

Consent

From: Consent
Sent: 12 March 2026 14:53
To: 'srothane2@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for Proposed Rassaz Greens of village Goddev village, Taluka & District Thane by M/s. RASSAZ INFRASTRUCTURE PVT LTD.
Attachments: PMR-RASSAZ GREEN_Apr,25 - Sept, 25_.pdf

To,
The SRO Thane -II,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for Proposed Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane by M/s. RASSAZ INFRASTRUCTURE PVT LTD.

Reference: Clearance letter no. SIA/MH/MIS/275729/2022 dtd. 12.04.2023

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,
Yours truly,

M/s. RASSAZ INFRASTRUCTURE PVT LTD

C.C TO: 1. The Director, MoEF&CC, Nagpur.
2. The Secretary, Environment Department, Mantralaya, Mumbai

Thanks & Regards,

DWIRUKTI PODDAR

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



Corporate Office: B-1003, Enviro House, 10th Flr. Western Edge II,
W.E. Highway, Borivali (E), Mumbai - 400066.

Landline: 022-2854-1647/48/49/67/68 [|info@eaepl.com](mailto:info@eaepl.com)

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane
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Attachments: PMR-RASSAZ GREEN_Apr,25 - Sept, 25_.pdf

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for Proposed Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane by M/s. RASSAZ INFRASTRUCTURE PVT LTD.

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2. Environment Department, Mantralaya, Mumbai.

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RASSAZ Infrastructure Pvt. Ltd.

Rassaz Greens, Queens Park, Mira Road (E), Thane - 401 107. ● Email : rs_property@yahoo.com

Date: 31/12/2025

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

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M/s. RASSAZ INFRASTRUCTURE PVT LTD


Mueen Warsi
Director



C.C TO: 1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.

Date: 31/12/2024

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Present status of Project work for the period of October, 2024 - March, 2025.

Reference: Clearance letter no. SIA/MH/MIS/275729/2022 dtd. 12.04.2023

Dear Sir,

This is with reference to the above subject, for Proposed Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane by M/s. RASSAZ INFRASTRUCTURE PVT LTD

The present project status at site is as follows:

Building	Wing	Floors	Status
Rassaz Greens	A	GR +PODIUM+10 th FLOORS	O.C. Received
Rassaz Greens	A1	GR +PODIUM+2 th FLOORS	O.C. Received
Rassaz Greens	B	GR +PODIUM+10 th FLOORS	O.C. Received
Rassaz Greens	B1	GR +PODIUM+3 rd FLOORS	O.C. Received
Rassaz Greens	C	GR +PODIUM+23 rd FLOORS	R.C.C. Slabs completed up to 23 rd Floors
Rassaz Greens	D	GR +PODIUM+23 rd FLOORS	R.C.C. Slabs completed up to 20 th Floors
Rassaz Greens	E	GR +PODIUM+23 rd FLOORS	R.C.C. Slabs completed up to 20 th Floors
Rassaz Greens	F	GR +PODIUM+23 rd FLOORS	R.C.C. Slabs completed up to 5 th Floors
Rassaz Greens	G	GR +PODIUM+23 rd FLOORS	R.C.C. Slabs completed up to 23 rd Floors
Rassaz Greens	I	GR +2 nd FLOORS	Work not Commenced
Rassaz Greens	J	GR +7 th FLOORS	R.C.C. Slabs completed up to 4 th Floors

Thanking you,

Yours truly,
M/s. RASSAZ INFRASTRUCTURE PVT LTD

Mueen Warsi
Director



**DATA
SHEET**

Developer

M/s. RASSAZ INFRASTRUCTURE PVT LTD

at plot 369/ 1 pt & 5A;370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt,
7pt,8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka &
District Thane.

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Building and Construction projects
2.	Name of the project	Rassaz Greens at village Goddev village, Taluka & District Thane.
3.	Clearance letter (s) / OM/ no and date:	File No.: SIA/MH/MIS/275729/2022 dtd. 12.04.2023
4.	Location	at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane.by M/s. RASSAZ INFRASTRUCTURE PVT LTD
a.	District (s)	Thane.
b.	State (s)	Maharashtra.
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. MAZHAR SHOHRAB KHAN, 2/3 UMAR KHAN HOUSE, OLD BUS DEPOT, MAROL NAKA, ANDHERI (EAST), MUMBAI-400059
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	Total Plot Area: 15238.62 sq. m. As per FSI: 51748.92 sq. m. Non FSI: 13171.31 sq. m. Total Built – Up Area: 64920.23 sq. m.

b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity of 400 KLD with MBBR technology will be provided for treating the wastewater.</p> <p>2. <u>Water Management:</u> Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> • Dry wastes will be managed through recyclers. • Wet wastes will be processed in OWC and manure so obtained will be used for landscaping and replacement for dry manure in OWC. • STP Sludge (Dry sludge) - Used as manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<p>Total Plot Area: 15238.62 sq. m.</p> <p>As per FSI: 51748.92 sq. m.</p> <p>Non FSI: 13171.31 sq. m.</p> <p>Total Built - Up Area: 64920.23 sq. m.</p>
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	

a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: Rs. 167 Crores.														
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost – Rs. 755.35 Lakhs O & M Cost – Rs. 391 Lakhs/annum														
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---														
d.	Whether (c) includes the cost of environmental management as shown in the above	---														
e.	Actual expenditure incurred on the project so far	Rs. 178,52,42,382 /-														
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Till Sept,2023</th> </tr> </thead> <tbody> <tr> <td>STP</td> <td>52,28,000</td> </tr> <tr> <td>Rainwater Harvesting</td> <td>7,26,273</td> </tr> <tr> <td>Solar Panel</td> <td>15,42,714</td> </tr> <tr> <td>OWC</td> <td>1410500</td> </tr> <tr> <td>Landscaping</td> <td>7,66,763</td> </tr> <tr> <td>Energy conservation system</td> <td>444416</td> </tr> </tbody> </table>	Particulars	Till Sept,2023	STP	52,28,000	Rainwater Harvesting	7,26,273	Solar Panel	15,42,714	OWC	1410500	Landscaping	7,66,763	Energy conservation system	444416
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Energy conservation system	444416															
10.	Forest land required															
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.														
b.	The status of clearing and felling	R.G. Area Provided: 2860.37 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.														
c.	The status of compensatory afforestation, if any	---														
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.														

11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	03/12/2024
b.	Date of completion (Actual and/ of planned)	December 2028
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	03.09.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<ul style="list-style-type: none"> File No.: SIA/MH/MIS/275729/2022 dtd. 12.04.2023 <p>M/s. RASSAZ INFRASTRUCTURE PVT LTD Address: 1401, 14th floor, Morya Bluemoon, Near Monginis Factory, Link Road. Andheri West. Mumbai. 400053.</p>
	(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))	

COMPLIANCE REPORT

Developer

M/s. RASSAZ INFRASTRUCTURE PVT LTD

at plot 369/ 1 pt & 5A;370/2, 3, 4, 5, 6, 7; 371/5; 377/4
pt, 7pt,8pt, 9, 10, 11, 12, & 13. of village Goddev
village, Taluka & District Thane.

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific Conditions -

1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have received approval plan by Mira Bhayandar Municipal Corporation for the Proposed FSI area: 51,748.92 sq. m and Non FSI area 13,171.31 sq. m with total construction area of 64,920. 23 sq.m
2.	PP to obtain following NOCs & remarks: a) Water supply; b) b) Sewer remarks; c) c) SWD remarks.	We have received a) Water supply; 30/09/2025 b) Sewer remarks;30/09/2025 c) SWD remarks from MBMC03/10/2025
3.	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.	We have regular water supply from MBMC for OC received Building. The storm water drain is also developed.
4.	PP to submit revised water balance chart for non-monsoon season and submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	Water balance chart & Undertaking for Excess treated water is provided.
5.	PP to submit details about mobile/package STP to be provided during construction phase.	Currently the STP of 235 KLD is in working phase. The wastewater from the proposed construction site will be diverted to existing STP.
6.	PP to maintain 6 Mtr. distance between OWC & UGTs.	6 Mtr. Distance has been maintained between OWC & UGTs
7.	PP to submit revised layout of 260 KLD & 140 KLD STPs showing area provided with 40% open to sky area & tank size details	PP submitted revised layout of 260 KLD & 140 KLD where 40% natural ventilation is provided .Tank size details is attached

SEIAA Specific Conditions -

1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever	Noted and agreed. Suitable type of grass pavers shall be proposed to increase the water
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	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.	permeable area as well as to allow effective fire tender movement
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted and agreed. Solar panels are proposed to achieve energy savings. Solar Panels are already attached on the OC received Building.
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted and agreed.
4.	SEIAA after deliberation decided to grant EC for - FSI -51748.92 m ² , Non FSI- 13171.31 m ² , Total BUA-64920.23 m ² . (Plan approval No. MB/MC/TP/4566/2021- 2022, dated- 30.03.2022)	Yes, we received the EC for FSI -51748.92 m ² , Non FSI- 13171.31 m ² , Total BUA-64920.23 m ²

General Conditions for Construction Phase: -

1.	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.	<p>The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made	Adequate drinking water facility is provided for the workers at the site during construction phase.

	for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP reported that they are not drawing any water from ground. We are using only Tanker water for construction from MBMC.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	We are following Energy Conservation Building Code while development.
11.	All the topsoil excavated during construction activities should be stored for use In horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	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.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour, and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from sites.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas)	We are developing greenbelt as Protection and Preservation of Trees Act, 1995 as amended

	Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	during the validity of Environment Clearance.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	PP reported that DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	We are developing greenbelt as Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.
17.	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.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Following care are taken regarding noise levels with confirmation to the residential area.</p> <ol style="list-style-type: none"> 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
19.	Diesel power generating sets proposed as sources 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 GD sets. Use low sulphur diesel. The location of	<ul style="list-style-type: none"> • D.G. sets of 1 X 750 KVA is being proposed as back up for buildings. • D.G. sets are provided with silencer & acoustic enclosures. The stacks are provided as per MPCB norms.

	the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase:-		
1.	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 generated shall be properly collected and segregated and being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	STP with 400 KLD capacities is proposed. Out of STP of 235 KLD is provided for which Construction and installation of STP is carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed 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	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.

	including water requirement in	
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is noted by PP.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> • This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road.
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> • The green area proposed is 2860.37 m². Accordingly, same will be provide as per approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental	Separate environment management cell with qualified staff is formed and implementing the same.

	safeguards.	
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Capital Cost – Rs. 755.35 Lakhs O & M Cost – Rs. 391 Lakhs/annum
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	The advertisement is published in two local newspapers. One of which is 'NAVSHAKTI', Mumbai dated 16.04.2023 & the other one is given in 'FREE PRESS JOURNAL' Dated 16.04.2023 respectively.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	PP reported that they regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, PP noted the condition & agreeable to the same.
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

	and displayed at a convenient location near the main gate of the company in the public domain.	
--	--	--

General EC Conditions: -

	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted by PP.
	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 t Department before start of any construction work at the site.	Obtained Consent to Establish from MPCB. • Consent No. Format1.0/CC/UAN No.0000166862/CE/2305002319 Dated. 30.05.2023
	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.	Environmental Clearance is already obtained. Obtained Consent to Establish.
	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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP reported that they regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
	The environmental statement for each financial year ending 31 st 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.	Yes, PP noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wildlife as if applicable & this environment clearance does not necessarily imply the forestry & wildlife clearance granted to the project will be	Condition is noted by PP & agreeable to the same.

	considered separately on merit.	
7.	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, PP noted the condition & agreeable to the same.
8.	Environmental Clearance is being issued purely from 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.	Condition is noted by PP & agreeable to the same.
9.	In case of submission of false documents and non-compliance 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.	Yes, PP noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, 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.	Condition is noted by PP.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Condition is noted by PP.

**ENERGY
CONSERVATION
MEASURES**

Developer

M/s. RASSAZ INFRASTRUCTURE PVT LTD

at plot 369/ 1 pt & 5A;370/2, 3, 4, 5, 6, 7; 371/5;
377/4 pt, 7pt,8pt, 9, 10, 11, 12, & 13. of village
Goddev village, Taluka & District Thane.

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

Rassaz Greens

For

April, 2025 – September, 2025

Developer

M/s. RASSAZ INFRASTRUCTURE PVT LTD
at plot 369/ 1 pt & 5A;370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt,8pt, 9,
10, 11, 12, & 13. of village Goddev village, Taluka & District Thane.

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/09/24/02314A		Report Date - 13.09.2025	
Name of Customer	M/S. RASSAZ INFRASTRUCTURE PVT LTD		Reference – WO # EAEPL/Q/PMR/243/2023 DTD: 13/04/2023
Site Address	Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/09/24/02314A (Near Site office)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	03.09.2025	Date of Receipt	04.09.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	04.09.2025 to 05.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
29°C	55%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
<i>Particulate Matter (PM₁₀)</i>	80.24	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
<i>Particulate Matter (PM_{2.5})</i>	38.26	60 µg/m ³	IS 5182 (Part 24) 2019
<i>Sulphur Dioxide (SO₂)</i>	18.54	80 µg/m ³	IS 5182 Part 2 (2001) Sec 1:2023
<i>Nitrogen Dioxide (NO₂)</i>	20.48	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by

Approved by


 (QM/DM)
 (Shweta Sonawane)


 Authorized Signatory
 (Shilpa Dhamankar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/09/24/02314B		Report Date - 13.09.2025	
Name of Customer	M/S. RASSAZ INFRASTRUCTURE PVT LTD	Reference – WO # EAEPL/Q/PMR/243/2023 DTD: 13/04/2023	
Site Address	Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/09/24/02314B	Sample quantity and packing	Not Applicable
Date of Sampling	03.09.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical
Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.2	44.3	55	45
Near Center of Site	dB(A) Leq.	52.0	40.2	55	45
Near Backside of Site	dB(A) Leq.	53.4	43.8	55	45
Near Site Office of Site	dB(A) Leq.	52.0	42.2	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)

(Shweta Sonawane)

Approved by



Authorized Signatory

(Shilpa Dhamankar)

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

Water Sample Analysis Report

Report No. - EAEPL/W/09/24/02314C		Report Date – 13.09.2025	
Name of Customer	M/S. RASSAZ INFRASTRUCTURE PVT LTD		Reference – WO # EAEPL/Q/PMR/243/2023 DTD: 13/04/2023
Site Address	Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/09/24/02314C (Near Site Office)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool - Transported and stored at 5°C (± 1°C).
Date of Sampling	04.09.2025	Date of Receipt	04.09.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	04.09.2025 to 13.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical
Group: Water

Parameters	Unit	Results	Method
pH	-	7.48	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	282.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	76.13	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	61.71	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	171.37	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg/L	44.09	IS 3025 (Part 40) 1991 Reaffirmed 2019
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	20.17	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	ND	APHA 4500-NO3 B (23 rd Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by

 (QM/DM)
(Shweta Sonawane)
Approved by

Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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-----End of Report-----

Water Sample Analysis Report

Report No. - EAEPL/W/09/24/02314C		Report Date – 13.09.2025	
Name of Customer	M/S. RASSAZ INFRASTRUCTURE PVT LTD		Reference – WO # EAEPL/Q/PMR/243/2023 DTD: 13/04/2023
Site Address	Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/09/24/02314C (Near Site Office)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	04.09.2025	Date of Receipt	04.09.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	04.09.2025 to 06.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Biological
Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Shweta Sonawane)

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

Soil Sample Analysis Report

Report No. - EAEPL/S/09/24/02314D		Report Date – 13.09.2025	
Name of Customer	M/S. RASSAZ INFRASTRUCTURE PVT LTD		Reference – WO # EAEPL/Q/PMR/243/2023 DTD: 13/04/2023
Site Address	Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/09/24/02314D (Near Centre side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	04.09.2025	Date of Receipt	04.09.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	04.09.2025 to 13.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.92	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	756.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	25.64	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	30.98	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.11	IS 2720 (Part 22)– 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	112.09	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	614.21	IS 14684:1999 (Reaffirmed 2019)
Exchangeable Ca	mg/kg	2311.39	EPA 9080
Exchangeable Mg	mg/kg	210.51	EPA 9080
Sulphate	mg/kg	25.43	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.39	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	598.34	EPA 3050B
Potassium (K)	mg/kg	926.18	EPA 3050B
Copper (Cu)	mg/kg	124.31	EPA 3050B
Iron (Fe)	mg/kg	64215.84	EPA 3050B
Lead (Pb)	mg/kg	14.11	EPA 3050B
Zinc (Zn)	mg/kg	84.61	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by

(QM/DM)
(Shweta Sonawane)
Approved by

Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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-----End of Report-----



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

To,

The Director

RASSAZ INFRASTRUCTURE PVT LTD

1401- 14th floor, Morya Bluemoon, Near Monginis Factory, Off New Link Road, ANdheri West Mumbai 1401- 14th floor, Morya Bluemoon, Near Monginis Factory, Off New Link Road, ANdheri West Mumbai -400053

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/275729/2022 dated 14 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH176192 |
| 2. File No. | SIA/MH/MIS/275729/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Rassaz Greens at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane. |
| 7. Name of Company/Organization | RASSAZ INFRASTRUCTURE PVT LTD |
| 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: 12/04/2023

(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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PARIVESH

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/275729/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.RASSAZ Infrastructure Pvt. Ltd.,
Plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7;
371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13.
Village Goddev village, Taluka & District Thane.

Subject : Environment Clearance for Proposed amendment of project “Rassaz Greens” at plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13. of village Goddev village, Taluka & District Thane by M/s.RASSAZ Infrastructure Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/275729/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 192nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	(SIA/MH/MIS/275729/2022)	
2	Name of Project	Rassaz Greens at plot 369/ 1 pt. & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt., 7pt, 8pt, 9, 10, 11, 12, & 13. Goddev village, Taluka & District Thane by Rassaz infrastructure pvt. ltd.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Mueen Warsi
		Regd. Office address	1401, 14 th floor, Morya Bluemoon, Near Monginis Factory, Link Road. Andheri West. Mumbai. 400053.
		Contact number	9821413547.
		e-mail	mueenwarsi@yahoo.com
6	Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New/ Brownfield project	
8	Location of the project	plot 369/ 1 pt. & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt., 7pt, 8pt, 9, 10, 11, 12, & 13. Goddev	

		village, Taluka & District Thane.					
9	Latitude and Longitude	Latitude: 19°17'35.66"N Longitude: 72°51'57.24"E					
10	Plot Area (m ²)	15238.64 sq. m					
11	Deductions (m ²)	-					
12	Net Plot area (m ²)	13192.62 sq.m					
13	Ground coverage (m ²) & %	-					
14	FSI Area (m ²)	51748.92 sq. m					
15	Non-FSI (m ²)	13171.31 sq. m					
16	Proposed built-up area (FSI + Non FSI) (m ²)	64920.23 sq.m					
17	TBUA (m ²) approved by Planning Authority till date	64920.23 sq.m – LOI Dated 30/03/2022 from MBMC					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (m ²)	19524.90sqm as per CC received from MBMC					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	NA	NA	NA	Type A	Gr + Podium + 10 floors	35.30	
				Type B	Gr + Podium + 10 floors	35.30	
				Type C	St + Podium + 23 floors	72.35	
				Type D	St + Podium + 23 floors	72.35	
				Type E	St + Podium + 23 floors	72.35	
				Type F	St + Podium + 23 floors	72.35	
				Type G	St + Podium + 23 floors	72.35	
				Type H	St. + 3(pt) floors.	9.15	
				Type I	St.+23th.floors	69.90	
				Type J	GR.+7th.floors.	23.55	
				Commercial Hall A1	Gr + Podium + 2nd floors (pt)	14.90	
				Commercial B1	Gr + Podium + 3rd floors (pt)	18.60	
			Bungalow	Gr. + 3 floors (pt)	15.15		
			Club House	St+ 2 floors (pt)	12.75		
21	No. of Tenements & Shops	Residential 630 nos. Shops: 28nos. Offices 4 nos. Commercial A1, B1: 7					
22	Total Population	3792 nos.					
23	Total Water Requirements	Domestic:282 KLD					

	CMD	Flushing:145 KLD Landscape:17 KLD Total Water Requirements:444 KLD				
24	Under Ground Tank (UGT) location	Below Ground				
25	Source of water	MBMC				
26	STP Capacity & Technology	400 KLD, MBBR				
27	STP Location	Below Ramp, open to sky (40%)				
28	Sewage Generation CMD & % of sewage discharge in sewer line	367 KLD, 35% of sewage discharge in the sewer line				
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment / disposal	
		Dry waste	6 kg/day		Will be handed over to a recycler	
		Wet waste	9 kg/day		Handed over to municipal waste collector	
		Construction waste	Topsoil	1980	Cum	Will be preserved for landscaping
			Excavated material	1500	cum	for plot levelling & internal road development
			Cement Bags	26400		To be handed over to local recycler.
			Steel	4	MT	To be handed over to local recyclers
			Aggregates	18	MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	975	sq. ft	Waste tiles to be used as china mosaic for terraces.
Empty Paint Cans (20 litre / can)	660		nos	To be sold to recycler		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to	Type	Quantity (Kg/d)		Treatment / disposal	
		Dry waste	649 Kg/day		Will be handed	

	be installed			over to a recycler								
		Wet waste	975 kg/day	Composting by OWC- manure produced will be used at a site for landscaping, 1 OWC of total Capacity – 500								
		E-Waste	1896 kg/ year	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 m ²	<table border="1"> <tr> <td>RG required – 1271.13sqm</td> </tr> <tr> <td>RG provided on Mother earth- 1584.83sqm + Service area</td> </tr> <tr> <td>RG provided on the First Level – 1275.54 sqm</td> </tr> <tr> <td>Total – 2860.37sqm</td> </tr> </table> <p>Existing trees on plot: 54 nos. Number of trees to be planted: 464 Nos. a) In RG area: 164 Nos. b) In Miyawaki Plantation (with area); 300 Nos. Number of trees to be cut: Nil Number of trees to be transplanted: Nil</p>			RG required – 1271.13sqm	RG provided on Mother earth- 1584.83sqm + Service area	RG provided on the First Level – 1275.54 sqm	Total – 2860.37sqm				
RG required – 1271.13sqm												
RG provided on Mother earth- 1584.83sqm + Service area												
RG provided on the First Level – 1275.54 sqm												
Total – 2860.37sqm												
32	Power requirement	<table border="1"> <tr> <td colspan="2">During Operation Phase:</td> </tr> <tr> <td>Details</td> <td>TATA/ Adani.</td> </tr> <tr> <td>Connected load (kW)</td> <td>10460 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>4286 KW</td> </tr> </table>			During Operation Phase:		Details	TATA/ Adani.	Connected load (kW)	10460 KW	Demand load (kW)	4286 KW
During Operation Phase:												
Details	TATA/ Adani.											
Connected load (kW)	10460 KW											
Demand load (kW)	4286 KW											
33	Energy Efficiency	a) Total Energy saving (%): 17% b) Solar energy (%): 5%										
34	D.G. set capacity	1 x 750 KVA										
35	No. of 4-W & 2-W Parking with 25% EV	2-Wheeler: 1349 nos. 4-Wheeler: 331 nos.										
36	No. & capacity of Rain water harvesting tanks /Pits	1 RWH tank is proposed which is having a total capacity of 112 cu.m/day.										
37	Project Cost in (Cr.)	Rs 167 Cr										
38	EMP Cost	Capital Cost: Rs. 755.35 lakhs O & M Cost: Rs. 391 lakhs/annum										
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER										
40	Details of Court	NA										

	Cases/litigations w.r.t the project and project location, if any.	
--	---	--

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
a) Water supply; b) Sewer remarks; c) SWD remarks.
3. 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.
4. PP to submit revised water balance chart for non-monsoon season and submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
5. PP to submit details about mobile/package STP to be provided during construction phase.
6. PP to maintain 6 Mtr. distance between OWC & UGTs.
7. PP to submit revised layout of 260 KLD & 140 KLD STPs showing area provided with 40% open to sky area & tank size details.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI –51748.92 m², Non FSI- 13171.31 m², Total BUA-64920.23 m². (Plan approval No. MB/MC/TP/4566/2021-2022, dated-30.03.2022)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

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

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000166862/CE/2305002319

Date: 30/05/2023

To,
M/s. Rassaz Infrastructure Pvt Ltd,
Rassaz Greens, Plot 369/ 1 pt & 5A; 370/2,
3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9,
10,11,12, & 13 at Goddev village, Taluka &
District Thane.



Sub: Consent to Establish for Construction of Residential Project Granted Under Red Category.

Ref: Minutes of 5th Consent committee Meeting held on 12.05.2023

Your application NO. MPCB-CONSENT-0000166862

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.180.99 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for proposed Construction of Residential Project named as M/s. Rassaz Infrastructure Pvt Ltd, Rassaz Greens, at Plot 369/ 1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10,11,12, & 13 at Goddev village, Taluka & District Thane. on Total Plot Area of 15238.64 SqMtrs for Total construction BUA of 64920.23 SqMtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	367	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set (750 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	975 Kg/Day	OWC	Used as Manure
2	Non-Biodegradable Waste	649 Kg/Day	Segregation	Segregate & Handed over to Local body
3	STP Sludge	20 Kg/Day	Drying	Used as Manure
4	E-waste	5.19 Kg/Day	Drying	hand over to authrosed recycler

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
1	5.1 Used or spent oil	0.15	Lit/Day	hand over to authorised recycler	recycle

8. PP shall comply with the consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same.
9. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS.
10. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
11. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility.
12. Project Proponent shall make provision of charging port for Electric vehicles in at least 30% total available parking area.
13. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016.
14. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase.

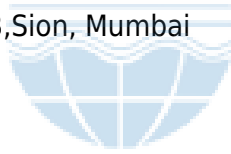
15. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of C to E
 16. PP shall obtain Environmental Clearance for the proposed activity from competent authority and PP shall not to take any effective step towards the construction project without obtaining Environmental Clearance from competent authority & Project proponent shall submit Bank Guarantee of Rs. 10 Lakhs towards compliance of consent conditions
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	361980.00	MPCB-DR-14153	31/03/2023	RTGS

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- 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 Technology. based Sewage Treatment Plants (STPs) of combined capacity **400 CMD for treatment of domestic effluent of 367 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	427.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set 750 KVA	Acoustic Enclosure	5.00	HSD 162.5 Ltr/Hr	1	SO ₂	78 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/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakh	15 days	Compliance of consent conditions	upto commissioning of the Unit or Five Yeras which ever is earlier	upto commissioning of the Unit or Five Yeras which ever is earlier

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

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 5 Conditions for D.G. Set
- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
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.0000228529/CO/2503000046

Date: 02/03/2025

To,
M/s. Rassaz Infrastructure Pvt Ltd,
Rassaz Greens, Plot 369/ 1 pt & 5A; 370/2,
3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9,
10,11,12, & 13 at Goddev village, Taluka &
District Thane.



Your Service is Our Duty

Sub: Grant of 1st Consent to Operate (Part-1) for Residential cum commercial construction project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981

- Ref:**
1. Consent to Establish granted by Board vide No. Format1.0/CC/UAN No.0000166862/CE/2305002319 Date: 30/05/2023
 2. Environment Clearance granted vide No. SIA/MH/MIS/275729/2022 on 12/04/2023.
 3. Minutes of 15th Consent Committee Meeting (Agenda B) of 2024-2025 held on 12/02/2025

Your application NO. MPCB-CONSENT-0000228529

For: Grant of 1st Consent to Operate (Part-1) under Section 26 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 1st consent to operate (Part-I) is granted for period valid up to: 31/01/2027**
2. **The capital investment of the project is Rs.163.12 Cr. (As per undertaking submitted by pp).**
3. **The Grant of 1st Consent to Operate (Part-1) is valid for Residential cum commercial construction project named as M/s. Rassaz infrastructure Pvt. Ltd, plot 369/1 pt & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt, 7pt, 8pt, 9, 10, 11, 12, & 13, Rassaz Greens, Bldg No. A1, A, B1, B, C, D, E, H, J of village Goddev village, Taluka & District Thane on Total Plot Area of 15238.64 SqMtrs for construction BUA of 35327.75 SqMtrs out of Total Construction BUA of 64920.33 SqMtrs as per EC granted dated 12/04/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated 03/05/2019	15238.68	64920.33
2	Environment Clearance dtd. 12/04/2023	15238.68	64920.33

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	233	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
NA	NA	0	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable Waste	513 Kg/Day	OWC	Used as Manure
2	Non-Biodegradable Waste	359 Kg/Day	Segregation	Segregate & Handed over to Local body
3	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:**

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1			--NA--	NA	NA

8. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
9. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility.
10. Project Proponent shall make provision of charging port for Electric vehicles in at least 30% total available parking area.
11. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016.
12. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase.

13. PP shall comply all condition imposed in Environmental Clearance vide No. SIA/MH/MIS/275729/2022 on 12/04/2023.

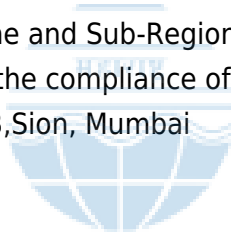
This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	652480.00	MPCB-DR-30681	11/12/2024	NEFT

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- 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 provided MBBR Technology. based Sewage Treatment Plants (STPs) of combined capacity **235 CMD for treatment of domestic effluent of 233 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	274.00
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	

- 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 provided the Air pollution control (APC) system and erected 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
0	NA	NA	0.00	-	-	Other	-

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- 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 Operate (Part-I)	Rs. 10 Lakh	15 days	Compliance of consent conditions	31/02/2026	31/03/2026

** 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

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



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अस्वीकृती

हा वर्तमानपत्रात प्रकाशित झालेल्या कोणत्याही जाहिरातीमध्ये करण्यात आलेल्या दाव्यांच्या छेपणा किंवा सत्यतेसाठी नवशक्ति कोणतीही जबाबदारी देत नाही. अशा जाहिरातीवर कोणतीही कृती करण्यापूर्वी त्यांनी स्वतः चौकशी करवावे किंवा तज्ञांचा सल्ला घेण्याबाबत वाचकांना सूचवण्यात येते. हा वर्तमानपत्रात प्रकाशित झालेल्या किंवा अधिकृत वेबसाईटवर ई पेपर मध्ये अपलोड केलेल्या कोणत्याही जाहिरातीमधील कोणत्याही तयारकित दिशाभूल करणाऱ्या किंवा बदनामीकारक मजकुरासाठी किंवा त्यामधील दाव्यांसाठी भारतात किंवा परदेशातील कोणत्याही शिवायी किंवा फौजदारी विधी न्यायालयात किंवा न्यायाधिकार्यात नवशक्तिच्या मुद्रक, प्रकाशक, संपादक आणि प्रोप्रायटर यांना जबाबदार धरता येणार नाही. ते दायित्व सर्वस्वी जाहिरातदारांचे असलेल्यामध्ये नवशक्तिची कोणतीही भूमिका अक्षराने नाही.

कॅनरा बँक Canara Bank

कॅनरा बँक, ठाणे कोलशेत शाखा, पत्ता: ओम छाया इमा, संदोझ बाग जवळ, कोलशेत रोड ठाणे ४०० ६०९

शाखा संदर्भ : राहधन/कोलशेत/सीआर-४२६०/एचएल/२०२३
दिनांक:- १२/०४/२०२३

कच्चा सूचना

ज्याअर्थी, निम्नस्वाक्षरीकर्ता हे कॅनरा बँकेचे प्राधिकृत अधिकारी या नात्याने सिक्युरिटी इंडेस्ट्रिज अँड रिफायन्स ऑफ फायनान्सिअल अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंडेस्ट्रिज अँड, २००२ (अँड ५४ सन २००२) अन्वये आणि कलम १३ (२) सहवाचता सिक्युरिटी इंडेस्ट्रिज (एन्फोर्समेंट) क्लस, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून दिनांक १८.०१.२०२३ (१८ जानेवारी २०२२) रोजी एक मागणी सूचना जारी करून कर्जदार सी. शीतल रामदास वातखिल, फ्लॅट क्र. ३०१, ३ रा मजला, ए विंग, रुख्मिणी अपार्टमेंट, गाव कोन, तालुका भिवंडी, ठाणे ४२१ ३११ यांस सूचनेतील नमूद रकम रु. १८,६२,४३३.०० (रुपये अठरा लाख बासठ हजार चारशे तेहेतीस मात्र) अधिक न लावलेले व्याज आणि प्रभार या रकमेची परतफेड सदर सूचना प्राप्तीच्या तारखेपासून ६० दिवसांत करण्यास सांगितले होते.

सदर रकमेची परतफेड करण्यात कर्जदार असमर्थ ठरल्याने, याद्वारे कर्जदार आणि सर्वसामान्य जनतेला सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी खालील बणििलेल्या मिळकर्तांचा कच्चा त्याला/तिंला सदर अँडच्या कलम १३(४) सहवाचता सदर क्लसच्या नियम ८ आणि ९ अन्वये प्राप्त अधिकारांचा वापर करून ह्या १२ एप्रिल, २०२३ रोजी घेतला आहे. विशेषतः कर्जदार आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येतो की, सदर मिळकर्तीशी व्यवहार करू नये व सदर मिळकर्तीशी केलेला कोणताही व्यवहार हा कॅनरा बँक, कोलशेत शाखेच्या रु. १८,५७,०३५.८६ (रुपये अठरा लाख सत्तायत्र हजार पन्तीस आणि पैसे सहाएँशी मात्र) आणि त्यावरील व्याज या रकमेच्या भाराअधीन राहिल.

रथावर मिळकर्तीचे वर्णन

फ्लॅट क्र. ३०१, ३ रा मजला, ए विंग, रुख्मिणी अपार्टमेंट, गाव कोन, तालुका भिवंडी, ठाणे ४२१ ३११.
सौमाबद्धतेने:
उत्तरेला : ओपन स्पेस
दक्षिणेला : शिडी
पूर्वेला : फ्लॅट ३०२
पश्चिमेला : ओपन स्पेस
सही/-
प्राधिकृत अधिकारी
कॅनरा बँक
दिनांक : १२.०४.२०२३
स्थळ : भिवंडी

जाहीर नोटीस

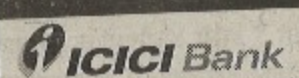
यासह सर्व संबंधित व्यक्ती, प्रामाणिक रहिवासी, पर्यावरण गट, स्वयंसेवी संस्था आणि इतरांसह सर्व संबंधित व्यक्तींना याद्वारे सूचित केले जाते की राज्य पर्यावरण प्रभाव मूल्यांकन प्राधिकरण, महाराष्ट्र यांनी मेसर्स रस्ताइ इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेडला रस्ताइ ग्रीन्स गृह व व्यावसायिक संकुलसाठी प्लॉट जुना सर्वे क्र.३६९/नवीन सर्वे क्र.६९ हिस्सा नं. १ पार्ट आणि ५ अ, जुना सर्वे क्र. ३७०/नवीन सर्वे क्र.७४ हिस्सा नं.२, ३, ४, ५, ६ आणि ७, जुना सर्वे क्र. ३७१/नवीन सर्वे क्र. ७३ हिस्सा नं.५, जुना सर्वे क्र. ३७३/नवीन सर्वे क्र.७५ हिस्सा नं. ४ पार्ट, ७ पार्ट, ८ पार्ट, ९, १०, ११, १२, आणि १३, मीरा भाईदर महानगर पालिका हद्दीतील मोजे गोडदेव, ता.व जिल्हा ठाणे येथील पर्यावरण विषयक मंजूरी दिली आहे. त्यांच्या EC आवडटिफिकेशन क्र.- EC23B038MH176192 फाइल क्रमांक-SIA/MH/MIS/275729/2022 जारी करण्याची तारीख EC-12/04/2023 मंजूरी पत्राचीप्रत पर्यावरण आणि वन मंत्रालयाच्या Parivesh पोर्टलवर उपलब्ध आहे आणि <https://parivesh.nic.in/> वेबसाइटवर देखील पाहिली जाऊ शकते. मे. रस्ताइ इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड (1401, 14वा मजला, मौर्यब्लेम्न, लिंक रोड, अंधेरी (पश्चिम), मुंबई-400053, महाराष्ट्र) दिनांक 16/04/2023

मे. रस्ताइ इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड (1401, 14वा मजला, मौर्यब्लेम्न, लिंक रोड, अंधेरी (पश्चिम), मुंबई-400053, महाराष्ट्र) दिनांक 16/04/2023

मुंबई येथील मुंबई नगर दिवाणी न्यायालयात, (चिडोरी विभाग) संक्षिप्त वाद क्र. २००२११ सन २०२१ मधील नोटीस ऑफ मोशन क्र. २९३५ सन २०२२

आयसीआयसीआय बँक लिमिटेड कंपनी अधिनियम, १९५६ अंतर्गत नोंदणीकृत आणि स्थापित आणि बँकिंग रेग्युलेशन अँड, १९४९ अंतर्गत बँक रेग्युलेशन पत्रव्यापारक निगम मंडळ, जिचे नोंदणीकृत कार्यालय आहे 'लॅण्डमार्क', रेश कोर्स सर्कल, बडोदा ३९०००७ आणि तिचे कॉर्पोरेट कार्यालय आहे आयसीआयसीआय बँक लि., लेव्हल ५, ७४ टेक्नो पार्क, सिफ्र गेट क्र. २ समोर, सिफ्र एमआयडीसी अंधेरी (पूर्व), मुंबई-४०००९३. द्वारे लिच्या प्राधिकृत अधिकारी. स्थरा राहुल हिल्लेकर वय ३९ वर्ष ... वादी विरुद्ध राजेश कुमार मुनी, ए २०५, शंकर अपार्टमेंट, यशवंत नगर, वाकोला, हनुमान मंदिर जवळ, सांताक्रुस पूर्व, मुंबई-४०००५५. ... प्रतिवादी सूचना घ्यावी की, सदर सन्माननीय न्यायालय खालील अनुतोषाकारिता वरील नावाच्या वादीद्वारे १८.०४.२०२३ रोजी वु. २.४५ वा. मध्यान्ह वेळी न्यायालय खोली क्र. ५ मधील पीठासिन सन्माननीय न्यायाधिश श्री. ए. व्ही. धुलपुले यांच्यासमोर प्रचलित होणार आहे. (ए) वादीच्या पूर्वीच्या संपुर्णदेशांना माहित नव्हते की, खटला त्यांच्या स्वतःच्या निष्काळजीपणामुळे खारीज करण्यात आला होता. त्यानंतर वादींनी विद्यमान वकिलांकडे खटला सुपूर्द केला आणि त्यानंतर खटल्याच्या स्थितीचा तपास केल्यानंतर विद्यमान वकिलांना धक्का बसला आणि आश्चर्य वाटले, खटला हरकतीच्या पातळीवर होता आणि हरकत करण्यासाठी वेळ निघून गेल्यामुळे खटला निकाली काढण्यात आला होता. (बी) वर नमूद केलेल्या परिस्थितीनुसार, हे पूर्णपणे वादीच्या नियंत्रणाबाहेरचे होते आणि वादी किंवा सध्याच्या वकिलांच्या कोणत्याही चुका किंवा दुर्लक्षामुळे नव्हते, (सी) वर सन्माननीय न्यायालयाने ठिकेला

जाहीर सूचना



शाखा कार्यालय: आयसीआयसीआय बँक लि., कार्यालय क्रमांक २०१-बी, २ रा मजला, रोड क्र. १, प्लॉट क्र- बी३, वायफाय आयटी पार्क, वागळे इंडस्ट्रियल इस्टेट, ठाणे, महाराष्ट्र-४००६०४.

खालील कर्जदारांनी बँकेकडून त्यांनी घेतलेल्या कर्ज सुविधेची मुदल आणि व्याजाचा परतवावा करण्यात कसूर केलेली आहे आणि कर्ज नॉन परफॉर्मिंग असेट्स (एनपीए) म्हणून वर्गीकृत झाले आहे. खालील नमूद तारखेची सूचना सिक्युरिटी इंडेस्ट्रिज अँड रिफायन्स ऑफ फायनान्सिअल अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंडेस्ट्रिज अँड, २००२ च्या कलम १३(२) अन्वये त्यांनी दिलेल्या त्यांच्या शेवटच्या शेतपत्राच्या ज्ञात पत्रावर त्यांना जारी करण्यात आली, तशापि ती न बजावता परत आली म्हणून त्यांना सदर जाहीर सूचनेद्वारे कळविण्यात येत आहे.

अ. क्र.	कर्जदार/सह-कर्जदार/ हामीदाराचे नाव/ (कर्ज खाते क्रमांक) आणि पत्ता	तारखेचे मिळकर्तीचा पत्ता/ अंमलबजावणीयोग्य मत्ता	सूचना पाठविल्याची तारीख/सूचनेच्या तारखेस थकबाकी	एनपीए तारीख
१.	मे. गोविंदा ऑहल इंडस्ट्रीज/ श्री. सूरजकुमार दीपकचंद लोहिया/ श्रीम. प्रणिता कचरालाजी सारडा/ विप्रनगर आरओपच क्र. १, नीड, महाराष्ट्र नीड -४३११२२-२०९६०५००४९०६	मिळकत-१: प्लॉट क्र. जी-५, जितुर एमआयडीसी इंडस्ट्रियल एरिया, पुंगालाच्या गाव हद्दीमधील, जितुर नगरपरिषद, तालुका आणि उप-नोंदणीकृत जिल्हा जितुर, जिल्हा परभणी, महाराष्ट्र. मिळकत-२: नगर परिषद रफ जोड, शहर नीड, जिल्हा नीड, महाराष्ट्रच्या हद्दीमधील स्थित सन्ने क्र. ५/एए, सी.टी.एस. क्र. २६६४, नॉई क्र. ३, गट क्र. १५, जुना मालमत्ता क्रमांक ३-१५-१०३४, नविन ३-१५-१३७६ येथील मोहळा विप्रनगर च्या रो हाऊस क्रमांक-२.	मार्च ०९, २०२३ रु. १,०१,८९,९०५/-	२८/११/२०२२
२.	मे. न्यू बालाजी कस्टम शॉप/ श्री. हरिग अर्जुनदास पंजाबी उर्फ श्री. हेरश अर्जुनदास पंजाबी/ सी. मीना हेरश पंजाबी/ १०५६, गावभाग, भोसले वाडा, महाराष्ट्र सांगली -४२६४१६-६५३३०५०५००९१	मिळकत-१: फ्लॅट क्र. एफ-२२, ३रा मजला, शिव मॅनेस्ट्रिक अपार्टमेंट, सी.एस. क्र. १३३०९/१बी, नेमिनाथनगर, जि. सांगली, महाराष्ट्र ४१६४१६. मिळकत-२: स.क्र. १९/१६७, पहिला मजला, सी.एस. क्र. ५३/ए, न्यू इंग्लिश शाळेजवळ, जि. सांगली, महाराष्ट्र ४१६४१६. मिळकत-३: फ्लॅट क्र. एस-०३, दुसरा मजला, साई-वंदन अपार्टमेंट, सी.एस. क्र. १२०८७, एच.टी. स्टॅण्ड जवळ, जि. सांगली, महाराष्ट्र ४२६४१६.	मार्च १४, २०२३ रु. ७१,४५,९१९/-	२७/०७/२०२२
३.	मे. महमूद मोहम्मद इब्राहिम खोख/ मेहमूद मो खोख/	पालिका घर क्र. ४२१, सर्कल क्र. ४, चॉई क्र. १८, शीट	मार्च १४, २०२३	३१/१०/२०२२

is n



मुंबई शाखा कार्यालय: पीएनबी जवळ, अंधेरी (पूर्व), मुंबई-४०००५३

अ. क्र.	कर्ज खाते क्र.
१.	एचओयु/केएलएन/०७१९/७३४०९७ आणि एनएचएल/एचओयु/०७१९/७३४०९७ शा.का.: मुंबई
२.	एनएचएल/एनएचएल/०७२१/८६९००५ शा.का.: ठाणे

ठिकाण: मुंबई, दिनांक: ११-०४-२०२३



५ च

सर्फ

याद्वारे सूचना देण्यात येते २००२ (५४ सन २००२) करून कलम १३(२) अ दिवसांत करण्यास सांगित रकमेची परतफेड करणे निम्नस्वाक्षरीकारांनी खा क्लस, २००२ च्या निम्न विशेषतः कर्जदार आणि करण्यात आलेला कोण राहिल.

अ. क्र.	कर्जदार -
१	मे. माय होम हॉ (ओडी)/१५४३ संचालक आणि श्री. दामोदर ए

मुलांपासून आजोबांपर्यंत एकच निवड



www.navshakti.co.in

Central Bank of India

Regional office, Warangal, H No.2-6-1045/1/B, KLN Reddy Colony, Hanamkonda, Telangana.

NOTICE OF CESSATION OF EMPLOYMENT

Attention of Mr: T Ganesh Kumar, Emp Id: 131457, Armed Guard of Narsampet Branch towards the following-

Mr: T Ganesh Kumar, aged 50 years S/o T. Bhaskar Rao, is an employee of Central Bank of India as Armed Guard in Narsampet branch last known to be residing at the following address- Q No. 5, TANK ROAD, HARIMALLHA DA REWADI R C PURAM, NAYARWALA ROAD, AHMED NAR, MAHARASTRA 414002 Maharashtra Mobile No:738728-7056.H NO.437 A, MIG 520 EL TOWNSHIP, MEDAK DIST, SERILINGAMPALLY, Telangana Mobile No:738728-7056. Mr: T Ganesh Kumar has remained absent from his official duties since 11/05/2020 to till date without giving prior permission of the competent authority. Central Bank of India Narsampet branch has issued Memo dated 20/06/2020 and 28/08/2020 calling explanation for his un-authorized absence since advising him to return to duties.

None of the said Memos, member neither reported to duty nor provided explanation for the same. For which Regional Office Warangal has issued the Final notice (Notice of Cessation of Employment) dated 23/01/2023 Calling for reporting to duty within 30 days failing which, it will be deemed that Mr: T Ganesh Kumar has vacated his appointment/employment in Central Bank of India. Even after the lapse of 30 days of Final notice period, member neither reported to duty nor provided explanation for the same.

Such Mr: T Ganesh Kumar is hereby informed that his name is struck off from the rolls of Central Bank of India, with effect from 13/03/2023 as per clause 33 under 8th Bipartite Agreement dated 02.06.2005 in terms of provision for "Voluntary Cessation of Employment".

Date: 13/03/2023, Place: Warangal Sd/- Regional Head, Central Bank of India

Copy Notice was Returned undelivered hence this publication

BOI Relationship beyond banking
Taloja Branch:- Plot No. P-22, MIDC, Taloja, Tal. Panvel, Dist - Raigad, Maharashtra-410 208
Tel: 022-27412291 / 27402201
E-mail:- Taloja.Raigad@bankofindia.co.in

Annexure IV POSSESSION NOTICE [Rule-8 (1)] (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 31.12.2022 with paper publication dated 29-01-2023 calling upon the borrower/mortgagor/guarantor **Mr. Younus Gulamnabi Mulla also known as M/S Indian Milk Product & Mrs. Asma Yunus Mulla (Co Applicant of Home Loan)** to repay the amount mentioned in the notice being **Rs. 28,75,666.70/- (Rupees Twenty Eight Lacs seventy five thousand six hundred sixty six and seventy paise) contractual dues up to the date of notice) with interest thereon @ 8.85% p.a., 11.80% p.a., 12.80% p.a., 9.40% p.a. & 9.40% p.a. compounded with monthly instalments together with further interest and incidental expenses, costs and charges etc. incurred and to be incurred thereon within 60 days from the date of receipt of the said notices.**

As the borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor/guarantor and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of said act read with rule 8 of the said Rules, 2002 on this the **13th day of Apr 2023.**

The borrower/mortgagor/guarantor in particular and the public in general is hereby notified not to deal with the property and any dealings with the property will be subject to the charge of the **Bank of India, Taloja Branch for an amount of Rs. 28,75,666.70/- (rupees Twenty Eight Lacs Seventy Five Thousand Six Hundred Sixty Six And Seventy Paise)** and interest thereon

The borrower's attention is invited to provisions of sub-section (8) of Section (13) of the Act, in respect of the time available, to redeem the secured assets.

Description of Immovable & Movable Property

Residential Flat at Flat No. 0104, 1st Floor, Building No. L11 admeasuring 29.82sq. Mtrs (Carpet), CIDCO Mass Housing Scheme (LIG), Sector 21, Taloja, Tal Panvel, Dist. Raigad, Maharashtra - Stock Gold Ornaments

Place: Taloja
Date: 13.04.2023

Sd/-
Authorised Officer
Bank of India

POSSESSION NOTICE

Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1, Sector 13, WIFIT Park, Wagale Industrial Estate, Thane, Maharashtra- 400604

Officer of ICICI Bank Limited under the Securitisation, Reconstruction and Securitisation of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of the powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) rules 2002, issued demand

PUBLIC NOTICE

NOTICE is hereby given to public at large that, the following documents have been lost from the custody of my client Mr. Yusuf Amir Sayyad, in Khopoli area on 15th February 2023. Accordingly missing complaint has been registered in Khopoli Police Station at Sr. No.0145/2023. It is hereby requested that if anybody finds such documents, they may please be delivered to the undersigned on the following address.

List of Documents

Sr. No	Particulars of the Documents
1.	A) Original Copy of the Agreement for Sale executed by and between Shri Sameer Dattatray Korade and Shri. Rambhau Gopal Jagtap on 01st July 1997 and duly registered in the office of Sub Registrar of Assurance at Karjat at Serial No. 1635/1997, and Serial No. 1636/1997. B) Original Copy of the Agreement for Sale executed by and between Shri. Sayyad Yusuf Amir and Shri. Sameer Dattatray Korade on 06th October 1998 and duly registered in the office of Sub Registrar of Assurance at Karjat at Serial No. 2045/1998 and Serial No. 2046/1998, in respect of residential flat No.1 [Municipal House No. KHP000119714] and flat No.2 [Municipal House No. KHP000119715] on the Ground Floor of the "Shri Jagtap Nivas Co Operative Housing Society Ltd", building named as "Prathmesh Residency" Standing on the Gavthan land [comprising City Survey No.5537] situate, laying and being at Revenue village Katrang Khopoli, Taluka Khalapur, District Raigad within the limits of Khopoli Municipal Council, Khopoli.
2.	Copy of original receipt and Index II of the documents mentioned in A above (Serial No. 1635/1997 and Serial No. 1636/1997) and Copy of original documents and Index II (Serial No. 2045/1998 and Serial No. 2046/1998) issued by Sub Registrar Karjat.

Place - Khopoli Sd/- Jakir F. Adhal
Date - 16th April 2023 (Advocate)
Office - Shilphata, Khopoli, Taluka Khalapur, District Raigad. Pin 410203.

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. RASSAZ INFRASTRUCTURE PRIVATE LIMITED, having its Office at 1401, 14th floor, Mourya Bluemoon, Link Road, Andheri (West), Mumbai-400053, Maharashtra for Rassaz Greens at plot 369/1 pt. & 5A; 370/2, 3, 4, 5, 6, 7; 371/5; 377/4 pt., 7pt. 8pt. 9, 10, 11, 12, & 13. Goddev village, Taluka & District Thane. By their EC Identification No.- EC23B038MH176192 File No.- SIA/MH/MIS/275729/2022 Date of Issue EC-12/04/2023 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 at <https://parivesh.nic.in/>

M/s. Rassaz Infrastructure Pvt Ltd
(1401, 14th floor, Mourya Bluemoon, Link Road, Andheri (West), Mumbai 400053, Maharashtra)
Date: 16/04/2023

PUBLIC NOTICE

Notice is hereby given on behalf of Intending Purchaser Mr. Azaz Ahmed Shaikh to the title of Mr. Harish Bhavnesh Malhotra to the property being Flat no. 105, Building no. 7, admeasuring 617 Sq Ft Carpet area on the 1st floor of the building which known as Saki Legacy CHS Ltd, being constructed on land bearing CTS No. 77 of Village Saki, situated at Saki Vihar Complex, Off Saki Vihar Road, Sakinaka, District Mumbai -400072 along with 10 shares of the society of Rs. 50/- each having share nos. 381 to 390 (both inclusive) vide certificate no. 039, wherein 50 % rights in the same acquired by him in the capacity of legal heir of Late Mr. Bhavnesh Prtamdas Malhotra (Who expired on 31/10/2014) along with other Legal Heirs being Mrs. Madhu Bhavnesh Malhotra & Mr. Dinesh Bhavnesh Malhotra who have released, relinquished their respective shares in favor of Mr. Harish Bhavnesh Malhotra vide & by a registered Release Deed dt. 07/03/2022 bearing Reg no. KRL2-3751-2022 dt. 07/03/2022 and balance 50% of which acquired by him along with Late Mr. Bhavnesh Prtamdas Malhotra jointly from Mr. Ali Anwar Khan vide & by Agreement dt. 11/08/2010 bearing Reg no. BDR7-06240-2010 dt. 11/08/2010, which was originally acquired by him from M/s. Shri Gopal Housing & Plantation Corporation vide & by Agreement dt. 15/05/2010 bearing Reg no. BDR7-03850-2010 dt. 18/05/2010.

Any person having any claim in respect of the above referred premises or part thereof by way of sale, exchange, mortgage, charge, gift, maintenance, inheritance, possession, lease, tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust, right of prescription, or pre-emption or under any Agreement or other disposition or under any decree, order or award or otherwise claiming howsoever are hereby requested to make the same known in writing together with supporting documents to the undersigned at my office at 202, 2nd Floor, Excel Arcade, Ghatkoper, Pipe Line, Ghatkoper (West), Mumbai 400 086 within a period of 14 days (both days inclusive) of the publication hereof failing which the claim of such person(s) will be deemed to have been waived and/or abandoned.

Dated 16th day of April, 2023.

For Dev Associates
Anisha A Bondre
(Proprietor)
Advocate, High Court

PUBLIC NOTICE

NOTICE is hereby given that **Mr. CHETAN PRAKASH KUMBHAT and Mrs. ASHA CHETAN KUMBHAT**, members of Parasrampur Tower No. 3, Link Garden Co-operative Housing Society Ltd., having address at Off New Link Road, Oshiwara, Andheri (W), Mumbai - 400 053, intend to sell and transfer to my client **Mrs. CHHAYA PARESH DATTA** their Flat being Flat Nos. 103 & 104, (co-joined having common kitchen), 10th Floor, Parasrampur Tower No. 3, Link Garden Co-operative Housing Society Ltd., Off New Link Road, Oshiwara, Andheri (W), Mumbai - 400 053 alongwith one Open to Sky parking No. OP-59 in the society compound together with a total of 2 share certificates having total 10 shares of face value Rs.50/- each, totaling to 5 shares of Rs.50/- i.e. Rs. 250/- bearing distinctive numbers 941 to 945 (both inclusive) and 946 to 950 (both inclusive) under share certificate Nos 108 & 109 respectively issued by the Parasrampur Tower No.3, Link Garden Co-operative Housing Society Ltd. The said Mr. Chetan Prakash Kumbhat and Mrs. Asha Chetan Kumbhat had purchased the said co-joined Flat nos 103 & 104 from Mr. Ram Kapoor and Mr. Anil Kapoor vide sale deed dt 05.10.2013. Any person/s having any claim in respect thereof by way of Sale, Exchange, Mortgage, Charge, Gift, Trust, inheritance, Possession Lien, Lease or otherwise are hereby requested to inform the same in writing along with complete documentary evidence in support of his/her/their claim/s to the undersigned within 15 days from the date hereof, failing which, the claim or claims if any of such person or persons will be considered to have been waived and/or abandoned.

Dated this 16th day of April, 2023.

Ashok L. Bajaj
Advocate High Court
A-5, 1st floor, Nootan Nagar, Turner Road, Bandra Mumbai 400 050.