLOOR	484.41	849.92	484.41
6TH FLOOR	484.41	849.92	484.41
7TH FLOOR	484.41	849.92	484.41
8TH FLOOR	444.76	771.09	444.76
9TH FLOOR	484.41	849.92	484.41
10TH FLOOR	484.41	849.92	484.41
11TH FLOOR	484.41	849.92	484.41
12TH FLOOR	484.41	849.92	484.41
13TH FLOOR	444.76	771.09	444.76
14TH FLOOR	484.41	849.92	484.41
15TH FLOOR	484.41	849.92	484.41
16TH FLOOR	484.41	849.92	484.41
17TH FLOOR	484.41	849.92	484.41
18TH FLOOR	444.76	771.09	444.76
19TH FLOOR	484.41	849.92	484.41
20TH FLOOR	484.41	849.92	484.41
21TH FLOOR	484.41	849.92	484.41
22TH FLOOR	484.41	INCLUSIVE HOUSING	484.41
23TH FLOOR	444.76	—	444.76
24TH FLOOR	484.41	—	484.41
25TH FLOOR	484.41	—	484.41
26TH FLOOR	484.41	—	484.41
27TH FLOOR	484.41	—	484.41
28TH FLOOR	444.76	—	444.76
29TH FLOOR	484.41	—	484.41
30TH FLOOR	484.41	—	484.41
31TH FLOOR	484.41	—	484.41
32TH FLOOR	INCLUSIVE HOUSING	—	INCLUSIVE HOUSING
TOTAL	13385.23	14212.15	15334.58
			42911.66

DETAILS OF 7/12

S.NO	AREA AS PER 7/12	AREA AS PER P.O.A. AND TRANSFER DEED
S.NO 41 H.NO 1	2280.00 SQ.MT.	2280.00 SQ.MT.
S.NO 41 H.NO 2	2600.00 SQ.MT.	2600.00 SQ.MT.
S.NO 41 H.NO 3	3620.00 SQ.MT.	1051.00 SQ.MT.
S.NO 42 H.NO 6	1260.00 SQ.MT.	809.00 SQ.MT.
S.NO 42 H.NO 7/A	4350.00 SQ.MT.	4350.00 SQ.MT.
S.NO 42 H.NO 7/B	1220.00 SQ.MT.	—
TOTAL AREA	15330.00 SQ.MT.	11090.00 SQ.MT.

PARKING STATEMENT

S.NO	CARPET AREA	NO. OF FLATS	PARK. REQUIRED (GR)	PARK. REQUIRED (SCOOTER)
01	TENEMENT HAVING CARPET AREA UP TO 30.00 SQ.MT.	241 NOS.	0 NOS.	241 NOS.
02	TENEMENT HAVING CARPET AREA BETWEEN 30.00 SQ.MT. TO 60.00 SQ.MT.	508 NOS.	254 NOS.	508 NOS.
04	TENEMENT HAVING CARPET AREA BETWEEN 60.00 SQ.MT. TO 150.00 SQ.MT.	—	—	—
05	TENEMENT HAVING CARPET AREA MORE THAN 150.00 SQ.MT.	—	—	—
06	TOTAL (01 + 02 + 03 + 04)	749 NOS.	254 NOS.	749 NOS.
07	ADDED 5% VISITOR PARKING (5% OF 06)	—	13 NOS.	38 NOS.
08	TOTAL RESIDENCE PARKING (04 + 05)	—	267 NOS.	787 NOS.
09	COMMERCIAL AREA PARKING FOR EVERY 100.00 SQ.MT NO. OF CARS > 2 NO. OF SCOOTER > 6.	—	32 NOS.	95 NOS.
10	TOTAL PARKING (06 + 07)	—	299 NOS.	882 NOS.
11	TOTAL REQUIRED PARKING MULTIPLE FACTOR 18/0.80	—	240 NOS.	706 NOS.
12	COMPOSITE PARKING FOR 6 BIKE PROPOSED 1 CAR 515 NOS BIKE + 87 NOS CAR	—	86 NOS.	—
13	TOTAL PARKING (11 + 12)	—	326 NOS.	—
14	TOTAL PROPOSED PARKING	—	326 NOS.	191 NOS.

R.G. AREA STATEMENT

PROPOSED R.G. ON GROUND = 1,041.64 SQ.MT.
PROPOSED R.G. ON PODIUM = 755.00 SQ.MT.

INCLUSIVE HOUSING SUMMARY
P LINE CALCULATION
BUILDING NO 2 & 3

32TH FLOOR (BILD -1)	484.41 SQ.MT
4TH FLOOR (BILD 2&3)	849.92 SQ.MT
22TH FLOOR (BILD 2&3)	849.92 SQ.MT
32TH FLOOR (BILD -1)	484.41 SQ.MT
TOTAL AREA	2668.66 SQ.MT

CONSTRUCTION AREA SUMMARY
(BASEMENT + PARKING) NON FSI

BASEMENT LEVEL	5331.78 SQ.MT
GROUND LEVEL	4158.24 SQ.MT.
1 ST PODIUM LEVEL	4158.24 SQ.MT.
2ND PODIUM LEVEL	4158.24 SQ.MT.
TOTAL AREA	17806.50 SQ.MT

PROFORMA - I : AREA STATEMENT

PROPOSED RESIDENTIAL BUILDING
ON PLOT BEARING S. NO 41, H. NO. 1, 2 & 3
S. NO 42, H. NO. 6 & 7A AT VILLAGE - TISGAON
TALUKA - KALYAN, DIST. THANE.

SHEET NO - 01/07

STAMP OF APPROVAL OF PLANS

Only For Environmental Clearance
Purpose Read with Letter No-
XDMC/TPD/3835, Dt. 10/10/2023



ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT

1	AREA OF PLOT (MINIMUM AREA OF a, b & c TO BE CONSIDER)	
a	AS PER OWNERSHIP DOCUMENT AS PER 7/12 (2280.00 + 2600.00 + 3620.00 + 1260.00 + 4350.00 + 1220.00)	15,330.00
b	AS PER P.O.A. & TRANSFER DEED	11,090.00
c	AREA USE FOR DEVELOPMENT (11,090.00 - 1,140.00 HOSPITAL RESERVATION)	9,950.00
d	AS PER SITE (9,950.00 - 86.00)	9,864.00
2	DEDUCTION FOR	
a	D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	400.00
b	EXISTING ROAD	N.A.
c	ANY D.P. RESERVATION AREA (HOSPITAL R = 1,140.00 SQ.MT)	
TOTAL (a + b)		400.00
3	BALANCE AREA OF PLOT (9,864.00 - 400.00)	9464.00
4	AMENITY SPACE	N.A.
a	REQUIRED	
b	ADJUSTMENT OF 2b	
c	BALANCE PROPOSED	9,464.00
5	NET PLOT AREA (3 - 4c)	
6	RECREATIONAL OPEN SPACE	
a	REQUIRED	946.40
b	PROPOSED	1,041.64
7	INTERNAL ROAD AREA	
a	POTABLE AREA	
9	BUILT UP AREA WITH THE REFERENCE TO BASIC FSI AS PER FRONT ROAD WITH (9464.00 X 1.10)	10,410.40
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
a	MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WITH / TO D ZONE	
b	PROPOSED FSI ON PAYMENT OF PREMIUM (9,864.00 X 0.50 = 4932.00)	4,932.00
11	IN SITU FSI / TDR LOADING	
a	IN SITU AREA AGAINST DP ROAD (400.00 X 2.00)	800.00
b	AREA AGAINST AMENITY SPACE IF HANDOVER	
c	TDR AREA (9864.00 X 1.15 = 11,343.60 - 800.00 = 10,543.60)	10,543.60
d	TOTAL IN SITU / TDR LOADING PROPOSED (11 (a) + (b) + (c))	11,343.60
12	ADDITIONAL FSI UNDER CHAPTER 7	N.A.
13	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
a	(9 + 10d) + 11 (d) OR 12 SANCTION AREA PROPOSED AS PER UDPR	26,886.00
b	ANCILLARY AREA UP TO 60% OR 80% WITH PAYMENT OF CHARGE FOR RESIDENTIAL (24,713.41 X 60 % = 14,828.04) FOR COMMERCIAL (1,987.08 X 80 % = 1589.66)	16,417.70
c	TOTAL PERMISSIBLE BUILT UP AREA (a + b)	43,103.70
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH ((AS PER REGULATION NO 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8	
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING SR.NO 17 b)	
a	EXISTING BUILT UP AREA IN PROPOSAL	
b	PROPOSED BUILT UP AREA (AS PER P LINE)	42,911.96
c	TOTAL (a + b)	
16	FSI CONSUMED (15/13)	0.99
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
a	REQUIRED (10410.40 x 20%)	2082.08
b	PROPOSED	2668.66

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORK OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORD / LAND RECORDS DEPARTMENT / CITY SURVEY REC.

SIGNATURE OF ARCHITECT.

APPENDIX - C
THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE ABIDE BY PLANS APPROVED BY AUTHORITY/ COLLECTOR. I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SA AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SIGNATURE OF ENGINEERS

SIGNATURE OF ARCHITECT

AR. NIKHIL ASHOK BORADE (REG. NO. CA/2018/97248)		ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan-Dombivli Municipal Corporation	
JOB NO.	DRG. NO.	SCALE	DRAWN BY.
13	02	AS SHOWN	SHUBHAM SALVI
		CHECKED BY.	M.D.K.
		NORTH	



TLJ/REQ- 460/(SPS)/ 48

16th January, 2024

To,
M/S SONAWANE INFRASTRUCTURE PVT. LTD.
01&02, Radhekrishna park, opp Hotel Ashish,
Shri Malang Road, Kalyan (E)
Thane- 421306

**Sub- "NO CONSTRUCTION ZONE" marking on property bearing S.no.41 H.no. 1,2&3
S.no. 42 H.no. 6&7A at Village- Tisgaon Tal- Kalyan.**

Ref: - 1) Your letter no. NA dated 27.11.23.
2) Site visit on 16th December 2023.
4) Our Letter no TLJ/REQ-460/(SPS)/46 dated 13th January 2024

Reference to the above letter we would like to inform you that your planned development is found out of NO CONSTRUCTION ZONE.

Please find enclosed herewith one copy of drawing no. NIL dated NIL, is duly marked with "**NO CONSTRUCTION ZONE**".

Please note that the Terms & Conditions 'TLJ/REQ-460/(SPS)/46' dated 13th January, 2024, accepted by you, should be strictly adhered to. This letter is liable to be treated as '**CANCELLED**' in case of violation / breach of any Terms & Conditions from your side in whatsoever case it may be.

Thanking you,

Yours faithfully,

(Kapil Umak)
(Head- Transmission Lines)

Cir: PPK/KTM/SG-
Ss : KPU

TATA POWER

The Tata Power Company Limited

Transmission Division Shil Road Netivli Kalyan 421 301 District Thane

Tel 91 22 67174502 67174503 67174504

Registered Office Bombay House 24 Homi Mody Street Mumbai 400 001.

CIN : L28920MH1919PLC000567 Website : www.tatapower.com Email : tatapower@tatapower.com

Sr. No.	Environmental Impacts	Mitigation Measures	Implementing Agency	Monitoring Agency
		d) The workers operating high noise machinery or operating near it should be provided with ear plugs e) The high noise generating stationary machinery should be located at the southern or central portion of the site		
(iv)	Impact on community water resources (quality).	a) All wastewater discharges from construction site will be received in mobile Biotoilets. b) Oil handling and storage area will be surfaced and provided with catch pit to intercept any accidental spillages.	Building Contractor	Project proponent
(v)	Sanitation and healthcare at workers camp	a) The contractor shall install adequate lavatories; soak pits and baths at the construction camp to cater to the requirements of the workers. b) The construction camp should be located on the south-west corner of the site c) The contractor shall install mobile Biotoilets with adequate capacity at construction yard. d) All organic waste shall be disposed of according to Municipal Solid Waste Rules 2016. e) Quarterly health check-ups of construction workers should be organized. f) Adequate provision of water supply and fuel for cooking should be made available for labours	Building Contractor	Project proponent

Sr. No.	Environmental Impacts	Mitigation Measures	Implementing Agency	Monitoring Agency
(vi)	Improvement of Access Roads to the site	a) Improvement and widening of the existing access roads. b) Establishing road connection c) Relocation of the encroachments in temporary shelters if the approach road along the boundary of the project site connecting the road is used for transportation of construction materials to the site.	Building Contractor	Project proponent
(vii)	Impact on Microclimate	a) On-site planting of shading trees b) Planting of numbers of trees, of species suitable to the semi-arid climatic condition and alluvial soil of the project site along the roads and on the designated open spaces to ensure the improvement of micro-climatic condition of the project site.	Building Contractor	Project proponent

Kalyan Dombivli Municipal Corporation

Fire & Emergency Service

Phone: 2310155 / 2315101 / 2365101 / 2470357 / 2400447

FIRE/HQ/KDMC/OW/2023/ E-123

Date: 25/04/2023

To,

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

- Subject:** Grant of provisional NOC stipulating Fire Protection & Fire Fighting requirements to construct of 4 Residential building, Building No. 1 & 4, Basement + Gr + 2 Podium +3rd recreational Floor + 4th to 32nd Floors & Building No. 2 & 3, Basement + Gr + 2 Podium +3rd recreational Floor + 4th to 22nd Floors at S. No. 41, H. No. 1, 2, 3 & S. No. 42, H. No. 6 & 7, Mouje-Tisgaon, Kalyan (E), Taluka -Kalyan, Dist- Thane.
- Ref.:** 1] Application from Architect- Ar. Nikhil Borade.
2] Owner : M/s. Sonawane Infrastructure Pvt Ltd through Mr . Amit S. Sonawane.
3] Site Visit: 21/04/2023

Dear Sir,

Architects proposal to construct of of 4 Residential building, Building No. 1 & 4, Basement + Gr + 2 Podium +3rd recreational Floor + 4th to 32nd Floors & Building No. 2 & 3, Basement + Gr + 2 Podium +3rd recreational Floor + 4th to 22nd Floors at S. No. 41, H. No. 1, 2, 3 & S. No. 42, H. No. 6 & 7, Mouje- Tisgaon, Kalyan (E), Taluka- Kalyan, Dist- Thane.

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

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

OBSERVATION & DIRECTIVES:

1. Gross Plot area under reference is 15190.00 sq.mts in area.
2. The said plot is approachable by 24 mtr WIDE DP road.
3. 2 enclosed staircases having the width of 1.5 mtrs from Basement level to terrace level are shown in the plan for proposed building No. 1, 2, 3 & 4.
4. Open spaces are proposed around the building by architect as per UDCPR rule. However, from the point of fire & life safety. **Suggestions are given.**
5. 4 passenger lift Basement level to terrace level are shown in the plan for proposed building No. 1 & 4. **Suggestions are given.**

6. 2 passenger lift Basement level to terrace level are shown in the plan for proposed building No. 2 & 3. **Suggestions are given.**
7. Refuse areas are marked on the plan 8th, 13th, 18th, 23rd & 28th floor of Building No. 1 & 4. **suggestions are given.**
8. Refuse areas are marked on the plan 8th, 13th, & 18th floor of Building No. 2 & 3. **suggestions are given.**
9. Fire Tower shown in Plan for Building No. 1 & 4.

The Building Built-Up Area, Height and Occupancy is as under

Building No.	Height Mts.	Gross Built up area sq.mtr	Occupancy Type	Capitation Fees
Building No. 1, Basement + Gr + 2 Podium + 3 rd recreational Floor + 4 th to 32 nd Floors	100.00	19121.00	Residential	19,12,100/-
Building No. 2, Basement + Gr + 2 Podium + 3 rd recreational Floor + 4 th to 22 nd Floors	69.85	13152.00	Residential	6,57,600/-
Building No. 3, Basement + Gr + 2 Podium + 3 rd recreational Floor + 4 th to 22 nd Floors	69.85	13152.00	Residential	6,57,600/-
Building No. 4, Basement + Gr + 2 Podium + 3 rd recreational Floor + 4 th to 32 nd Floors	100.00	19045.00	Residential	19,04,500/-

Location of transformer, generator, meter room, Fire Pump room & other electrical gadgets are not mark on the plan. It should be marked on plan before construction of building with prior approval from this dept.

For this suggestion are given.

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

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

MAIN ROAD / D.P. ROAD:

The said plot is approachable by 24 mtr WIDE DP road. No suggestions.

ENTRY GATE:

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

HEIGHT:

As per prevailing UDCPR Rule.

OPEN SPACE:

Though this department suggest the requirement of marginal Open Space is as per UDCPR-2020 Chapter 2 & Around the building from any projections of the building should be kept open and encroachments / obstructions free for easy mobility of fire

appliances & same shall be capable of taking the load of fire engines up to 45 tons (Garden, Parking, Pump Room or any construction is not permitted in open space).

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

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

COURT YARDS:

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

STILT / GROUND / PODIUM FLOOR PARKING:

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

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

MEANS OF ESCAPE :

1. 2 enclosed staircases having the width of 1.5 mtrs from basement level to terrace level building No. 1, 2, 3 & 4. It should be remote from each other. At least one of them shall be on external walls of building and shall open directly to the exterior open space or to an open place of safety. (NBC-2016 Part IV).
2. Treads & risers of the each building is as per existing bye-laws.
3. Staircase of each proposed building should allow movement of fresh air.
4. The layout of staircase of each building should be of enclosed type for the entire height.
5. 2 hours fire resistance fire doors, good quality door closer adhering to IS 3614(Part-II):1992 (Reaffirmed 2002) should be provided for fire staircase, and for the same the test certificate and 'A' Certificate from Licensing Agency authorized by Director of Maharashtra Fire Services shall be attached at the time of final NOC.

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

SUGGESTIONS:

- Travel Distance between the staircase & Exits should be maintained as per UDCPR Rules and exits and staircase guidelines as per National Building Code-2016
- Fire escape constructed of M.S. angels are not permitted.
- Opening of the Fire Escape Staircase should be from outside.
- Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition.

- Exists door shall open outwards, that is always from the room, but shall not obstruct the travel along any exit.
- Fire Escape Staircase shall be directly connected to the ground.
- Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
- Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escapee Stairs.
- The route to the external staircase shall be free of obstructions at all times.
- The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
- No Staircase, used as a fire escape, shall be inclined at an angel greater than 45 from the horizontal.

REFUGE AREA:

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

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

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



Fire Tower:

As per UDCPR clause 9.29.9 High rise building having more than 70 mtr shall be provided with fire tower at landing/ mid-landing level with smoke check lobby with fireman lift (1000 kg) being integral part of the fire escape staircase.(Fire Tower shown in plan Building No. 1 & 4)

SUGGESTIONS:

Following additional suggestions are recommended for the propose refuge area:

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

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



MEANS OF ENTRY:

- **12 Passenger lift** are provided for building No. 1, 2, 3 & 4.
- All lifts are detached from each other.
- 2 Lift of each Building No. 1 & 4 should be nomenclature as "**Fire Lift**".
- 1 Lift of each Building No. 2 & 3 should be nomenclature as "**Fire Lift**".
- The fire lift shall reach ground floor not more than one minute.
- Automatic rescue device should be provided for all lifts so that in case of power failure, lift cannot be stuck & also proper power back up should be provided for all lifts.

FIRE LIFT:

Fire lift shall be provided with a minimum capacity for 8 passengers up to 60 meters & above 60 meter 1000 kg capacity of fire lift. Fully automated with emergency switch on ground level. In general, building 15 m. in height or above shall be provided with fire lift. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable intercommunication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

SUGGESTIONS:

- If building height is more than 24m at least two lifts shall be provided out of which one lift will be stretcher lift & other will be passenger lift.
- Separate lift should be provided for commercial part of the building if any.
- Planning & Design of the lifts shall be in accordance with the latest National Building Code 2016
- Lifts of the building are to be provided with automatic steel doors for lift cars & landings.
- One Lift of Each Building shall be designed & designated as fire lift. This lift shall be equipped with fireman's switch for grounding it in the event of fire.
- The Fire Lift shall have floor area not less than 1.4 Sq. Mts. It shall have loading capacity of not less than 545 Kg. (8 person Lift) for residential building & as per lift norms for commercial building with automatic closing doors of minimum 0.8 m. width.
- Firefighting lift should provide with a ceiling hatch for the use in case of emergency. So that when lift car gates stuck up, it shall be easily open able.
- Walls of each lift enclosure shall have fire resistance of not less than 2 hours including lift well doors.
- Fire lift of the building shall be conspicuously painted with florescent paint on all landing doors of fire lift.
- Fire lift of the building can however be used for the purposes under normal conditions.
- Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 hrs.
- Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized, with self-closing door.
- Grounding switch (es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lift.
- Telephone or other communication facilities shall be provided in lift cars shall be provided. Communication system for lifts shall be connected to fire control room of the building.
- Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during firefighting, etc. at and landing from entering the lift shafts.
- A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways.
- In case of failure of normal electric supply, it shall automatically change over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired



that in case of power failure, it comes down at the ground level and comes to stand-still with door open.

- It must be ensured that, power cables to fire lift are laid along the route, which is fire safe route (lift shaft)
- Power supply to fire lift must be automatically changeover type to the alternate source at power supply in the event of failure of normal power supply.
- The word 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 min.

ELECTRICAL INSTALLATION:

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

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

ACTIVE FIRE PROTECTION REQUIRED FOR RESIDENTIAL & COMMERCIAL BUILDING AS PER REQUIREMENT:



UNDERGROUND WATER STORAGE TANK:

Separate underground water storage tank of **2,00,000 Liters** shall be provided for each Building No. 1 & 4 as per design rules specified in rules with the baffle walls and brigade connecting breaching.

Underground water storage tank of **3,00,000 Liters** shall be provided for Building No. 2 & 3 as per design rules specified in rules with the baffle walls and brigade connecting breaching

OVERHEAD (TERRACE) WATER STORAGE TANK:

Separate Overhead (Terrace) water storage tank of **25,000 Liters** water capacity for each Building No. 1, 2, 3 & 4 shall be provided at terrace level **exclusively for firefighting** purpose only. The design & layout of this tank shall be got approved from concerned department prior to its erection. The tank shall be connected to wet riser/down comer through a booster pump through N.R. Valve & Gate Valve.

FIRE PUMP & BOOSTER PUMP:

- a. **1 No of multi-stage multi-outlet Hydrant pump, 1 No of multi-stage multi-outlet Sprinkler Pump & Same capacity of 1 no. Diesel Pump** at underground water storage tank Pump Room of capacity not less than **2850LPM** capable of giving pressure of not less than **3.5 Kg/cm²** at topmost hydrant level and **Separate jockey pump for hydrant and sprinkler of capacity 240LPM** shall be provided for **residential building No. 1 & 4 separately.**
- b. **1 No of Hydrant pump, 1 No of Sprinkler Pump & Same capacity of 1 no. Diesel Pump** at underground water storage tank Pump Room of capacity not less than **2850LPM** capable of giving pressure of not less than **3.5 Kg/cm²** at topmost hydrant level and **Separate jockey pump for hydrant and sprinkler of capacity 240LPM** shall be provided for **residential building No. 2 & 3.**
- c. Installation of negative suction arrangement and submersible pumps shall not be allowed.
- d. **1 Nos of Booster pump** on terrace level for each building electrical driven of capacity **900 LPM** capable of giving a pressure of not less than **3.5 Kg/cm** at top most hydrant with **ISI mark Electrical auto starter** at **ground floor** as on terrace level & **all refuge areas.**
- e. Electric supply (normal) to these pumps shall be on independent circuits.
- f. All pumps shall be provided with dual source of power supply with auto change over one source to be grid power and other source to DG.
- g. Fire pump test certificate should be attached at the time of Final Fire Noc

FIRE DUCT:

Suitable Fire duct shall be provided at each floor level (with glass door) for **Building No. 1, 2, 3 & 4.**

WET- RISER:

2 No. of Wet-riser of internal diameter of **150 mm**, for Hydrant system/Landing Valves separately for high & low pressure & **2 Nos. of wet-riser** of internal diameter of **150 mm**,

for Sprinkler system separately for High & Low pressure & 1 dry-riser of internal diameter of 100 mm for Drain system Of G.I. 'C' Class ISI Mark pipe preferably Tata, Zenith, Jindal make from ground level up to terrace level in each fire duct of residential building No. 1 & 4 & 1 Nos. of wet-riser (IS 3844:1989) of internal diameter of 150 mm, for Hydrant system/Landing Valves separately & 1 Nos. of wet-riser of internal diameter of 150 mm, for Sprinkler system separately & 1 dry-riser of internal diameter of 80 mm for Drain system Of G.I. 'C' Class ISI Mark pipe preferably Tata, Zenith, Jindal make from ground level up to terrace level in each fire duct of residential building No. 2 & 3 shall be provided from pump room to terrace level water tank adjoining the staircase with hydrant for outlet & hose reel on each floor in such a way as not to reduce the width of corridor. Pressure reducing discs or ore fiches shall be provided at lower level so as not to exceed pressure of 5.5 Kgs/cm². A fire service inlet on the external face of the building near the static tank directly fronting the courtyard shall be provided to connect the mobile pump of fire service to the wet riser along with non return valve, air valve, main valve & other subsequent valves for all buildings.

HYDRANT VALVE / LANDING VALVE:

Type B fire Hydrant valves/ Landing valves of 63 mm dia ISI marked shall be provided on each floor for of residential building No. 1, 2, 3, & 4.

HOSE REEL HOSE:

Type II Hose Reel hose with jet & spray multipurpose SS 304/ Brass Nozzle confirming to IS: 884: 1985 not less than 30 Meters shall be provided on each floor & each riser & car parking at residential No. 1, 2, 3, & 4. (Fiber/Plastic Nozzle not allowed)

HOSE BOXES:

Near every Hydrant valve/ Landing valve, shall be equipped with 2 x 15meter length of 63 mm rubber line hose along with standard branch pipe, for wing A of residential cum commercial building & each car parking level. It shall confirm to latest IS code 636 & 903 respectively for each Building. External Yard hydrants shall be provided with the 750 x 600 x 250 deep hose box equipped with 2 x 15meter length of 63 mm rubber line hose along with standard branch pipe.

FIRE SERVICE INLET:

Four ways fire service inlet with hydrant valve outlet should be provided to residential building No. 1, 2, 3, & 4. at ground level in front of building entry gates & it should be accessible for fire service personnel for easy operation.

RING MAIN & EXTERNAL HYDRANTS (IS 12039:1991):

Lower level of building external hydrants shall be provided within the confines of the site on the wet riser at the distance 15 meters from each other. The underground periphery ring main of the compound 8 inches dia. G.I. 'c' class with necessary coating & warping shall be provided. Wet riser outlet and hose reel at a distance of 30 meters shall be provided on building type B of periphery of all car parking floors to cover the fire risk at all floor level.

Pressure reducing valves should be install in hydrant system for reduce the access water pressure

WATER MONITOR FOR PODIUM :

Suitable water Monitor install of periphery around the 2th Floor podium level of the building No. 1, 2, 3 & 4.

AUTOMATIC FIRE SPRINKLER SYSTEM:

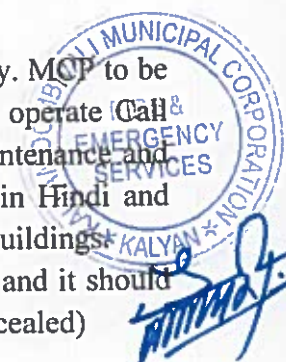
It's a High rise residential building taking in to account the local firefighting facility available, automatic pendent/side wall type sprinkler system with flow switch on each floor should be provided in whole of building each flat (In all rooms like hall, bedrooms, kitchen, common lobby, passage & garbage duct etc.).and all car parking, podium parking, common corridors, lobbies & lift lobbies ,office/shop area, basement area, commercial area, and total area at each floor level of building No. 1, 2, 3 & 4 as per Confirming to IS.

DETECTION SYSTEM:

Automatic addressable Smoke/Heat detectors shall be installed in (In all rooms like hall, bedrooms, kitchen, common lobby, passage & garbage duct etc.). meter room, shop area , office area, commercial area, basement area, D.G. room, Lift machine room, Transformer room, lobbies, common corridors, electric duct, commercial kitchen area (if applicable). & where-ever fall-ceiling void is more than 800 mm above & below of ceiling detector should be provided for building No. 1, 2, 3 & 4. Design of this system shall be as per latest IS 2189.

FIRE ALARM WITH P.A. SYSTEM:

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



Lightning Protection of Building – As per NBC 3.4.6.5 Routing of down conductors (insulated or uninsulated) of lightning protection through electrical or other service shafts are not allowed as it can create fire and explosion during lighting. For details, see part 8 'building services section 2 electrical and allied installations' of the code.

GAS LEAK DETECTOR SYSTEM

It is advised Automatic addressable Gas Leak Detector System should be install in each flat kitchen area for Bldg No. 2 & 3. Design of this system shall be as per latest IS norms. This system should be preferable for more safety purpose.

&

Install Automatic addressable Gas Leak Detector System in each flat kitchen area for Bldg No. 1 & 4. Design of this system shall be as per NBC 2016, part 4, clause no. 4.7.7 & latest IS norms. This system should be preferable for more safety purpose.

SMOKE CONTROL SYSTEM:

Smoke exhaust and pressurization of areas above ground level as per NBC 2016 clause no. 4.6.1. & 4.6.2

BASEMENT:

- i) Basement shall be adequately ventilated. Vents with cross sectional area (Aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and outlets may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level shall have to be laid. Stall boards and pavement lights should be in position easily accessible to the fire Brigade personnel and rescue teams and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.
- ii) The basement shall be used for designated purpose only as shown in the plan.
- iii) The basement shall be provided with natural ventilation through the ventilators, open cut outs as shown in the plan.
- iv) The staircase of the basement shall be of enclosed type and entry to basement areas shall be through two hours fire resistance self-closing door provided in the enclosed wall of the staircase.
- v) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- vi) The operating switches of the mechanical ventilation shall be located in the fire control room with appropriate zonal indications.
- vii) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- viii) Suitable signage's shall be provided in the basement showing exit direction, way to exits etc.,
- ix) Automatic sprinkler system shall be provided in entire basement & water spray projector system/double line sprinkler system shall be provided in stack car parking area. These systems shall be installed as per the standard laid down by T.A.C. and relevant I.S. specification.
- x) Smoke check lobby, staircases, common passages & escape routes of the entire building shall be painted with fire retardant paint.
- xi) One dry chemical power fire extinguisher ABC type of 6 kgs. Capacity each shall be kept for every 100 sq. mtrs. area in each basement.
- xii) Staircase and lift lobby shall have illuminated by inverter operated exits signs with IP 54 enclosure. Luminance of the signage's shall be such that they are visible from a distance of 12 to 16 meters.
- xiii) CO Detector with audible alarm system shall be provided to all the basement areas and the circuit of the same shall be given/connected to mechanical ventilation system to start automatically on actuation of CO detector and the other detector provided in the basement.
- xiv) Ventilation system shall start automatically on actuation of detector provided in the basement area.
- xv) Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
- xvi) Basement area shall be divided in compartments as per NBC regulations.
- xvii) The ventilation and area of ventilation and compartmentation if required shall be checked by ADTP.



- xviii) The interconnectivity between (exit/entrance) between two compartments shall be protected by fire curtain having two hours fire resistance.

PORTABLE FIRE EXTINGUISHERS (IS 2190:1992) :

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

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

SIGNAGES:

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

FIRE CONTROL ROOM:

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



QUALIFIED FIRE OFFICER:

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

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

INTEGRATED SYSTEM:

The entire fire fighting system shall be of the type "Integrated Building Automation System" combining all the systems. **Flasher light shall be installed at the top of the building** which will be switched on in case of incident of fire in the building to indicate

involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay

Passive Fire protection Requirement and Provisions for building No. 1, 2, 3 & 4 (If applicable)

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

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



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



**Pressurization system in High rise Building is Must installed in Fire Tower building No. 1 & 4
Pressurization of Staircases (Protected Escape Routes):**

1. Though in normal building design compartmentation plays a vital part in limiting the spread of fire, smoke will readily spread to adjacent spaces through the vertical leakages openings in the compartment enclosure, such as cracks, opening around pipes ducts, airflow grills and doors, as perfect sealing of all these openings is not possible, it is smoke and toxic gases, rather than flame, that will initially obstruct the free movement of occupants of the building through the means of escape (Escape Routes) Hence the exclusion of smoke and toxic gases from the protected routes is of great importance.
2. Pressurization is method adopted for protected escape routes against ingress of smoke, especially in high rise buildings. In pressurization, air is injected into

the staircases, to raise their pressures slightly above the pressure in adjacent parts of the building. The smoke check lobby shall be pressurized through Lift well pressurization, but pressurization system is must. As a result, ingress of smoke or toxic gases into the escape routes will be prevented. The pressurization of staircases shall be adopted for high rise buildings and building having mixed occupancy.

3. The pressure difference for staircases shall be as under.

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

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

4. Pressurization system may be of two types

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

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



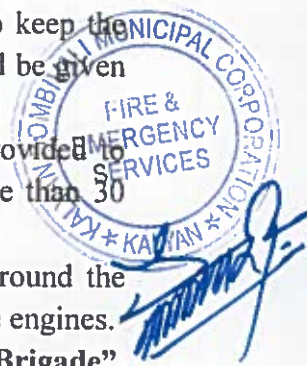
Approval of the drawing of total active fire protection system along with pumping arrangement & sprinkler system shall be get approved from this department before commencement of the work.

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

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

1. Inflammable/ Explosive storages are prohibited in the basement or in building.
2. All materials to be used of ISI /UL/FM make.
3. After completion of the building civil work prior Approval of undersigned should be taken before commencement of Fire Fighting Work and list of material.
4. The entire system must be painted with post box RED in color.
5. If the documents attached with this proposal are illegal or misguided the NOC will be considered as the applicant/Land-owner /Developer will hold cancelled and overall responsibility for any consequence.
6. All the Fire-fighting Equipment shall be well maintained and should be easily accessible in case of emergency.

7. It shall be ensured that security staffs of the building are trained in handling Fire-fighting equipment & fire fighting.
8. Cautionary boards such as "**Danger**", "**No Smoking**", "**Exit**", "**Fire Escape**", "**Extinguishers**", "**Hydrant**", "**Manual Call Point**" etc. should be displayed on the Strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in Darkness.
9. The Fire Exit Drill or Evacuation Drill should be planed & instruction should be given to the staff minimum **four times in a year** and drill should be carried out twice in a year
10. Interconnectivity between fire water tank & Domestic water tank should be provided so that during emergency the stores water in domestic water tank can be utilized for Fire-fighting.
11. All the firefighting systems drawing / layout should be approved from the Chief Fie Officer, before starting any work.
12. In case of emergency, the alternate power supply should be provided for the Fire Pumps, Fire Lifts etc. The Certificate from electric engineer regarding this should be provided at the time of Final NOC.
13. Fire-fighting work must be carried out by licensing agency authorized by Director of Maharashtra Fire Services only.
14. Care & maintenance contract should be made with Licensed Agency to keep the system in good and efficient condition and Hamipatra of the same should be given at the time of Final NOC.
15. The provision of Ring hydrant/Courtyard hydrant system should be provided to entire complex. The distance between two hydrants should not be more than 30 Mtrs
16. As per the UDCPR. Rules requirement all the marginal open spaces around the building should be kept open and obstruction free for easy mobility of fire engines.
17. Telephone numbers of "**Responsible persons of the office**", "**Fire Brigade**", "**Hospital**" "**Police**", "**Doctors**", should be displayed on the board. This board should be displayed on prominent place. Preferably at the Fire Control Room, security office and in Reception area.
18. All other provisions of UDCPR.RULE & National Building Code of India-2005 & Amended to 2016 & Maharashtra Fire Prevention & Life Safety measures Act, 2006 should be strictly adhered.
19. Well equipped fire control room shall be provided on the ground floor of the building & A qualified Fire Officer from National Fire Service College; Nagpur shall be employed to maintain all fire prevention & protection arrangements provided to Various buildings.
20. Permission from Civil Aviation should be obtained for the maximum height of the building with reference to Navi Mumbai airport if required.
21. The Glassing and façade other Glasses should have at least one-hour fire resistance and should be UL approved and in accordance with NFPA requirement.
22. The glass faced should be protected with coating film so that in case breaking of glass the glass can remain in its place for some hours before replacement. This will reduce the risk of injuries to occupant and fire & rescue personal. In the event of



- blast, the shock wave created which created the damage to glass faced the use of film will help to reduce the damages due to glass breaking.
23. Any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings and amendment in code.
 24. All internal furniture and fixtures used for the building should be fire resistance type and it should not give toxic fumes and smoke in case involved in fire. It should have minimum Two hours Fire Resistance .
 25. This being a very special type of building if any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings.
 26. All main doors of flat, (office/shop) as per IS 3614 & all internal doors and it's materials should have Two hours fire resistance type and it should not produce toxic fumes and smoke in case of fire.

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

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

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

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

Please contacts authorities when & where required for these purposes.

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

Capitation Fee Rs. 51,31,800/- Paid By Receipt No. 2150 Dt. 21/04/2023



Copy to :- Architect/Developer


CHIEF FIRE OFFICER

Fire & Emergency services
Kalyan Dombivli Municipal Corporation

20



कल्याण डोंबिवली महानगरपालिका, कल्याण

जलनि:सारण विभाग

जा.क्र.कडोंमपा/काअ/जनि:/६८
दि. ०२/०५/२०२३.

-: बांधकाम परवानगीसाठी ना-हरकत दाखला :-

प्रति,

जमीन मालक :- मधुकर गोपाल म्हात्रे, दत्तू रामजी गायकवाड,

गजानन नागो गायकवाड,

कु.मु.प.धा.:- श्री.अमित सुरेश सोनवणे,

वास्तु :- श्री.निखिल अशोक बोराडे.

विषय :- जलनि:सारण विभागाचा ना-हरकत दाखला.

संदर्भ :- वास्तुशिल्पकार, श्री.निखिल अशोक बोराडे यांचे दि.२४/०२/२०२३ रोजीचा अर्ज.

इमारत पत्ता :- मौजे-तीसगाव, ता-कल्याण, स.नं.४१, हि.नं.१, २, ३ व स.नं.४२, हि.नं.६, ७ या भूखंडावरील इमारत क्र.१ (स्टील्ट+ ३२ मजले), इमारत क्र.२ (स्टील्ट+ २२ मजले), इमारत क्र.३ (स्टील्ट+२२ मजले), इमारत क्र.४ (स्टील्ट+ ३२ मजले) या इमारतीकरिता (एकूण सदनिका ७१४)

महोदय,

उपरोक्त विषयांकित भूखंडाची प्रत्यक्ष जागेवर पाहणी केली असता आपण सादर केलेल्या नकाशाप्रमाणे आपले ईमारती/ ईमारत बांधण्याचे नियोजन असून ईमारतींना/ इमारतीला खालील अटी व शर्तीवर जलनि:सारण विभागाचा ना-हरकत दाखला देण्यात येत आहे.

- १) सदर भूखंडात आपण संदर्भित अर्जासोबत सादर केलेल्या नकाशांनुसार गटारे बांधणे आपणांवर बंधनकारक राहील.
- २) इमारतीच्या सांडपाण्याचा व पावसाळी पाण्याचा निचरा योग्यरित्या होण्यासाठी उर्वरीत इमारतीचे बांधकाम पुर्ण/सुरू करण्यापुर्वी जलनि:सारण विभागाने दिलेल्या निर्देशान्वये / सोबत जोडलेल्या नकाशात दिलेल्या मार्गांप्रमाणे व दिलेल्या सेक्शनप्रमाणे M-15/12:4: या उच्च प्रतिच्या कॉक्रीटने गटार/ नाला स्वखर्चाने बांधणे आपल्यावर बंधनकारक राहील. यात कुठल्याही प्रकारचा फेरबदल करू नये. सदर नाला / गटार बांधतेवेळी जलनि:सारण विभागाच्या नियंत्रणाखालीच बांधकाम करावे.
- ३) आपण आपला भूखंड विकसित करीत असल्यामुळे भविष्यात शेजारील रहिवाशांना तसेच शेजारच्या भूखंडात सांडपाणी व पावसाळी पाणी साचणार नाही किंवा जाणार नाही याची संपूर्ण जबाबदारी आपल्यावर राहील.
- ४) रस्त्याच्या कडेला बांधण्यात येणाऱ्या / बांधलेल्या गटारीच्या भिंतीवर भविष्यात आपणास कोणत्याही प्रकारे बांधकाम करता येणार नाही. अन्यथा तसे केल्यास तोडण्याचा महापालिकेला कायदेशिर अधिकार राहील.
- ५) सदर बांधकाम पुर्ण झाल्यानंतर नाल्यात / गटारात पडलेले बांधकामाचे साहित्य त्वरीत बाहेर काढून टाकावेत.
- ६) उर्वरीत इमारतीच्या जोत्याची उंची (Plinth Level) डी.सी. नियमाप्रमाणे (Development Control Rule) उंच असणे आवश्यक आहे.
- ७) सदर गटार / नाला / स्लॅबचे बांधकाम पुर्ण झाल्यावर महापालिकेला जागेसहित हस्तांतरीत करावयाचे आहे.
- ८) सदर प्रस्तावित इमारतीची प्लॅथ लेव्हल ही परिसरातील हाय प्लॅड लेव्हलचा विचार करून ठरवून त्यानंतरच बांधकाम करावे.
- ९) आपण विकसित करीत असलेल्या / केलेल्या भूखंडालगत मोठ्या आकाराचे गटार / नाला असल्यास त्यास बाधा होईल अशी झाडे लावू नयेत.
- १०) आपण बांधलेल्या गटारीची वेळोवेळी देखभाल दुरुस्ती व साफ सफाई करणे आपल्याला बंधनकारक राहील.
- ११) आपल्या भूखंडालगत / भूखंडातील असलेल्या नाला अथवा गटार सफाईसाठी मशिनरी ने-आण करण्याकरिता (उदा.

पोकलेन, जेसीबी, डंपर, इ.) तसेच सफाई कर्मचारी आपल्या संकुलामधुन जाण्यास, संकुलातील रहिवासी भविष्यात कुठलीही हरकत घेणार नाही याबाबत सदनिका धारकाच्या खरेदीखताच्या करारनाम्यात तशी अट घालणे आपल्याला बंधनकारक राहिल.

१२) मशिनरी ने-आण करतांना आपल्या संकुलातील कोबा अथवा रस्ता तुटणार / डॅमेज होणार नाही यासाठी ते उच्च प्रतिच्या कॉक्रीटने अथवा उच्च प्रतिच्या खडीकरणाने व डांबरीकरणाने करण्यात यावे जेणेकरून संकुलातील रहिवासी कोणत्याही प्रकारची हरकत घेणार नाहीत. कोबा अथवा रस्ता तुटल्यास त्यास महापालिका जबाबदार राहणार नाही.

१३) आपण बाघलेल्या नाल्यावर अथवा गटारीवर आपण स्लॅब टाकल्यास सफाईसाठी प्रत्येक ५.०० मीटर अंतरावर २.५० फुट x ३.५० फुट या आकाराचे हेवीड्युटी लोखंडी फ्रेम व झाकण बसविणे आपल्यावर बंधनकारक राहिल. जेणे करून त्यावरून वाहन गेल्यास ते तुटणार नाही.

१४) आपण विकसित करित असलेल्या भुखंडातुन पाण्याचा निचरा वाहत असल्यास तो इकडील परवानगी शिवाय वळवु अथवा बंद करू नये.

१५) विकसित करण्यात येत असलेल्या / विकसित केलेल्या भुखंडाबाबत आपण काही चुकीची माहिती दिली आहे असे निर्दर्शनास आल्यास सदरची परवानगी रद्द करण्यात येईल व आपणावर योग्य ती कारवाई करण्यात येईल.

१६) पावसाचे पाणी/ सांडपाणी वाहून नेणाऱ्या गटाराला बाधित होईल अशा तऱ्हेने कुठल्याही प्रकारचे बांधकाम करण्यात येऊ नये.

१७) भुखंडाच्या मोकळ्या जागेतुन (Open Space) भविष्यात महापालिकेला नाला अथवा गटार बांधावयाची असल्यास / नाल्याचे अथवा गटारीचे रुंदिकरण करावयाचे असल्यास नाल्यास अथवा गटारीस लागणारी आवश्यक तेवढी जागा महापालिकेला विनामुल्य देणे आपल्याला बंधनकारक राहिल.

१८) इमारतीचे बांधकाम पूर्ण केल्यावर त्यावेळी या विभागाचा स्वतंत्र ना-हरकत दाखला घेणे आपल्याला बंधनकारक राहिल.

१९) आपल्या भुखंडात रेन हार्वेस्टिंगची आवश्यक ती उपाययोजना करणे आपल्याला बंधनकारक राहिल.

२०) आपल्या भुखंडात माती भरणी केल्याने भुखंडासभोवताली पावसाचे पाणी / सांडपाणी साचुन रहात असेल तर त्या पावसाचे पाणी / सांडपाणीचे निचरा होणेसाठी आवश्यक गटार बांधणेची जबाबदारी आपली राहिल.

वरीलपैकी कोणत्याही अटी व शर्तीचा भंग केल्यास मुंबई प्रांतिक महानगरपालिका, अधिनियम १९४९ मधील प्रकरण बारा च्या तरतुदीनुसार आपल्यावर कारवाई करण्यात येईल. व सदरचा ना हरकत दाखला आपोआप रद्द होईल. याबाबत आपणास वेगळे पत्र दिले जाणार नाही.

कार्यकारी अभियंता (जनि:/मनि:),
कल्याण डोंबिवली महानगरपालिका,
कल्याण.

प्रत. :- मा.सहाय्यक संचालक/ नगररचना विभाग, क.डों.म.पा. कल्याण यांना माहितीसाठी व पुढील योग्य त्या कार्यवाहीस्तव सादर.



कल्याण डोंबिवली महानगरपालिका, कल्याण.

मलनिःसारण विभाग



जा.क्र.कडॉमपा/काअ/मनि:/६९

दिनांक :- ०३/०५/२०२३

:- बांधकाम परवानगीसाठी ना-हरकत दाखला :-

प्रति,

जमीन मालक :- मधुकर गोपाल म्हात्रे, दत्तू रामजी गायकवाड,

गजानन नागो गायकवाड,

कु.मु.प.धा.:- श्री.अमित सुरेश सोनवणे,

वास्तु :- श्री.निखिल अशोक बोराडे.

विषय :- मलनिःसारण विभागाचा ना-हरकत दाखला मिळणेबाबत. (एस.टी.पी. बांधणेबाबत).

संदर्भ :- वास्तुशिल्पकार, श्री.निखिल अशोक बोराडे यांचे दि.२४/०२/२०२३ रोजीचा अर्ज.

इमारत पत्ता :- मौजे-तीसगाव, ता-कल्याण, स.नं.४१, हि.नं.१, २, ३ व स.नं.४२, हि.नं.६, ७ या भूखंडावरील इमारत क्र.१ (स्टील्ट+ ३२ मजले), इमारत क्र.२ (स्टील्ट+ २२ मजले), इमारत क्र.३ (स्टील्ट+ २२ मजले), इमारत क्र.४ (स्टील्ट+ ३२ मजले) या इमारतीकरिता (एकूण सदनिका ७१४)

वरील संदर्भित विषयाच्या अनुषंगाने खालील अटी व शर्तीवर निम्नलिखित इमारतीसाठी मलनिःसारण विभागाचा (एस.टी.पी. बांधण्यासाठी) ना हरकत दाखला देण्यात येत आहे.

अटी व शर्ती :-

- १) आपण सादर केलेल्या अर्जानुसार Sewage Treatment Plant चे बांधकाम योग्य त्या Specification व Design नुसार तसेच आपण नियुक्त केलेल्या Consultant (समंत्रक) यांचे अधिपत्याखाली करण्यात यावे व त्याची प्रत या कार्यालयास सादर करावी.
- २) आपण अर्जासोबत सादर केलेल्या नकाशानुसार व डी.पी.आर. नुसार प्रस्तावित केलेल्या इमारतीसाठी Sewage Treatment Plant चे बांधकाम हे ०.५० एम.एल.डी. या प्रमाणे एस.टी.पी. चे बांधकामे करण्यात यावे.
- ३) सदर एस.टी.पी. साठी आपण नियुक्त केलेल्या समंत्रकाच्या (Consultant) अधिपत्याखाली Structural Safety Design नुसार एस.टी.पी. बांधणेची संपूर्ण जबाबदारी आपली राहिल.
- ४) सदर एस.टी.पी.मधून Treat केलेल्या पाण्याचा पुर्नवापर इमारतीच्या बगीच्याकरीता, शौचालयांकरीता व साफसफाईकरीता करण्यात यावा.
- ५) आपण सादर केलेल्या नकाशात दर्शविलेल्या इमारतीना नगररचना विभागामार्फत बांधकाम पूर्णत्वाचा दाखला घेण्यापुर्वी मलनिःसारण विभागाचा ना-हरकत दाखला घेणेस बंधनकारक असून तत्पुर्वी बांधण्यात आलेल्या एस.टी.पी.साठी महाराष्ट्र प्रदूषण नियंत्रण मंडळ, कल्याण यांचेकडून एस.टी.पी. पूर्ण क्षमतेने कार्यरत असलेबाबत दाखला सादर करणे बंधनकारक राहिल.
- ६) सदर एस.टी.पी.चे बांधकाम नगररचना विभागाच्या मंजूरी दिलेल्या नकाशानुसार त्यांच्या नियंत्रणाखाली योग्य त्या ठिकाणी करण्यात यावे.
- ७) आपल्या भूखंडात STP चे बांधकाम सुरू करण्यापुर्वी महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांचे संमतीपत्र (Concent to Establish) घेणे तसेच STP चे बांधकाम हे महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांचे नियंत्रणाखाली व

पर्यवेक्षणाखाली करण्यात यावे तसेच STP चे बांधकाम पूर्ण झाल्यानंतर त्यांचे ना-हरकत (Concent to Operate) पत्र घेणे आपणांवर बंधनकारक राहील.

८) वाढीव इमारतींना सुधारित बांधकाम परवानगी घेणेसाठी तसेच वाढीव STP बांधकामासाठी मलनिःसारण विभागाचा पूर्ण ना-हरकत दाखला घेणे आपणावर बंधनकारक राहील.

९) आपल्या संकुलाचे संपूर्ण बांधकाम झाल्यावर गृहसंकुल गृहनिर्माण संस्था स्थापन झाल्यावर किमान ५ वर्ष सदर एस.टी.पी. ची देखभाल दुरुस्ती करणे ही विकासकाची जबाबदारी असून त्यानुसार तेथील सोसायटीच्या रहिवाशी/पदाधिकार्यांना अवगत करणे आपणावर बंधनकारक राहील यांची नोंद घ्यावी.

१०) बांधकाम कामगारांसाठी/सुरक्षा रक्षकांसाठी स्नानगृह, शौचालय सुविधा करणे आपणांवर बंधनकारक राहील.

११) सदर एस.टी.पी. बाबत भविष्यात कोणतीही तक्रार प्राप्त झाल्यास सदरचा ना हरकत दाखला रद्द समजण्यात येईल याची नोंद घ्यावी.

१२) तसेच सदरहु ना-हरकत दाखला दिलेल्या दिनांकापासून एक वर्षापर्यंत वैध राहील.

कार्यकारी अभियंता (मनि:),
कल्याण डोंबिवली महानगरपालिका,
कल्याण.

प्रत:- १) मा.सहा.संचालक नगररचना, क.डों.म.पा. कल्याण यांचे महितीसाठी सविनय सादर.

२) नगररचनाकार, नगररचना विभाग, क.डों.म.पा. कल्याण. यांना पुढील उचित कार्यवाहीसाठी रवाना.



कल्याण डोंबिवली महानगरपालिका, कल्याण
उद्यान व वृक्ष प्राधिकरण विभाग



जा.क्र.कडोंमपा/उद्यान/वृअ/ २८
दिनांक: १८/०७/२०२३

प्रति,

श्री. मधुकर गोपाळ म्हावडे
छ.प.पा. श्री. प्रमिल सुरेश सोनावणे
मौजे. तिसगांव, उमेश सिट्टी विनायक प्रा. अरुण कल्याण (पु.)

विषय:- बांधकाम परवानगी करिता उद्यान विभागाचा ना हरकत दाखला

संदर्भ:- १) प्राप्ता दि. २७/०२/२०२३ रोजीचा प्राप्त प्रार्थना

२) व्याप - श्री. प्रमिल सोनावणे

उपरोक्त संदर्भित पत्र क्र. १ अन्वये आपण बांधकाम परवानगी प्राप्त करणे करिता उद्यान व वृक्ष प्राधिकरण विभागाचा ना हरकत दाखला अपेक्षिला आहे. तद्अनुषंगाने सि.न/स.न. ४७, ४८

हि.न. १, २, ३, ४, ५

प्लॉट क्र.

मौजे तिसगांव या भूखंडावर दि. २०/०७/२०२३ रोजी पाहणी केली असता, सद्यस्थितीत सदर भूखंडावर

१) फोस्फोरस - ३२	२) १५)	३) २२)
४) व्याप - ०९	५) १६)	६) २३)
७) फायर - ०८	८) १७)	९) २४)
१०) सातविन - ०९	११) १८)	१२) २५)
१३) पिक - ०९	१४) १९)	१५) २६)
१६) २०)	१७) २७)	१८) २८)
१९) २१)	२०) २२)	२१) २३)
२२) २४)	२३) २६)	२४) २८)

एकूण ... झाडे आहेत. (१२० - १५१० - १०५५)

या प्रमाणे एकूण ... झाडे आढळलेली आहेत. तरी खालील अटी/शर्ती नुसार आपणांस उद्यान व वृक्ष प्राधिकरण विभागाचा दाखला देण्यात येत आहे.

अटी/शर्ती

१) इमारत बांधकामत बाधीत होत असल्यास झाडे तोडणे/पुनरोपण करणेबाबत मा.वृक्ष प्राधिकरणाची परवानगी घेणे बंधनकारक राहिल.

२) बांधकाम करण्यात आलेल्या इमारतीमध्ये व परिसरात पर्यावरणाचा समातोल राखला जाईल यासाठी पक्षांकरिता कृत्रिम घराटी किंवा तत्सम व्यवस्था करण्यात यावी.

३) आपण विकसित करित असलेल्या इमारतीच्या मोकळ्या जागेत वापर परवाना मिळण्यापूर्वी वड,पिंपळ,उंबर,ताम्हण,बकूळ, निम,कंदब,सातविन, टॅबेक्युआ,फॉक्सटेल पाम, बोटल पाम, बूच,बदाम, सिल्वर ओक इ. जातीची ६ फूट जास्त उंची असलेल्या ...

४) वृक्षरोपांची लागवड करणे बंधनकारक आहे.

५) सदर भूखंडाबाबत आपण काही चूकीची माहिती दिली आहे. असे निदर्शनास आल्यास आपण महापालिकेची दिशाभूल केल्याचे समजण्यात येईल व सदर दाखला आपोआप रद्द झाल्याचे समजण्यात येईल.

(सजय जाधव)

वृक्ष अधिकारी

कल्याण डोंबिवली महानगरपालिका,
कल्याण.

प्रत:- नगररचनाकार, नगररचना विभाग क.डों.म.पा.कल्याण यांचे माहितीसाठी

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000193048/CE/2405001006

Date: 10/05/2024

To,
M/s. Sonawane Infrastructure Private
Limited.
S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6
&7A at Village -Tisgaon, Taluka-Kalyan
Dist-Thane.



Sub: Consent to Establish for Residential Cum Commercial Building project granted under Red category

- Ref:
1. Environment Clearance granted vide No. SIA/MH/INFRA2/450260/2023 dt: 08/02/2024
 2. Minutes of 2nd Consent Committee Meeting held on dt: 29/04/2024

Your application NO. MPCB-CONSENT-0000193048

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

1. **The Consent to Establish is granted for a period up to commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.183.36 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for proposed Residential Cum Commercial Building project named as M/s. Sonawane Infrastructure Pvt. Ltd., at ,Plot Bearing S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 &7A at Village -Tisgaon, Taluka-Kalyan Dist-Thane, on Total Plot Area of 11090 SqMtrs for Total construction BUA of 63387.12 SqMtrs as per EC granted dated : 08/02/2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance vide dt: 08/02/2024	11090.00	63387.12

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	-	-

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	392	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set (125 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	E-waste	1777 Kg/Annum	Segregate	will be handed over to the local MPCB authorized vendor
2	Biodegradable waste	600 Kg/Day	OWC	Used as Manure
3	Non Biodegradable waste	900 Kg/Day	Segregate	Segregate & handover to the local authorised vendor
4	STP Sludge	20 Kg/Day	Drying	Used as Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

14. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
15. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit
16. The project proponent shall submit Bank Guarantee of Rs. 10 Lakhs towards compliance consent conditions
17. The project proponent shall comply with with conditions stipulated in Environment Clearance granted vide No. SIA/MH/INFRA2/450260/2023 dt: 08/02/2024



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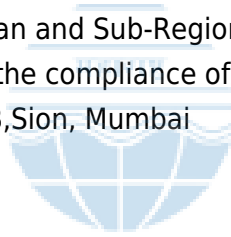
Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-05-10 15:21:09 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	366720.00	MPCB-DR-23363	23/01/2024	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **450 CMD for treatment of domestic effluent of 392 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	452.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	43 Gardening

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Sets (125 KVA)	Acoustic Enclosure	5.00	HSD 31.25 Ltr/Hr	-	SO2	15 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3
-------------------------	---------------	------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakh	15 days	Towards Compliance of Consent conditions & O&M of Pollution Control Systems	Commissioning of the unit	Commissioning of the unit

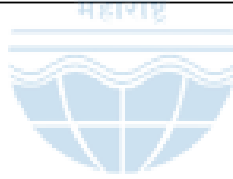
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



पब्लिक नोटीस

महाराष्ट्र सरकार पर्यावरण विभाग रूम नं. 217, दुसरा मजला, मंत्रालय विस्तारीत, मुंबई - 400032 यांनी त्यांच्याकडील पत्र क्र. EC24B-038MH142222 File No. SIA/MH/INFRA2/450260/2023 दिनांक 08/02/2024 या द्वारे मेसर्स सोनावणे इन्फ्रास्ट्रक्चर प्रा. लि. पत्ता शॉप नं. 1, राधे कृष्णा पार्क, मलंग रोड, तिसगांव, कल्याण (पुर्व) - 421306 यांचा रहिवाशी प्रकल्प मौजे पिसवली, ता. कल्याण, जि. ठाणे येथील सर्व्हे नं. 41, हिस्सा नं. 1, 2, 3 आणि सर्व्हे नं. 42, हिस्सा नं. 6 व 7अ याबाबत पर्यावरण विषयक परवानगी दिली आहे. सदर परवानगी पत्राच्या प्रती महाराष्ट्र शासन, पर्यावरण विभाग मंत्रालय व महाराष्ट्र राज्य प्रदुषण नियंत्रण मंडळाकडे उपलब्ध आहेत. त्याचप्रमाणे <https://ec.maharashtra.gov.in> या वन व पर्यावरण मंत्रालयाच्या वेबसाईटवर पाहू शकता.

मेसर्स सोनावणे इन्फ्रास्ट्रक्चर प्रा. लि.

पत्ता शॉप नं. 1, राधे कृष्णा पार्क, मलंग रोड, तिसगांव, कल्याण (पुर्व) - 421306

PUBLIC NOTICE

All the concerned persons including bonafide residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Sonawane Infrastructure Private Limited, Shop no. 1, Radhe Krishna Part, Malang Road, Tisgaon, Kalyan 421306, Maharashtra for Proposed residential and commercial building on land bearing Survey. 41, Hissa No. 1,2,3 and Survey No. 42, Hissa No. 6 and 7A, of Village - Tisgaon, Tal. Kalyan & Dist - Thane (W). EC Letter No. **EC24B038MH142222**. File No. SIA/MH/INFRA2/450260/2023 dated 08/02/2024. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests <https://parivesh.nic.in/>

M/s. Sonawane Infrastructure Private Limited

Shop no. 1, Radhe Krishna Part, Malang Road,
Tisgaon, Kalyan 421306, Maharashtra



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2026

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000100055

Submitted Date

25-09-2026

PART A

Company Information

Company Name

M/s. Sonawane Infrastructure Private Limited.

Application UAN number

0000193048/CE/2405001006

Address

S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 &7A at Village -Tisgaon, Taluka-Kalyan Dist-Thane.

Plot no

S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 &7A at Village -Tisgaon, Taluka-Kalyan Dist-Thane.

Taluka

Kalyan

Village

Tisgaon

Capital Investment (In lakhs)

18336

Scale

LSI

City

Kalyan

Pincode

421306

Person Name

Ashish Sonawane

Designation

Director

Telephone Number

9867253234

Fax Number

0

Email

ashish.sonawane@sonawanegroup.com

Region

SRO-Kalyan I

Industry Category

Orange

Industry Type

O21 Building and construction project more than 20,000 sq. m built up area

Last Environmental statement submitted online

no

Consent Number

MPCB-CONSENT-0000193048

Consent Issue Date

2024-05-10

Consent Valid Upto

2029-05-09

Establishment Year

2024

Date of last environment statement submitted

Jan 1 1900 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

Ton/Y

NA

0

0

Ton/Y

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

Ton/Y

NA

0

-0.05

Ton/Y

MPCB Vendor/Supplier
Details

Category of Vendor/Agency/Party	Name of Vendor/Agency	Consent Details/UAN No.	EPR Related Details	MPCB Authorization/Registration/Implementation Details, if Applicable
Raw Material Supplier	NA	NA	NA	NA

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	293.00	293.00
All others	94.00	94.00
Total	387.00	387.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	392	392	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	Ltr/A

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	MT/A

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
NA	0	0	MT/A

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
NA	0	0	0	0	0

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
NA	0	0	0	0	0

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ton/Y

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ton/Y

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Ton/Y

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Ton/Y

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ton/Y

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	Ton/Y	0

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
NA	0	Ton/Y	0

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
NA	0	0

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
NA	0	0

Part-I

Any other particulars for improving the quality of the environment.

Particulars

NA

Name & Designation

Ashish Sonawane (Director)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000100055

Submitted On:

25-09-2026



Nilawar Laboratories
(A Unit of MNEC Consultants Pvt. Ltd)

NABL ACCREDITED LAB VIDE - TC-9782
CIN No. U74140MH2009PTC196108



TEST REPORT

Test Report No	: NL/AIR/089	ULR No.	: TC97822600001112F
Customer Name & Address	: Proposed Residential cum commercial building on Plot Bearing S.No.41, H. No. 1,2,3 & S.No.42, H. No. 6 & 7A at Village Tisgaon, Taluka-Kalyan Dist.-Thane by M/s. Sonawane Infrastructure Pvt. Ltd		
Sample Received On	: 23/03/2026	Sampling Date	: 20/03/2026
Sample ID.	: NL-0652/MAR26/AA-01	Report Issue Date	: 28/03/2026
Sampling Plan Ref.	: As per Work Order	Date of Test Start	: 23/03/2026
Sampling Method Ref.	: CPCB Volume - 1	Date of Test complete	: 24/03/2026
Sampling By	: Lab	Sample Description	: Ambient Air Sample
Environmental Condition at the time of Sampling	: Avg. Temperature : 31.9 °C Avg. Humidity : 66 % Weather condition : Sunny	Environmental Condition at the time of Testing	: Temp. : 25.1 °C
			: Humidity : 49 %
Sample Quantity Received	: PM10 – 01 filter paper, PM2.5 – 01 filter paper, SO2, NO2 – 01 PVC Bottle each.		

Discipline - Chemical Testing
Group - Atmospheric Pollution

DESCRIPTION LIST AMBIENT AIR SAMPLES

Sr. No	Location Code	Name of the Location	Latitude	Longitude
1	AA-01	At Project Site	19.217788	73.131859



Nilawar Laboratories
(A Unit of MNEC Consultants Pvt. Ltd)

NABL ACCREDITED LAB VIDE - TC-9782
CIN No. U74140MH2009PTC196108



TEST RESULTS

Sample Code	Date	PM ₁₀	PM _{2.5}	SO ₂	NO ₂
		µg/m ³	µg/m ³	µg/m ³	µg/m ³
AA-01	20/03/2026	69.8	29.1	29.4	33.6
Limits As Per MoEF gazette notification GSR/826(E)		100	60	80	80

For M/s Nilawar Laboratories,




Dinesh Bangadkar
(Authorized Signatory)

Note:-

1. This report should not be reproduced wholly or in part and not to be used as evidence in any court of law without written approval from Nilawar Laboratories.
2. The results listed referred to the tested samples and applicable parameters only. Results represent the sample as received.
3. Our liability is limited to the commercial value of the test/tests carried out.
4. Any discrepancy in test report should be reported within 15 days from the report issue date.
5. Subject to Nagpur jurisdiction only.

----- End of Report -----



Nilawar Laboratories
(A Unit of MNEC Consultants Pvt. Ltd)

NABL ACCREDITED LAB VIDE - TC-9782
CIN No. U74140MH2009PTC196108



TEST REPORT

Test Report No	: NL/NOISE/089	ULR No.	: TC97822600001113F
Customer Name & Address	: Proposed Residential cum commercial building on Plot Bearing S.No.41, H. No. 1,2,3 & S.No.42, H. No. 6 & 7A at Village Tisgaon, Taluka-Kalyan Dist.-Thane by M/s. Sonawane Infrastructure Pvt. Ltd		
Sample Received On	: NA	Sampling Date	: 21/03/2026
Sample ID.	: NL-0652/MAR26/NO-01	Report Issue Date	: 28/03/2026
Sampling Plan Ref.	: As per Customer	Date of Test Start	: NA
Sampling Method Ref.	: IS 9989 : 1981	Date of Test complete	: NA
Sampling By	: Lab	Sample Description	: Ambient Noise Sample
Environmental Condition at the time of Sampling	: Avg. Temperature : 31.8 °C Avg. Humidity : 66 % Weather condition : Sunny	Environmental Condition at the time of Testing	: Avg. Temperature : NA Avg. Humidity : NA
Sample Quantity Received	: NA		

Discipline - Chemical Testing
Group - Atmospheric Pollution

DESCRIPTION LIST AMBIENT NOISE SAMPLES

Sr. No	Location Code	Name of the Location	Latitude	Longitude
1	NO-01	At Project Site	19.217788	73.131859



Nilawar Laboratories
(A Unit of MNEC Consultants Pvt. Ltd)

NABL ACCREDITED LAB VIDE - TC-9782
CIN No. U74140MH2009PTC196108



TEST RESULTS

MEASURED NOISE LEVELS AT MONITORED STATIONS

SR. NO.	SAMPLE CODE	DATE OF SAMPLING	UNIT	Noise Level in dB(A)	
				DAY TIME	NIGHT TIME
1	NO-1	21/03/2026	dB (A)	64.2	42.8

AMBIENT AIR QUALITY STANDARDS IN RESPECT OF NOISE

(See rule 3(1) and 4(1))

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.
- * dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

Source: The Noise Pollution (Regulation and Control) Rules, 2000

For M/s Nilawar Laboratories,




Dinesh Bangadkar
(Authorized Signatory)

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NABL ACCREDITED LAB VIDE - TC-9782
CIN No. U74140MH2009PTC196108



TEST REPORT

Test Report No	: NL/WATER/997	ULR No.	: TC97822600001114F
Customer Name & Address	: Proposed Residential cum commercial building on Plot Bearing S.No.41, H. No. 1,2,3 & S.No.42, H. No. 6 & 7A at Village Tisgaon, Taluka-Kalyan Dist.-Thane by M/s. Sonawane Infrastructure Pvt. Ltd		
Sample Received On	: 23/03/2026	Sampling Date	: 21/03/2026
Sample ID.	: NL-0652/MAR26/WA-01	Report Issue Date	: 28/03/2026
Sampling Plan Ref.	: As per Work Order	Date of Test Start	: 23/03/2026
Sampling Method Ref.	: APHA 24 th Edition	Date of Test complete	: 27/03/2026
Sampling By	: Lab	Sample Description	: Ground Water
Environmental Condition at the time of Sampling	: Avg. Temperature : 31.8 °C Avg. Humidity : 66 % Weather condition : Sunny	Environmental Condition at the time of Testing	: Temp. : 25.1 °C
			: Humidity : 49 %
Sample Quantity Received	: General Parameters – 2 liter PVC Bottle 01 samples, Metals – 250 ml PVC Bottles 01 samples, Oil & Grease – 1 liter glass bottle 01 samples.		

Discipline - Chemical Testing
Group - Water

DESCRIPTION LIST GROUND WATER SAMPLES

Sr. No	Location Code	Name of the Location	Latitude	Longitude
1	WA-01	Bore Well Nearby Project Site	19.217788	73.131859



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CIN No. U74140MH2009PTC196108



TEST RESULT

Sr. No.	Test Parameters	Results	Units	Test Method Used	As Per IS 10500 : 2012	
		WA-01 Bore Well nearby Project Site			Acceptable	Permissible
1	Colour	0.2	Hazen	IS 3025 (Part 4)	5	15
2	Odour	AG	-	IS 3025 (Part 5)	Agreeable	Agreeable
3	Taste	AG	-	IS 3025 (Part 8)	Agreeable	Agreeable
4	Turbidity	0.7	NTU	IS 3025 (Part 10)	1	5
5	pH	7.32	-	IS 3025 (Part 11)	6.5-8.5	NR
6	Electrical Conductivity	715	µs/cm	IS 3025 (Part 14)	-	-
7	TDS	429	mg/L	IS 3025 (Part 16)	500	2000
8	TSS	BDL	mg/L	IS 3025 (Part 17)	-	-
9	Total Alkalinity	108	mg/L	IS 3025 (Part 23)	200	600
10	Total Hardness	129	mg/L	IS 3025 (Part 21)	200	600
11	Calcium as Ca ⁺⁺	39.7	mg/L	IS 3025 (Part 40)	75	200
12	Magnesium as Mg ⁺⁺	27.5	mg/L	APHA 23 rd Edition	30	100
13	Sodium	22.4	mg/L	IS 3025 (Part 45)	-	-
14	Potassium	2.77	mg/L	IS 3025 (Part 45)	-	-
15	Chlorides	129.8	mg/L	IS 3025 (Part 32)	250	1000
16	Sulphates	70.9	mg/L	APHA 23 rd Edition	200	400
17	Nitrates as NO ₃	0.77	mg/L	APHA 23 rd Edition	45	NR
18	Fluoride as F	BDL	mg/L	APHA 23 rd Edition	1	1.5

BDL is Below Detectable Limit ; Minimum Detectable Limit For parameters tested are as Under

(NO₂-0.1, PO₄-0.05, Oil & Grease-5, BOD-1, COD-5, Al-0.02, AS-0.02, B-0.01, Cd-0.01, Cr+6-0.05, Cu-0.03, Fe-0.05, Pb-0.05, Mn-0.02, Hg-0.001, Zn-0.01, Se =0.005) (Unit mg/l),
NTU - nephelometry turbidity unit;; NR - no relaxation; MPN - most probable number UO - unobjectionable; AG - agreeable; NA- not applicable

For M/s Nilawar Laboratories,




Dinesh Bangadkar
(Authorized Signatory)

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NABL ACCREDITED LAB VIDE - TC-9782
CIN No. U74140MH2009PTC196108



TEST REPORT

Test Report No	: NL//BIO/WATER/115	ULR No.	: TC97822600001114F
Customer Name & Address	: Proposed Residential cum commercial building on Plot Bearing S.No.41, H. No. 1,2,3 & S.No.42, H. No. 6 & 7A at Village Tisgaon, Taluka-Kalyan Dist.-Thane by M/s. Sonawane Infrastructure Pvt. Ltd		
Sample Received On	: 23/03/2026	Sampling Date	: 21/03/2026
Sample ID.	: NL-0652/MAR26/WA-01	Report Issue Date	: 28/03/2026
Sampling Plan Ref.	: As per Work Order	Date of Test Start	: 23/03/2026
Sampling Method Ref.	: APHA 24 th Edition	Date of Test complete	: 27/03/2026
Sampling By	: Lab	Sample Description	: Ground Water
Environmental Condition at the time of Sampling	: Avg. Temperature : 31.8 °C Avg. Humidity : 66 % Weather condition : Sunny	Environmental Condition at the time of Testing	: Temp. : 25.1 °C
			: Humidity : 49 %
Sample Quantity Received	: 500 ml in sterilized glass bottle		

Discipline - Biological Testing
Group - Water

DESCRIPTION LIST GROUND WATER SAMPLES

Sr. No	Location Code	Name of the Location	Latitude	Longitude
1	WA-01	Bore Well Nearby Project Site	19.144597	73.051868



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TEST RESULT

Sr. No.	Test Parameters	Results	Units	Test Method Used	As Per IS 10500 : 2012	
		WA-01				
		Bore Well Nearby Project Site			Acceptable	Permissible
1	Total coliform	< 2	MPN/100ml	IS 1622 : 1981	Shall not be detectable in any 100 ml sample	
2	E coli	< 1.8	MPN/100ml	APHA 24th Edition	Shall not be detectable in any 100 ml sample	

BDL is Below Detectable Limit ; Minimum Detectable Limit For parameters tested are as Under

(NO₂-0.1, PO₄-0.05, Oil & Grease-5, BOD-1, COD-5, Al-0.02, AS-0.02, B-0.01, Cd-0.01, Cr+6-0.05, Cu-0.03, Fe-0.05, Pb-0.05, Mn-0.02, Hg-0.001, Zn-0.01, Se=0.005)
(Unit mg/l), NTU - nephelometry turbidity unit;; NR - no relaxation; MPN - most probable number UO - unobjectionable; AG - agreeable; NA- not applicable

For M/s Nilawar Laboratories,

Gupta Rohan

Rohan Gupta
(Authorized Signatory)

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NABL ACCREDITED LAB VIDE - TC-9782
CIN No. U74140MH2009PTC196108



TEST REPORT

Test Report No	: NL/SOIL/998	ULR No.	: TC97822600001115F
Customer Name & Address	: Proposed Residential cum commercial building on Plot Bearing S.No.41, H. No. 1,2,3 & S.No.42, H. No. 6 & 7A at Village Tisgaon, Taluka-Kalyan Dist.-Thane by M/s. Sonawane Infrastructure Pvt. Ltd		
Sample Received On	: 23/03/2026	Sampling Date	: 21/03/2026
Sample ID.	: NL-0652/MAR26/SO-01	Report Issue Date	: 28/03/2026
Sampling Plan Ref.	: As per Work Order	Date of Test Start	: 23/03/2026
Sampling Method Ref.	: Methods of Manual Soil testing India	Date of Test complete	: 27/03/2026
Sampling By	: Lab	Sample Description	: Soil Sample
Environmental Condition at the time of Sampling	: Avg. Temperature : 31.8 °C Avg. Humidity : 66 % Weather condition : Sunny	Environmental Condition at the time of Testing	: Temp. : 25.1 °C
			: Humidity : 49 %
Sample Quantity Received	: 500 gm soil sample in Zip Lock bag		

Discipline - Chemical Testing
Group - Soil & Rock

DESCRIPTION LIST SOIL WATER SAMPLES

Sr. No	Location Code	Name of the Location	Latitude	Longitude
1	SO-01	Soil Near Project Site	19.144597	73.051868



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CIN No. U74140MH2009PTC196108



TEST RESULT

Sr. No.	Parameters	Unit	Soil Near Project Site	Test Result
Lab Sample Code			SO-1	
Client Sample Code			S-1	
Physical Properties			Composite Sample	
1	Grain Size Distribution %	Gravel	0.13	IS 2720 (Part 4)
		Sand	19.28	
		Silt	46.22	
		Clay	34.37	
2	Natural Moisture Content	%	14.25	IS-2720 (part 2)
3	Liquid Limit	%	NL	IS 2720 (Part 6)
4	Plastic Limit	%	PL	IS 2720 (Part 5)
Chemical Properties				
1	pH	-	6.95	IS 2720 (part 26)
2	Electrical Conductivity	mmhos/cm	0.198	Methods Manual Soil Testing in India
3	Organic Carbon	%	0.98	IS 2720 (part 22)
4	Calcium as Ca ⁺⁺	Meq/100 gm	3.1	Methods Manual Soil Testing in India
5	Magnesium as Mg ⁺⁺	Meq/100 gm	5.6	Methods Manual Soil Testing in India
6	Chlorides as Cl	mg/kg	56.2	BIS 1377
7	Sulphates as SO ₄	mg/kg	23.14	IS 2720 (part 27)
8	Available Nitrogen as N	kg/ha	241.3	Methods Manual Soil Testing in India
9	Total Phosphorous as P ₂ O ₅	kg/ha	25.9	Methods Manual Soil Testing in India
10	Total Potassium as K ₂ O	kg/ha	134.5	Methods Manual Soil Testing in India
11	Sodium as Na	mg/kg	25.9	Methods Manual Soil Testing in India
12	Copper as Cu	mg/kg	0.301	Methods Manual Soil Testing in India
13	Iron as Fe	mg/kg	4.112	Methods Manual Soil Testing in India



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Sr. No.	Parameters	Unit	Soil Near Project Site	Test Result
Lab Sample Code			SO-1	
Client Sample Code			S-1	
Physical Properties			Composite Sample	
14	Zinc as Zn	mg/kg	0.037	Methods Manual Soil Testing in India
15	CEC	Meq/100 gm	3.16	Methods Manual Soil Testing in India
16	SAR	-	0.79	Methods Manual Soil Testing in India

For M/s Nilawar Laboratories,




Dinesh Bangadkar
(Authorized Signatory)

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