



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

To,

The Partner

SHANTI RATNA GROUP

501, Balram Wing, Dwarka Nagari, Santosh Nagar, Poona Link road,  
Kalyan - 421306 -421306

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/232421/2021 dated 13 Oct 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH135551
2. File No.	SIA/MH/MIS/232421/2021
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Residential Cum Commercial Project "The Cennet" by M/s. Shanti Ratna Group
7. Name of Company/Organization	SHANTI RATNA GROUP
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: 30/05/2023

(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.*

*This is a computer generated cover page.*

**PARIVESH**  
*(Pro-Active and Responsive Facilitation by Interactive,  
 and Virtuous Environmental Single-Window Hub)*



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/232421/2021  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Shanti Ratna Group.  
S. No. 100, H. No. 5A, 5A/1, 5C, 6A,  
S. No. 145, H. No. 1A, 1B, S. No. 147,  
H. No. 4D, 4H, 4C, Village: Nilje,  
Tal: Kalyan, Dist: Thane

Subject: Environmental Clearance for Proposed a Residential Cum Commercial Project "The Cennet", located at S. No. 100, H. No. 5A, 5A/1, 5C, 6A, S. No. 145, H. No. 1A, 1B, S. No. 147, H. No. 4D, 4H, 4C, Village: Nilje, Tal: Kalyan, Dist: Thane by M/s. Shanti Ratna Group.

Reference: Application no. SIA/MH/MIS/232421/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 179<sup>th</sup> meeting under screening category 8(a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259<sup>th</sup> meeting (Day-3) of State Level Environment Impact Assessment Authority (SEIAA) held on 24.04.2023.

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

Sr. No.	Description	Details
1.	Proposal No.	SIA/MH/MIS/232421/2021
2.	Project Name	The Cennet By Shanti Ratna Group
3.	Project Category	8 (a) B2
4.	Type of Institution	Private
5.	Project Proponent	M/s. Shanti Ratna Group Mr. Rajesh Bhanushali 9930009001 thecennet2021@gmail.com
6.	Consultant	Technogreen Environmental Solutions Accreditation No.: NABET/EIA/2124/IA0081, Validity: 05.07.2024
7.	Location	located at S. No. 100, H. No. 5A, 5A/1, 5C, 6A, S. No. 145, H. No. 1A, 1B, S. No. 147, H. No. 4D, 4H, 4C, Village: Nilje, Tal: Kalyan, Dist: Thane.

8.	Latitude & Longitude	<b>Lat: 19° 09'52.49"N, Long: 73° 04'35.43"E</b>			
9.	Plot Area (m <sup>2</sup> )	6,704.33			
10.	Deductions (m <sup>2</sup> )	63.00			
11.	Net Plot Area (m <sup>2</sup> )	6,641.33			
12.	Ground Coverage (m <sup>2</sup> )	3,239.98 (48.7%)			
13.	FSI Area (m <sup>2</sup> )	21,664.74			
14.	Non-FSI (m <sup>2</sup> )	17,565.55			
15.	Proposed built-up Area [FSI + Non FSI Area] (m <sup>2</sup> )	39,230.29			
16.	TBUA (m2) approved by Planning Authority till date	<b>Approved BUA: 19,954.53m<sup>2</sup></b> <b>Approval No. KDMC/NRV/BP/27 Village/2017-18/24/95</b> <b>Date: 09.12.2020</b>			
17.	Earlier EC details with Total Construction area, if any.	NA, as it is a new project			
18.	Construction completed as per earlier EC (FSI + Non FSI) (m2)	Earlier EC was not applicable as BUA is below 20,000m2. Construction BUA – 14,535.74m2 [3,234.35 FSI + 11,301.39 Non-FSI]			
19.	Proposed Building Configuration	<b>Buildings</b>	<b>Nos.</b>	<b>Configuration</b>	<b>Height</b>
		Building A	1	G+28	85.05m
		Building B	1	G+28	85.05m
		Club House	1	G + 1	
20.	No. of Tenements & Shops	Residential: Total flats: 278 [1 BHK:190, 2 BHK: 76, 3 BHK:8, 4 BHK: 4] Commercial: Total :30 [Shops:10, Offices: 20]			
21.	Total Population	Total- 1498 [Residential: 1382 + Commercial: 116]			
22.	Total Water Requirements	199.7CMD [128.0 Fresh + 71.7 Recycled]			

23.	Underground Tank (UGT) Location	Beside WING A		
24.	Source of Water	Kalyan Dombivali Municipal Corporation [KDMC]		
25.	Sewage Generation CMD	179.0CMD		
26.	STP Capacity & Technology	200CMD – MBBR Technology		
27.	STP Location	Near Club House		
28.	Sewage generation CMD & % of Sewage	179.0CMD 56% of sewage is discharged in sewer line		
29.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment/Disposal
		Dry waste	13.5 Kg/D	Handed over to authorized vendor/local authority
		Wet waste	16.5kg/D	Handed over to local authority
		Construction waste		
		Construction debris/ concrete	118cum	Will be disposed at site allocated by the local authority.
		Reinforcement bars	62MT	Will be straightened and reused and any further bars will be reused for concrete pavement
		CLC Blocks, Bricks, Soil, sand, gravel & Broken Tiles	477 Cum	CLC Blocks, Bricks used for waterproofing at site Waste tiles will be used in mosaic pattern on top terraces and driveways, walkways
		Other [Wood & Other]	61MT	Will be reused during other construction
656.7 Kg/day [Bio-degradable: 394.0Kg/d + Non- Bio-degradable: 262.7Kg/d]				

30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			
		Type	Quantity	Treatment/Disposal
		Dry waste	262.7kg/day	Sale to Authorized Recycler
		Wet waste	394kg/day	Treatment in OWC & Used as Manure
		E Waste	1,382Kg/Year	Sold Out to the Authorizes Recycler
		STP Sludge [Dry]	11kg/day	Used as Manure
		Used/Waste Oil	50Lit/Year	Sold Out to the Authorizes Recycler
31.	R.G. Area in Sq. m.	RG required – 664.13		
		RG provided on Mother earth- 1,328		
		RG provided on ground – 1,328		
		Additional green area on podium 2,085.94		
		Total – 3,413.94		
		Existing trees on plot: 0		
		Number of trees to be planted: 199 a) In RG area: Trees: 100 Nos. Area: 1058 b) In Miyawaki Plantation (with area); Trees: 600 (Area: 270m <sup>2</sup> ) Number of trees to be cut: 0 Number of trees to be transplanted: 0		
32.	Power requirement	During Operation Phase: Source: MSEDCL Details: Transformer Capacity: 630KVA x 2 Nos. Connected load: 3,489KW Demand Load: 959KW		
33.	Energy efficiency	1. Total Energy Saving (%): 12% 2. Solar Energy (%): 5%		
34.	D.G. set capacity	D.G. Set: 200KVA x 1No.		
35.	No. of 4-W & 2-W Parking with 25% EV	Four-Wheeler: 268 Nos. [107 with EV] Two Wheelers: 72Nos. [28 with EV]		
36.	No. & capacity of Rain water harvesting tanks / Pits	PP has proposed rooftop rainwater harvesting for the proposed project and surface runoff will be directed to municipal drainage line or storm water line. Rainwater Harvesting Potential: 5,325.88m <sup>3</sup> / Annually PP has proposed 2 numbers of Recharge pits		

37.	Project Cost in (Cr.)	115.47Cr.
38.	EMP Cost	Capital Cost of EMP: 316.15Lakhs, Recurring Cost: 23.11Lakhs/year
39.	CER Details with justification if any... as per MoEF&CC circular dated 01/05/2018	As per MoEF&CC, GoI, OM no. F. No. 22-65/2017-IA.III dated 20th October 2020 CER to be integrated with EMP, hence separate CER proposal is not included.
40.	Details of Court Cases/litigations w.r.t the project and project location, if any.	Not Applicable

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 259<sup>th</sup> meeting (Day-3) 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 Connection; c) SWD remarks; d) CFO NOC; e) Tree NOC.
- 3.Planning authority to ensure that OC is issued to the project after making provision for assured water supply, sewer line & storm water drain network in the vicinity of the project.
- 4.PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
- 5.PP to plant around 600 nos. of trees in 270 Sq.Mtrs. area proposed for Miyawaki plantation.

**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 – 19782.6 m2, Non FSI-17565.55 m2,, Total BUA- 37348.15 m2. (Plan approval No. KDMC/TPD/BP/27 Village/2017-18/24/11, dated- 06.04.2023) (FSI restricted as per approval and Non FSI restricted as per appraisal)

**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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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, KDMC
7. Regional Officer, Maharashtra Pollution Control Board, Thane

