

ARDENT PROPERTIES PRIVATE LIMITED

(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LIMITED)

Date: 08.02.2025

To,
Principal Secretary, SEIAA,
Environment Department,
Mantralaya,
Mumbai - 400032

Sub: Submission of Compliance Report for Proposed Residential Project at Plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal. & Dist. Thane, Maharashtra.

Ref: 1. Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016.
2. Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018.
3. Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020

Dear Sir,

This is with reference to Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016, Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018 and Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020 from Env. Department of Govt. of Maharashtra.

We are enclosing here with the detailed Compliance report (from April 2024 to September 2024) along with duly filled data sheet.

Thanking you,
Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED

S.S.M. Hadgut

Authorized Signatory



Enclosed: Copy Compliance Report for the period of from April 2024 to September 2024.

Cc:

1. Regional Office, MPCB, Thane
2. Director, MoEF, Nagpur

ARDENT PROPERTIES PRIVATE LIMITED

(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LIMITED)

Date: 08.02.2025

To,
Regional Officer,
Maharashtra Pollution Control Board,
Plot No P-30, 5th floor,
Office Complex Building
Mulund Checknaka,
Thane (W)

Sub: Submission of Compliance Report for Proposed Residential Project at Plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal. & Dist. Thane, Maharashtra.

Ref: 1. Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016.
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S.S. Mhadgut

Authorized Signatory



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Cc:

1. Environment Department, Mantralaya, Mumbai.
2. Director, MoEF, Nagpur

ARDENT PROPERTIES PRIVATE LIMITED

(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LIMITED)

Date: 08.02.2025

To,
Ministry of Environmental Forest & Climate Change,
Regional office (WCZ),
Ground Floor E wing,
New Secretariat Building, Civil Line,
Nagpur 440 001.

Sub: Submission of Compliance Report for Proposed Residential Project at Plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal. & Dist. Thane, Maharashtra.

Ref: 1. Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016.
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Cc:

1. Regional Office, MPCB, Thane
2. Environment Department, Mantralaya, Mumbai



Ardent Properties <ardentpropertiespvtltd@gmail.com>

Six Monthly Compliance Monitoring Report_April 2024 to September 2024_ARDENT PROPERTIES PRIVATE LIMITED

1 message

Ardent Properties <ardentpropertiespvtltd@gmail.com>
To: psec.env@maharashtra.gov.in

Sat, Feb 8, 2025 at 2:54 PM

Dear Sir,

This is with reference to Environmental Clearance **letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016, Amendment in EC-SEIAA-EC-0000000410 dated 01.09. 2018 and Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020** from Env. Department of Govt. of Maharashtra.

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **April 2024 to September 2024** along with a duly filled data sheet for Proposed Residential Project at Plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwada, Tal. & Dist .Thane, Maharashtra.

Thanking you,
Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED**Six Monthly Compliance Monitoring Report_April 2024 to September 2024_Ardent Properties.pdf**
4746K



Ardent Properties <ardentpropertiespvtltd@gmail.com>

Six Monthly Compliance Monitoring Report_April 2024 to September 2024_ARDENT PROPERTIES PRIVATE LIMITED

1 message

Ardent Properties <ardentpropertiespvtltd@gmail.com>

Sat, Feb 8, 2025 at 2:52 PM

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance **letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016, Amendment in EC-SEIAA-EC-0000000410 dated 01.09. 2018 and Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020** from Env. Department of Govt. of Maharashtra.

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Thanking you,
Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED

Six Monthly Compliance Monitoring Report_April 2024 to September 2024_Ardent Properties.pdf
4752K



Ardent Properties <ardentpropertiespvtltd@gmail.com>

Six Monthly Compliance Monitoring Report_April 2024 to September 2024_ARDENT PROPERTIES PRIVATE LIMITED

1 message

Ardent Properties <ardentpropertiespvtltd@gmail.com>

Sat, Feb 8, 2025 at 2:53 PM

To: rothane@mpcb.gov.in

Cc: srothane1@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance **letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016, Amendment in EC-SEIAA-EC-0000000410 dated 01.09. 2018 and Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020** from Env. Department of Govt. of Maharashtra.

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Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED**Six Monthly Compliance Monitoring Report_April 2024 to September 2024_Ardent Properties.pdf**
4751K

COMPLIANCE REPORT

(APRIL 2024 TO SEPTEMBER 2024)

For

PROPOSED RESIDENTIAL PROJECT “SEREIN”

**(ENVIRONMENTAL CLEARANCE VIDES LETTER NO. SEAC-2015/CR-135/TC-1
dt.18.07.2016)**

(AMENDMENT IN EC-SEIAA-EC-0000000410 dated 01.09.2018)

(AMENDMENT IN EC -SEIAA- EC-0000002186 dated 13.03.2020)

At

**Plot bearing S. No. 280/2/B/2, 281/2/A/1/A, and
288/2/D/1/B at village Majiwade, Tal. & Dist .Thane,
Maharashtra.**

Proposed By

**ARDENT PROPERTIES PRIVATE
LIMITED**

Project Details

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/other(specify)	Building Construction Project
2	Name of the Project	Residential Project "Serein"
3	Clearance letter(s)/OM and Date	Environmental Clearance Vide Letter No. SEAC-2015/CR-135/TC-1 dt.18.07.2016 Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018. Amendment in EC -SEIAA- EC-0000002186 dated 13.03.2020.
4	Location	Plot bearing S. No. 280/2B2, 281/2A/1A, 288/ 2D/ 1B at village Majiwade, Tal. & Dist .Thane, Maharashtra.
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	19°13'15.23"N 72°57'47.82"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Sandipan Ghosh TATA REALTY "E" Block, Voltas Compound, T. B. Kadam Marg, Chinchpokli, Mumbai 400 033. INDIA. Tel.: (D): +91 22 – 66614533 Email: sandipanghosh@tatarealty.in
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	Total 4 nos of buildings having tenements 728 Nos, Clubhouse, shops at ground
	b) of the Environmental Management Plan	Sewage Treatment Plant of total 500 m3 capacity, Rain Water Harvesting system and Solid waste management through Mechanical Composting details of the same is attached in Annexures
7	Breakup of the project area	
	a) submergence area : forest & non-forest	NA
	b) Others	Total Plot area:29,600 m2
		FSI area 54,694.39 m ²
		Non FSI area 77426.97 m ²
		Total Construction 1,32,121.36 m ²

		Area	
8	Breakup of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b) others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs..1018.14Cr.	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Construction Cost	270.7 Lakhs
		Operation & Maintenance Cost	54.3 Lakhs/Y
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far	N.A.	
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.	
12	Status of construction		
	a) Date commencement (Actual and/or planned)	Construction started after receipt of EC	
	b) Date of completion (Actual and/or planned)		

13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site visited by official of MoEF, Regional Office, Nagpur on dated 09.08.2018 and 04.09.2024
	b) Date of site visit for this monitoring report	09.08.2018 and 04.09.2024
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	We have received Environmental Clearance Vide Letter No. SEAC-2015/CR-135/TC-1 dt.18.07.2016 and Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018. Amendment in EC -SEIAA- EC-0000002186 dated 13.03.2020 from Govt. of Maharashtra.

**PRESENT STATUS OF PROPOSED RESIDENTIAL PROJECT AT PLOT BEARING S. NO.
280/2/B/2, 281/2/A/1/A, 288/2/D/1/B AT VILLAGE MAJIWADE, TAL & DIST .THANE,
MAHARASHTRA.**

Tower 1 A, Tower 1B, Tower 2, Tower 4: OC obtained

Tower 3 -B+LG+G+P+ 5th Floor level RCC work Completed.

Further we have started reinforcement and shuttering work for 2nd Floor.

Compliance to condition of Environmental Clearance letter no. SEIAA-EC-0000002186 dated 13.03.2020 at Village Majiwade, Thane.		
Specific Conditions:		
I	PP to submit the copy of approved plan.	We have submitted the approved plan during grant of EC.
II	PP to ensure that 3mt width of 12 mt wide drive way should be made as paved RG by green pavers. Also balanced open spaces beyond drive way should also be converted into RG	We agree
III	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfillment of this condition before granting CC	Not applicable as per the final notification of the TCFS dated 14.10.2021.
IV	PP to submit CER prescribed by MoEF & CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.	There is no change in the project cost as there are minor changes in project.
V	PP to ensure that CER plan gets approved from Municipal Commissioner, Thane.	CER not applicable for the project as there is no change in the project cost and there is also minor changes in the project
VI	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.	We agree
VII	SEIAA decided to grant EC for – FSI:54694.39 m ² , Non-FSI: 77281.54 m ² and Total BUA:131975.93 m ² (Plan Approval no-TMC/TDD-1954, Date-19.11.2019)	Noted
General Conditions for Pre – construction phase:-		
	Conditions	Compliance
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	The household E-waste has been disposed through Authorized vendor as per E- waste (Management and Handling) Rules, 2016.

II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	The project is located outside the ESZ area of SGNP. The proposal was also considered in 137 th meeting of standing committee of NBWL held on 26 th Feb 2016. According to MoM, the proposal was recommended for NBWL clearance.
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Yes we Agree
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Building plans are approved by TMC as per norms.

VI	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	<p>Consent to establish was obtained from the Maharashtra Pollution Control Board letter no. Format.1.0/BO/CAC-cell/EIC-TN-15/CE/CAC-6351 dated 13.05.2016.</p> <p>Consent to Establish for expansion was obtained vide letter no Format 1.0/CC/UAN no. 0000095633/CE210400543 dated 09.04.2021.</p> <p>1st Consent to Operate vide letter no Format1.0//UAN No.0000137569/CO/2212000870 dated 13.12.2022.</p> <p>Renewal of Consent to Operate (Part) Format1.0/CAC-CELL/UAN No.0000177175/CR/2403002028 dated 20.03.2024.</p>
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Yes, We have provided all the required sanitary and hygienic measures on site like toilets and STP, safe drinking water, medical health care etc. during construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Separate water connection from TMC is taken for drinking water with RO facility. Provision of toilets for labour camps has been provided. Modular STP is provided to treating waste water generated from labour camps. The treated water is being used for flushing and dust suppression measures. The solid waste generated from the labour camps is mostly household waste which is collected and disposed off in municipal bins.
IX	The solid waste generated should be properly collected and segregated. dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The Solid waste is properly collected and disposed off in municipal bins during construction phase.

X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approval sites with the approval of competent authority.	<p>The muck is disposed with the permissions of competent authority at approved site.</p> <p>As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people.</p> <p>Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application.</p>
XI	Arrangement shall be made that waste water and storm water do not get mixed.	We have made such arrangement that storm water and waste water not get mixed. Separate pipeline for SWD & waste water have been provided.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top layer of soil has been reused for the development of green belt.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	<p>Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour.</p> <p>No additional soil is required for levelling as we have done backfilling from the soil generated from site.</p>
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	<p>The landscape has been developed considering CPCB guidelines.</p> <p>We have planted 407 nos. of trees on site.</p>
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	<p>We have tested Soil and water samples through MoEF recognized laboratory. This project being residential project there is no possibility of Contamination of toxic and heavy metals.</p> <p>The copies of the reports are attached.</p>
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminant watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Such types of wastes are not anticipated in this activity. However, all possible measures were taken to avoid contamination of water bodies/streams.

XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Hazardous waste is not anticipated during construction phase. If it is generated it will be handed over to authorized recyclers as per CPCB /MPCB norms applicable to hazardous waste.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG of 750 kVA and 625 kVA of capacities has been installed on site for operational phase. DG of 62.5 kVA capacity is used for Construction Purpose only. Stack Monitoring Report is attached.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The diesel is procured as and when required.
(XX)	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used. Adequate parking space is made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
(XXI)	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	The noise levels as well as air quality was monitored from MOEF recognized laboratory. Copy of reports is attached.
(XXII)	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations)	Fly ash containing bricks (AAC Type) are used for construction.
(XXIII)	Ready mixed concrete must be used in building construction.	Ready mix concrete is used for building construction.

XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Storm water drain of 600 mm wide has been provided on site.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground water is not used for the construction as well as operational phase.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	<p>STP has been certified by an independent expert and a report in this regard is submitted to the Ministry before the project is commissioned for operation.</p> <p>Sewage has been treated up to tertiary level. The treated sewage has been reused for gardening and flushing purpose.</p> <p>STP work is completed on site. 500KLD</p>
XXVIII	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	We are not using ground water for construction purpose.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of grey and black water.	Instead of grey and black water separation, we have made the provision of STP Dual plumbing lines are used for recycling water and fresh water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water efficient sanitary features include showers, low flush, dual cistern has been provided.

XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	The use of glass is less than 40%
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Noted
XXXIII	Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters systems. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.	Total 108 Nos of solar panel installed on site.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	We have provided the enclosed type DG sets for common area like Staircase lift lobby, water and Sewage Pumps, STP, OG tanks etc.

XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	The noise levels are monitored regularly from MoEF recognized laboratory Noise Monitoring report is attached
XXXVI	Traffic Congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Site is accessible by Pokharan Road no 2. In project layout proper 6m and 9 m driveway have been provided. We have been provided the parking as per the local authority norms for completed buildings.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Opaque wall is not provided as it was not considered while designing the project.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation	The Buildings have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation to the premises.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	The Regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have obtained Environmental Clearance Vide Letter No.SEAC-2015/CR-135/TC-1 dt.18.07.2016 and amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018 and further Amendment in EC SEIAA- EC-0000002186 dated 13.03.2020 from Govt. of Maharashtra.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	We have submitted six monthly compliance reports to Regional office Nagpur, Environment Department, Mantralaya and Regional office MPCB.

XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	STP, green belt, MSW facilities has been developed.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	Wet garbage is treated by Organic Waste Converter and treated waste (manure) is utilized in the existing premises for gardening. And, no wet garbage is being disposed outside the existing premises.
XLIV	Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB.	Noted. STP, green belt, MSW facilities has been developed.
XLV	A complete set of all the documents submitted to Department should be forwarded to the MPCB.	We have submitted all the project details and plans to MPCB while applying to Consent to Establish and operate, accordingly MPCB has granted consent.
XLVI	In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted We have received the amended EC vide letter no SEIAA-EC-0000000410 dated 01.09.2018 and further Amendment in EC -SEIAA- EC-0000002186 dated 13.03.2020 from Govt. of Maharashtra.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Separate funds have been allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up is as given in Annexure.

XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Separate funds have been allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up is as given in Annexure.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://envis.maharashtra.gov.in	The advertisement was given in two local newspapers and the same is attached as annexure.
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	We have submitted the compliance report to the MoEF Nagpur, RO MPCB and Environmental Department Mantralaya.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted. The copy of clearance letter is submitted to municipal corporation.

LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (Ambient level as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We have submitted herewith Compliance monitoring reports to MoEF Nagpur, Environment Department and RO MPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Officers of MoEF by e-mail.	Noted.

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.	Noted
5.	In case of submission of false document and noncompliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We Agree
6	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	We Agree
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF & CC Notification dated 29 th April, 2015.	Noted
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any	We agree

9	The above stipulations would be enforced among others under the Water (Prevention and control of pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	We Agree
10	Any appeal against this environmental 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.	Noted

Annexure – I

PROJECT DETAILS

Name of project : Environment Clearance for Proposed Amendment & Expansion of Residential Project at S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal & Dist Thane. Maharashtra

Name of Developer Ardent Properties Pvt. Ltd.

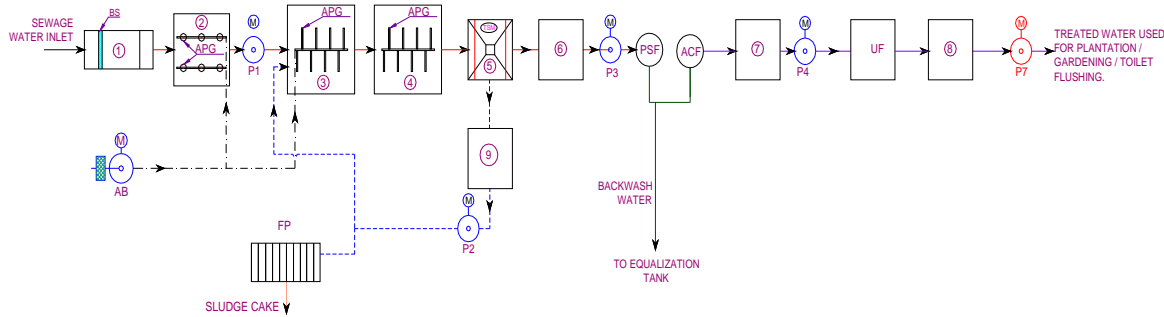
Area Statement:

Sr. No.	Details	Area (m2)
1.	Total Plot Area	29,600.00
2.	F.S.I. Area	54,694.39
3.	Non F.S.I. Area	77,426.97
4.	Total Construction Area	1,32,121.36

Annexure – II

SOLID WASTE MANAGEMENT PLAN

- Wet Garbage: 1104 kg/day.
- Dry Garbage: 737 kg/day.
- The biodegradable and non-biodegradable waste is segregated at source of waste generation. Then non- biodegradable waste is separately disposed in municipal waste disposal system.
- Biodegradable garbage is composted using mechanical composting
- Dry garbage is segregated & disposed off to recyclers



	PROCESS UNIT
Sr. No.	PARTS NAME
1.	Screen Chamber cum Oil & Grease Chamber
2.	Equalization tank
3.	MBBR 1 tank
4.	MBBR 2 tank
5.	Tube settler
6.	Supernatant Tank
7.	UF Feed Tank
8.	Treated Water Tank
9.	Sludge Sump

ANNEXURE IV

WATER BUDGET

Particulars	No of Flats /rooms /Cars	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Residential							
Flats	728	5	3,640	90	45	135	491
Shops	68.63 m2	1person/10 m2	7	25	20	45	0.3
Club house & maintenance staff			100	15	30	45	5
Total (A)	728		3,747				496
Swimming pool make up (B)							8
Total (A+B)							504
Sewage Generation				90 % of Domestic & 100 % of Flushing Requirement			463
Sludge						1 % of Sewage Generation	5
Recycling for Flushing							
Residential							
Flats	709	5	3,640		45	45	164
Shops	68.63 m2	1person/10 m2	7		20	20	0.1
Club house & maintenance staff			100		30	30	3
Total	709		3,747				167
Gardening	6103					5 l/m2	31
Excess Treated Water to Municipal Sewer							260

ANNEXURE V
ENVIRONMENTAL MANAGEMENT PLAN
DURING CONSTRUCTION PHASE

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
CONSTRUCTION PHASE					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipment's	Impacts are temporary during construction phase. Impacts will be confined to short distances, as coarse particles will settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well-maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.
3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Labour will be employed to reduce size of labour camps. No perennial surface water resource adjacent to site. No excavation work will be done.

4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps will be collected and composted on site. Non compostable waste will be transported to landfill site. Topsoil will be conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts will be compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

ANNEXURE VI

EMP COST

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	105.0	20	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G
Solar Hot water and Solar Street Light	40	2.0	Quarterly
Rainwater harvesting	24.0	1.0	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)
Solid Waste Composting plant	48.0	19.2	Continuous O & M Environment Monitoring: Monthly to assess the compost quality
Landscape	53.7	8.1	Daily
Environmental Monitoring		4	As per the CPCB guidelines through MoEF Approved laboratories
Total Cost	270.7	54.3	

ANNEXURE VII

NEWSPAPER ADVERTISEMENT

Free Press Journal Dt. 23.06.2020	Navshakti 23.06.2020
<p>Public Notice</p> <p>"Ardent Properties Pvt. Ltd. "</p> <p>Our proposed Amendment & Expansion of Residential Project at plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal & Dist. Thane Maharashtra was accorded the Environmental Clearance from the Environment Department, Government of Maharashtra.</p> <p>The copy of the Environmental clearance letter is available with Maharashtra Pollution Control Board web site at www.ecmpcb.in</p>	<p>जाहिर सूचना</p> <p>"अर्देन्ट प्रॉपर्टीज प्रायव्हेट लिमिटेड"</p> <p>आमच्या सर्व्हे नं 280/2बी2, 281/2ए/1ए, 288/2डी/1बी, माजिवडे गांव, तालुका व जिल्हा-ठाणे येथील रहिवासी प्रकल्पाच्या सुधारिकरण व विस्तारीकरण प्रकल्पाला पर्यावरण विभाग महाराष्ट्र शासन यांच्याकडून पर्यावरण विषयक मंजूरी देण्यात आली आहे सदर पर्यावरण विषयक मंजूरीची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांच्या www.ecmpcb.in या संकेतस्थळावर उपलब्ध आहे</p>

ANNEXURE VIII

Site Photographs

T1A



T1B



T4



T2





OWC Unit



NTA – SWD



SWD



STP installation completed



Solar panel installation



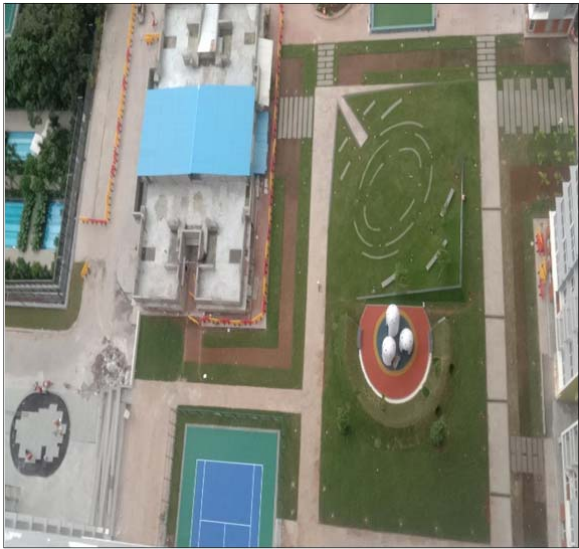
LGF level -SWD



Podium level – Landscape



Podium level – Landscape



Podium level – Tennis court



Podium level- Swimming pool



SWIMMING POOL



Landscape



Podium level- Amenities area – Creche



Podium level- Indoor Game



LGF level – Hardscape



UGF level - Hardscape



Parking level – Signages



Parking level – services



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and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company**TEST REPORT****Test Report No**

GESEC/PRO/ST/2024-25/10/1126

Report Date

30.10.2024

Sample ID: -

GESEC/PRO/ST/2024-25/10/1126

Name & Address of the Customer**M/s. Ardent Properties Private Limited**

Residential project "Serein" at village Majiwade, Tal. & Dist. Thane, Maharashtra.

Sample Details**Sample collection Date**

24.10.2024

Sample receipt Date

25.10.2024

Analysis start Date

25.10.2024

Analysis complete Date

30.10.2024

Instrument Details**Name Of Instrument**

Stack Sampler

Date Of Calibration

03/08/2024

Calibration Certificate No.

231018/GESEC/LAB/INST/89

Due Date of Calibration

02/08/2025

Stack Details**Stack No/ID****Stack Attached to****Sampling done by**

DG Set (62.5 KVA)

Pristine Consultants, Thane

Shape

Round

Fuel Used

Diesel

Diameter/ Dimensions (m)

0.05

Pressure(mmWG)

9.0

Height (m)

3.5

Temperature (k)

413

Velocity (m/s)

11.92

Gas Volume (Nm³/Hr)

60.79

Parameters**Method****Unit****Limit****Result**

Particulate Matter

EPA METHOD 17: 2017

mg/NM³

<150

33.5

Sulphur Dioxide (SO₂)

EPA METHOD 06: 2017

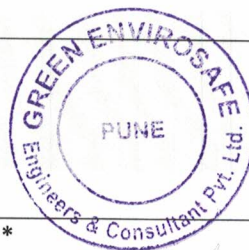
Kg/day

N.S.

0.25

Remarks-

- All above results are well within MPCB Limit.
- N.S.: Not Specified

**Mr. Vinod Hande**
(Technical Manager)
Reviewed & Authorized By

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TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/10/1127		Report Date	30.10.2024
Sample ID: -	GESEC/PRO/AAQM/2024-25/10/1127			
Name & Address of the Customer	M/s. Ardent Properties Private Limited Residential project "Serein" at village Majiwade, Tal. & Dist. Thane, Maharashtra.			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Site office		Pristine consultants, Thane	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.00 am	6.00 Pm		8 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	32	Wet Bulb Temperature °C	29	
Dry Bulb Temperature °C	32	Relative Humidity % RH	78.0	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
24.10.2024	25.10.2024	25.10.2024	30.10.2024	
Name Of Instrument	Fine Particulate Sampler	Date Of Calibration	26/04/2024	
Instrument ID No.	107L2/GESEC/Lab/Inst/73	Due Date of Calibration	25/04/2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	24.6
Nitrogen Dioxide (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	38.5
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	71.8
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	32.5
Carbon Monoxide (CO)	CPCB Guidelines, Volume II, 37/2012-13, Page no. 16	mg/m ³	≤ 04	0.30
Remark-All above results are within National Ambient Air Quality standards. ➤ BDL - Below Detectable Limit.				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		



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TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2024-25/10/1128		Report Date	30.10.2024
Sample ID: -	GESEC/PRO/ANLM/2024-25/10/1128			
Name & Address of the Customer	M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	Pristine Consultants, Thane			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
24.10.2024	24.10.2024	24.10.2024	24.10.2024	
Name of Instrument	Sound Level Meter	Date of Calibration	16/02/2024	
Instrument ID No.	GESEC/LAB/INST/29	Due Date of Calibration	15/02/2025	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB (A)
		Day	Night	
Office	dB (A)	55.9	42.1	During Day time = 55 dB (A) During Night time = 45 dB (A)
Gate No-1	dB (A)	55.7	38.9	
Labor Camp	dB (A)	54.6	37.2	
Gate No-2	dB (A)	51.7	40.9	
Garden Enclave side	dB (A)	54.6	37.4	
Tower Area	dB (A)	55.3	37.0	
Office Entry	dB (A)	54.8	37.9	
Remark: Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.) Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.) *As per Code of practice for Controlling Noise prescribed by Noise Pollution Committee from Sources other than Industries and Automobiles, the maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas. http://envfor.nic.in/citizen/specinfo/noise.html				
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TEST REPORT

Test Report No - GESEC/PRO/DW/2024-25/10/1129	Report Date	30.10.2024
Sample ID - GESEC/PRO/DW/2024-25/10/1129	Sample Details	TMC Water
Name & Address of the Customer M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.	Type of Sample	Drinking Water
	Volume Of Sample	2 Lit Plastic Can + 250 ml Sterile Bottle
	Sample Status	Sealed
	Sample Collected By	Pristine Consultants, Thane
	Date of Sample Collection	24.10.2024
	Date of Sample received in lab	25.10.2024
	Analysis Start Date	25.10.2024
	Analysis End Date	30.10.2024

WATER ANALYSIS REPORT

Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<5	Max 1	NTU	APHA 2130 B 24th Edition:2023
Total Suspended Solids	61.0	-	mg/l	APHA 2540 D 24th Edition:2023
Total Dissolved Solids	76.3	Max 500		APHA 2540 C 24th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24th Edition:2023
Chemical Parameter				
pH	7.5	6.5 to 8.5	--	APHA 4500 H+,B, 24th Edition:2023
Total Hardness	63.7	Max 200	mg/l	APHA 2340 C 24th Edition:2023
Total Alkalinity	35.5	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	<5	Max 200	mg/l	APHA 4500-SO ₄ -E 24th Edition:2023
Nitrate as NO ₃	<0.5	Max 45	mg/l	IS 3025 (Part 34):2023
Chloride	15.8	Max 250	mg/l	APHA 4500-Cl-B 24th Edition:2023
Calcium Hardness	18.2	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium Hardness	5.5	Max 30	mg/l	APHA 3500 - Mg B 24 th Edition:2023
Fluoride	<0.05	Max 1.0	mg/l	IS 3025 (Part 60):2019
Conductivity	140.0	-	μS/cm	APHA 2510 B 24 th Edition:2023
Sodium	<0.2	Max 100	mg/l	APHA 3500 Na B :24 th Edition:2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100 ml	APHA 9222, J, 24th Ed. 2023

Note -

- The above water sample is Comply with required limit as per IS 10500:2012 for above tested parameters only.



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(Technical Manager)

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Test Report No: GESEC/PRO/SO/2024-25/10/1131	Date of Report	30.10.2024
Sample ID : GESEC/PRO/SO/2024-25/10/1131	Date of Sampling	24.10.2024
Name & Address of the Customer M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.	Sample Receipt Date	25.10.2024
	Start Date of Analysis	25.10.2024
	End Date of Analysis	30.10.2024
	Sample Details	Garden Soil
	Nature of sample	Solid

Sample Collected By

Pristine Consultants, Thane

Parameter	Result	Unit	Standard Method
pH	8.04	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	480.0	µs/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Cation exchange capacity	22.6	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Potassium as K	227	kg/ha	Food and agriculture organization Sec III,8-1, Page no. 115
Available Phosphorous as PO4	5.91	Kg/ha	ISRIC, Page No.14-1:2002
Chromium as Cr	<0.025	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Available Zinc as Zn	<0.025	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.111
Available Iron as Fe	58.8	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.111



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- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.