



Reyanshp Realty LLP <reyanshprealty01@gmail.com>

Six Monthly Compliance Monitoring Report April 2025 to September 2025_Reyanshp Realty LLP

1 message

Reyanshp Realty LLP <reyanshprealty01@gmail.com>

29 November 2025 at 11:24

To: eccompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance **vide letter no. EC23B038MH137316 dated 23.02.2023** and Amendment /Expansion in **EC No.: EC23B038MH191827 dated 26.12.2023** from the Department of Govt. of Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report** for the period of **April 2025 to September 2025** along with duly filled data sheet for Proposed Residential cum Commercial project at plot bearing S. No. Old - 10 (Pt.), 11 (Pt.), 177/1 and New – 64/2A, 65/1B, 45 of Village Mira, Tal. and Dist. Thane, Maharashtra.

Thanks and regards

For Reyanshp Realty LLP

 **Six Monthly Compliance Monitoring Report_April 2025 to Sep 2025_Reyanshp Realty.pdf**
3509K

Date: 10-10-2025

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

Sub: Submission of Compliance Report for Residential cum Commercial project at plot bearing S. No. Old - 10 (Pt.), 11 (Pt.), 177/1 and New - 64/2A, 65/1B, 45 of Village Mire, Tal. and Dist. Thane, Maharashtra.

Ref: 1. Environmental Clearance letter no. EC23B038MH137316 dated 23.02.2023;
2. Amendment /Expansion in EC No.: EC23B038MH191827 dated 26.12.2023

Dear Sir,

This is with reference to Environmental Clearance letter no. EC23B038MH137316 dated 23.02.2023; Amendment /Expansion in EC No.: EC23B038MH191827 dated 26.12.2023 from Department of Govt. of Maharashtra.

We are enclosing here with the detailed Compliance report (from April 2025 to September 2025) along with duly filled data sheet.

Thanking you,
Yours faithfully,

For Reyanshp Realty LLP,


Authorized Signatory



Enclosed: Copy of Compliance Report for the period of April 2025 to September 2025.

Cc:

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

Registered Office: Vihang Group, 12th Floor, Dev Corpora, Cadbury Junction, Eastern Express Highway, Khopat, Thane (W) - 400 601. ☎ 022 21729000

Corporate Office: Vihang Ahead, Pleasant Park, Opposite Tanishq Showroom, Mira Bhaindar Road, Mira Road (E), Thane - 401107. ☎ 022 28120012  www.vihangahead.com

COMPLIANCE REPORT

(APRIL 2025 TO SEPTEMBER 2025)

For

PROPOSED RESIDENTIAL CUM COMMERCIAL DEVELOPMENT

**(ENVIRONMENTAL CLEARANCE LETTER NO. EC23B038MH137316 dated 23.02.2023;
Amendment /Expansion in EC No.: EC23B038MH191827 dated 26.12.2023)**

**At plot bearing S. No. Old - 10 (Pt.), 11 (Pt.), 177/1 and New - 64/2A, 65/1B, 45 of
Village Mira, Tal. and Dist. Thane, Maharashtra**

Proposed By

REYANSHP REALTY LLP

Project Details

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/other (specify)	Construction Project
2	Name of the Project	Proposed Residential cum commercial development
3	Clearance letter(s)/OM and Date	EC letter No.:EC23B038MH137316 dated 23.02.2023. Amendment /Expansion in EC No.: EC23B038MH191827 dated 26.12.2023
4	Location	At plot bearing S. No. Old - 10 (Pt.), 11 (Pt.), 177/1 and New - 64/2A, 65/1B, 45 of Village Mira, Tal. and Dist. Thane, Maharashtra.
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	Latitude :19°16'42.94"N longiude:72°52'39.58"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Reyanshp Realty LLP 12 th Floor, Dev Corpora, Cadbury Junction, Eastern Express Highway, Khopat, Thane-400601 <u>Contact number:</u> 022-25383298 <u>E mail :</u> yogeshchandegala@vihanggroup.com
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	The proposed project consists of 2 Residential and 2 Commercial Buildings having 791 nos of tenements and commercial area of 24,744.44 m ² .
	b) of the Environmental Management Plan	Details of the total Sewage Treatment Plant of 700 KLD capacity (i.e SBR tech), Details of the water requirement and reuse, Solid waste management through OWC are given in Annexure
7	Breakup of the project area	
	a) submergence area : forest & non-forest	NA
	b) Others	Total Plot area:12,340.00 m ²
		FSI area 78,962.97 m ²

		Non FSI area	43,601.53 m ²
		Total Construction Area	1,22,564.50 m ²
8	Break- up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b)others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.448.00 /- Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Construction Cost	956Lakhs
		Operation & Maintenance Cost	105 Lakhs/yr.
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far	N.A.	
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach rods), if any with quantitative information	N.A.	
12	Status of construction		
	a) Date commencement (Actual and/or planned)		

	b) Date of completion (Actual and/or planned)	
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	Not yet finalized.
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	Environmental Clearance letter No. EC23B038MH137316 dated 23.02.2023; Amendment /Expansion in EC No.: EC23B038MH191827 dated 26.12.2023 received from government of Maharashtra.

PRESENT STATUS OF RESIDENTIAL CUM COMMERCIAL PROJECT

Building No.	Work Status
1	RCC and Internal finishing Work completed.
2	Plinth work completed. Preparation Work for 1 st floor Slab in progress.
3A	Plinth work completed. Preparation Work for 9 tH floor Slab in progress.
3B	Plinth work completed. Preparation Work for 9 tH floor Slab in progress.

Compliance to Amendment /Expansion in EC No.: EC23B038MH191827 dated 26.12.2023.

SPECIFIC CONDITIONS		
A. SEAC CONDITIONS:-		
	Conditions	Compliance
1.	PP to submit IOD/ IOA/ Concession Document/Plan Approval by relocating amphitheater proposed in RG area 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 Obtained the approval plan from MBMC vide No. MBMC/TP/1538/2023-24 dt. 11.08.2023 and same approval has been submitted during the meeting. Accordingly, committee has granted EC to the project.
2.	PP to obtain Metro NOC from competent authority following updated NOCs and remarks as per amended planning.	We have obtained Metro NOC from competent authority vide letter no Metro-PIU/T.P.Unit/ML-9/ NOC /11 /1499 dated 29.11.2022.
3.	Planning Authority to ensure that assured water supply, sewer and storm water drain network is made available in the vicinity of the project before issuing the OC (Occupation Certificate) to the project.	We agree, the planning authority will ensure that all necessary facilities are made available before issuing occupation certificate to the project.
4.	PP to submit undertaking & architect certificate mentioning that the RG area provided on site is as per prevailing DCR & same is proposed on Mother Earth as per Apex Court order.	We have proposed RG area of 1,308.49 m ² on Mother Earth as per Apex Court order.
5.	PP to obtain certified six-monthly compliance report of earlier EC from Regional Office, MoEF & CC, Nagpur.	We have not started the construction activity on site as per earlier EC, thus certified six-monthly compliance report is not required.
6.	PP to reduce the discharge of treated water up to 35%.	Will complied. Project will have water demand of 634 KLD and sewerage generation of 592 KLD. We have proposed the two STPs of 700 KLD with SBR technology. The treated The treated water of 405 kld will be reused for Gardening, Green Pavers, Flushing and HVAC Makeup which will reduced discharge of treated water up to 31%. Details of the water balance is given in Annexure.
7.	PP to relocate the flushing tank adjacent to STP & submit revise layout of STP.	We have not proposed the flushing tank adjacent to STP in the project.

8.	PP to submit undertaking & architect certificate mentioning that there is no change in location of environmental services as proposed in earlier EC.	We will ensure that, there is no change in location of environmental services as proposed in earlier EC.
9.	PP to submit detail plan for augmenting the existing environmental services as per proposed expansion.	We have designed the existing environmental services considering the proposed expansion in the project & also there is no change in location of environmental services as proposed in earlier EC
10.	PP to submit explanation w.r.t. 7 kld evaporation losses considered from excess treated water being used for gardening.	We have considered 5 litres of treated water per square meter for gardening area of 1,308.49 m ²

B. SEIAA CONDITIONS:-

1.	PP has provided mandatory RG area of 1196.51 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	The RG required is 1196.51 m ² (10% of net plot) and we have proposed the RG area of 1,308.49 m ² on Mother Earth as per the order.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement	Noted
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	We will achieve the around 7.0% of the Energy saving through Renewable source.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	We agree
5.	SEIAA after deliberation decided to grant EC for - FSI area -78,962.97 m ² , Non FSI area -43,320.28 m ² and total BUA - 1,22,283.25 m ² . (Plan approval No. MBMC/TP/1538/2023-24, dated- 11.08.2023) (FSI Restricted as per appraisal and non-FSI as per approval)	We agree

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.	Solid waste generated is properly collected and segregated. Dry waste is handed over to Municipal corporation bin during the construction phase.
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(ii)	<p>Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.</p>	<p>The muck is disposed with the permissions of competent authority at approved site.</p> <p>As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people.</p> <p>Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application.</p>
(iii)	<p>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.</p>	<p>No hazardous waste generated during construction and operation phase. As it is Residential cum Commercial (Building construction) project.</p> <p>However, the disposal of the same shall be done as per CPCB /MPCB norms applicable to hazardous waste.</p>
(iv)	<p>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.</p>	<p>Adequate drinking water and sanitary facilities are provided to workers.</p> <p>The waste generated from the labour is mostly household waste, which is collected and disposed in Municipal Solid Waste Management Facility during construction phase.</p>
(v)	<p>Arrangement shall be made that waste water and storm water do not get mixed.</p>	<p>The Storm water drains and sewer lines will be separately provided on site. This arrangement shall ensure that storm water and sewage will not mix.</p>
(vi)	<p>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.</p>	<p>Complying the same by use of pre-mixed concrete, curing agents and other best practices in NBC.</p>
(vii)	<p>The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.</p>	<p>The drinking water quality is monitored through MoEF/ NABL recognized laboratory.</p> <p>Monitoring reports are attached.</p> <p>We are not using ground water for construction purpose as well as operational phase.</p>

(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.	We are not using ground water in 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.	Water efficient sanitary fixtures will be provided
(x)	The Energy Conservation Building code shall be strictly adhered to.	We agree
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top layer of soil is reused for the development of green belt.
(xii)	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	Natural drainage system of area will not disturb.
(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.	Soil and water analysis are carried regularly from MoEF recognized laboratory. Monitoring reports are attached.
(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.	Noted
(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.	DG will be used for the emergency backup only. DG Set not yet installed.
(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.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used. Adequate parking space is also be made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.

(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.	The noise levels as well as air pollution are monitored regularly from MoEF/ NABL recognized laboratory. Monitoring reports are attached.
(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.	We will comply to above & make necessary arrangements. The DG sets will be provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986.
(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.	The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.

B). Operation Phase:-

(i)	<ul style="list-style-type: none"> 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. 	Solid waste will be collected and segregated at source. Wet garbage will be treated in Mechanical composting machine and generated manure shall be used for the Gardening. Dry solid waste shall be disposed of in municipal solid waste management system.
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste generated from Household will be disposed through authorized vendor.

(iii)	<p>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.</p> <p>b) PP to give 100% treatment to sewage/Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.</p>	<p>STP will be installed. STP will be certified by an independent expert. Sewage will be treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose.</p> <p>The dual plumbing system shall be provided at site to recycle the treated water for flushing purpose.</p> <p>The plant will be designed as per standards prescribed by Maharashtra Pollution Control Board.</p>
(iv)	<p>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.</p>	<p>STP, MSW disposal, green belt facility will be provided before the OC.</p>
(v)	<p>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.</p>	<p>We agree.</p>

(vi)	<p>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.</p>	<p>The site is accessible by 45.0 m wide Mira Bhayander road and 12.0 m wide existing road. The site is also located at about 2.2 km from Mira Road Railway Station. Proposed Mumbai Metro Line 10 (Dahisar – Mira Bhayander) will be developed adjacent to the project</p> <p>Entry & Exit to the project will be located in such way that it won't affect traffic on the adjoining roads.</p> <p>Also, sufficient parking space will be provided within the project site.</p>
(vii)	<p>PP to provide adequate electric charging points for electric vehicles (EVs).</p>	<p>We agree</p>
(viii)	<p>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</p>	<p>Landscape will be developed considering CPCB guidelines including selection of plant species. The tree species which planted will be of local variety.</p>
(ix)	<p>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards</p>	<p>At present project head himself is managing environment issues. However, the Cell shall be formed and it shall be responsible for necessary environmental safeguards.</p>
(x)	<p>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.</p>	<p>Separate funds will be allocated for implementation of environmental protection measures. Break – up of EMP budget is attached</p> <p>The funds for implementation of environmental protection measures/EMP are provided as per planned requirement.</p>

(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 http://parivesh.nic.in	Copy of the advertisement was published in two local newspapers.
(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.	Noted and complied.
(xiii)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	We will upload the status of compliance of the stipulated EC conditions, including results of monitored data. The monitoring Reports are sending with Compliance reports to RO MPCB, Environment Department Mantralaya, RO MoEF & CC, Nagpur.
C). General EC Conditions:-		
(i)	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	We agree and complying 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.	Consent for establish was obtained vide letter noFormat1.0/CC/UAN No.0000156529/CE/2303001635 dated 23.03.2023.

(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.	We have started the work on site after the receipt of the EC.
(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.	The monitoring Reports are sending with Compliance reports to RO, MPCB. Environment Department Mantralaya, RO MoEF & CC, Nagpur.
(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.	Noted Six monthly reports regarding the status of compliance of EC conditions are regularly sent to all mandated authorities
(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.	We agree
(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.	Not applicable

(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.	We understand the issue and shall be abided accordingly
(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.	We agree
(6)	In case of submission of false document and noncompliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We agree
(7)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted
(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.	Noted
(9)	Any appeal against this environmental clearance shall lie with the National Green Tribunal ,(Western Zone Bench, Pune) ,New Administrative Building, 1 st Floor, D- Wing, Opposite Council Hall, Pune, if preferred ,within 30 days as prescribed under Section 16 of the National Green Tribunal Act ,2010.	Noted

ANNEXURE - I

PROJECT DETAILS

Project Name: Proposed Residential cum Commercial project at plot bearing S. No. Old - 10 (Pt.), 11 (Pt.), 177/1 and New - 64/2A, 65/1B, 45 of Village Mire, Tal. and Dist. Thane, Maharashtra.

Developers Name: Reyanshp Realty LLP.

AREA STATEMENT

Sr. No.	Particulars	Area
1.	Plot Area	12,340.00 m ²
2.	FSI Area	78,962.97 m ²
3.	Non FSI AREA	43,601.53 m ²
4.	Total Construction area	1,22,564.50 m ²

ANNEXURE - II

WATER BALANCE

Water Demand	Quantity	Unit
Water consumption	640	KLD
Sewage generation	592	KLD
STP capacity (2 nos.)	700	KLD
Recycling		KLD
Treated water is recycled for flushing	213	KLD
Treated water used for gardening	12	KLD
HVAC Makeup	180	KLD
Total Water recycled	405	KLD
Excess Treated Water is disposed in Municipal Sewer Line	181	KLD

WATER BALANCE

Particulars	No of Flats /Area in m ²	Occupancy	Total Population	Water Requirement Basis (in lpcd)*	Total Water Requirement/ person	Water Demand kld
				Domestic	Flushing	
1 BHK	387	4	1,548	90	45	135
2 BHK	398	5	1,990	90	45	135
4 BHK	6	7	42	90	45	135
Commercial Area	11,192	1 person/10 m ²	1,119	25	20	45
Community Hall	4,207	1 person/1.8 m ²	2,337	10	5	15
Restaurant	1,015	1 person/1.8 m ²	564	55	15	70
Hotel Rooms	54	2	108	120	60	180
Restaurant & Hotel Staff			150	25	20	45
Sub-Total			7,858			634
Swimming Pool Make-up						6
Total						640
Sewage Generation				90 % of Domestic & 100 % of Flushing Requirement		
Sludge				1 % of Sewage Generation		
Recycling for Flushing						6
1 BHK	387	4	1,548		45	45
2 BHK	398	5	1,990		45	90
4 BHK	6	7	42		45	2
Commercial Area	11,192	1 person/10 m ²	1,119		20	20
Community Hall	4,207	1 person/1.8 m ²	2,337		5	12
Restaurant	1,015	1 person/1.8 m ²	564		15	8
Hotel Rooms	54	2	108		60	6
Restaurant & Hotel Staff			150		20	3
Total			7,858			213
Recycling for Gardening (m²)	1,308.49				5l/m ²	7
Recycling for Green Pavers (m²)	1,000				5l/m ²	5
Recycling for HVAC Makeup (TR)	1,800				10 lit/hr/ton	180
Total Recycled Water						405
Excess Treated Water to Municipal Sewer						181

*Note: Basis for Water supply is taken from BIS: National Building Code of India 2016: Part 9 Pg.12

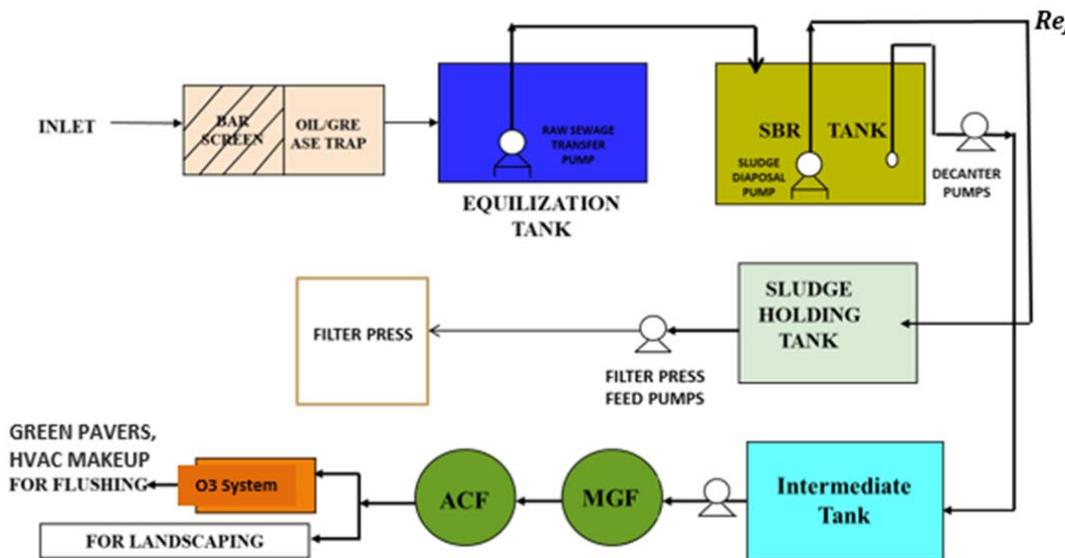
ANNEXURE - III

SEWAGE TREATMENT PLANT

Sewage Generation: 592 KLD

Total 2 STP's Capacity: 700 KLD

Technology Used: SBR



ANNEXURE - IV

SOLID WASTE MANAGEMENT PLAN

- Wet Garbage: 1,607kg/day.
- Dry Garbage: 1,071kg/day.
- E Waste: 15,(Ton/year) Separate storage place will be provided for E Waste
- STP Sludge: 6.0 kg/day.
- The biodegradable and non-biodegradable waste will be segregated at source of waste generation. Then non- biodegradable waste will be separately disposed in municipal waste disposal system.
- Biodegradable garbage will be composted using Organic waste converter.

ANNEXURE V**Environmental Management Plan during Construction Phase**

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
CONSTRUCTION PHASE					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipments	Impacts are temporary during construction phase. Impacts are confined to short distances, as coarse particles are settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.

3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Labours are employed to reduce size of labour camps. No perennial surface water resource adjacent to site.
4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris. Waste from labour camps was collected and composted on site. Non compostable waste is transported to landfill site. Topsoil is conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts is compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

ANNEXURE VI

EMP COST

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)
STP (Tertiary)	140	28
Solar System	32	2
Rain Water Harvesting	39	2
Solid waste Composting plant	68	27
Landscape development	20	3
Environmental Monitoring	-	4
DMP Cost	657	39
Total Cost	956	105

ANNEXURE VII

SITE PHOTOGRAPHS

BUIILIDING 1 BACK VIEW



BUILDING 1 FRONT VIEW



BUILDING NO. 3A & 3B



BUILDING NO. 2 & 2A



LABOUR TOILET



LABOUR CAMP



**LABOUR
DRINKING
WATER**



ANNEXURE VIII

ADVERTISEMENT

१४ नवे शक्ति | मुंबई, मंगळवार, २८ फेब्रुवारी २०२३

जाहिर नोटिस

“ रेयांशपी रिअलटी एल. एल. पी.”

आमच्या प्रस्तावित प्लॉट जूला सर्वेक्षण क्र. १० (पार्ट), ११ (पार्ट), १७७/१, आणि नविन सर्वेक्षण क्र. ६४/२४, ६५/१८, ४५ मिरा गांव, जिल्हा व तालुका ठाणे, महाराष्ट्र. येथील रहिवासी व व्यावसायिक प्रकल्पाला पर्यावरण व वातावरणीय बदल विभाग, महाराष्ट्र शासन, सुंबई, यांजकहून पर्यावरण विषयक मंजुरी देण्यात आली आहे.

सदर पर्यावरण विषयक मंजुरीची प्रत केंद्रिय पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय, भारत सरकार यांच्या या <http://environmentclearance.nic.in> संकेतस्थळावर उपलब्ध आहे.

THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | TUESDAY | FEBRUARY 28, 2023

PUBLIC NOTICE

“REYANSHP REALTY L.L.P.”

Our proposed Residential cum Commercial Project at Plot bearing S. No. Old- 10 Pt.), 11 (Pt.), 177/1 and New- 64/2A, 65/1B, 45 of Village Mira, Tal. and Dist. Thane, Maharashtra was accorded the Environmental Clearance from the Environment and Climate Change Department, Government of Maharashtra.

The Copy of the Environmental Clearance Letter is available on the website of Ministry of Environment Forest and Climate Change, Government of India on <http://environmentclearance.nic.in>

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB) and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No: -	GESEC/PRO/AAQM/2025-26/09/966	Report Date	13.09.2025
Name & Address of the Customer	REYANSHP REALTY LLP AT PLOT BEARING S. NO. OLD - 10 (PT.), 11 (PT.), 177/1 AND NEW – 64/2A, 65/1B, 45 OF VILLAGE MIRA, TAL. AND DIST. THANE, MAHARASHTRA		

AMBIENT AIR SAMPLE DETAILS

Type	Sampling Location	Sampling done by	Sampling Time (Total Hrs)
Ambient Air	Project Site	Pristine Consultants	8 Hrs.

Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
06.09.2025	08.09.2025	08.09.2025	13.09.2025

Parameters	Method	Unit	NAAQ Standards	Result
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	78.02
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	32.46
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	28.43
Oxide of Nitrogen (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	36.44

Remark-

- All above results are within National Ambient Air Quality standards.



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

END OF REPORT

Page 1 of 1

Terms and conditions

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

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB) and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No: -	GESEC/PRO/ANLM/2025-26/09/967	Report Date	13.09.2025
Sample ID: -	GESEC/PRO/ANLM/2025-26/09/967	REYANSHP REALTY LLP AT PLOT BEARING S. NO. OLD - 10 (PT.), 11 (PT.), 177/1 AND NEW – 64/2A, 65/1B, 45 OF VILLAGE MIRA, TAL. AND DIST. THANE, MAHARASHTRA	

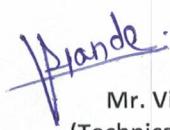
AMBIENT NOISE SAMPLE DETAILS

Type	Ambient Noise
Standard method	As Per IS: 9989:2020
Sample Collected By	Pristine Consultants
Date of Monitoring	06.09.2025

Timing of Monitoring	Unit	Results	CPCB Standards dB(A)
Location		Project site	
Day	dB(A) Leq	54.6	55
Night	dB(A) Leq	43.4	45

Remark-

- Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)
- Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)



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TEST REPORT		
Test Report No – GESEC/PRO/DW/2025-26/09/968	Date of Reporting	13.09.2025
Sample ID - GESEC/PRO/DW/2025-26/09/968	Sample Details	Drinking Water
Name & Address of the Customer – REYANSHP REALTY LLP AT PLOT BEARING S. NO. OLD - 10 (PT.), 11 (PT.), 177/1 AND NEW – 64/2A, 65/1B, 45 OF VILLAGE MIRA, TAL. AND DIST. THANE, MAHARASHTRA	Type of Sample	Water
	Volume Of Sample	2 Lit Plastic Can
	Sample Status	Sealed
	Date of Sample Collection	06.09.2025
	Analysis start Date	08.09.2025
	Analysis End Date	13.09.2025
	Sampling Location	Project site
	Sample Collected By	Pristine Consultants

WATER ANALYSIS REPORT				
Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B24 th Edition:2023
Total Dissolved Solids	196.34	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5.0	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Odour	Agreeable	Agreeable	-	APHA 2150 24 th Edition:2023
Taste	Agreeable	Agreeable	-	APHA 2160 C 24 th Edition:2023
Chemical Parameter				
pH	7.45	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	168.25	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	93.34	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	< 5	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	14.76	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	18.34	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	<2.0	Max 30	mg/l	IS 3025 (Part 46):2023
Nitrate as NO ₃	<0.5	Max 45	mg/l	IS 3025 (Part 34):2023
Elemental Analysis				
Copper	<0.025	Max 0.05	mg/l	IS: 3025 Part-42 2019
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023

Remark(s):

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



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TEST REPORT		
Test Report No: GESEC/PRO/SL/2025-26/09/969	Date of Report	13.09.2025
Sample ID: GESEC/PRO/SL/2025-26/09/969	Date of Sampling	06.09.2025
Name & Address of the Customer – REYANSHP REALTY LLP AT PLOT BEARING S. NO. OLD - 10 (PT.), 11 (PT.), 177/1 AND NEW – 64/2A, 65/1B, 45 OF VILLAGE MIRA, TAL. AND DIST. THANE, MAHARASHTRA	Start Date of Analysis	08.09.2025
	End Date of Analysis	13.09.2025
	Sample Details	soil
	Nature of sample	solid
	Sample Collected By	Pristine Consultants

Parameter	Result	Unit	Standard Method
pH	7.86	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77: 2011
Moisture	8.02	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	9.48	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Organic Carbon	11.56	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Cation Exchange Capacity	30.24	Meq/100gm	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Nitrogen	80.43	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorous as PO ₄	198.32	mg/Kg	ISRIC, Page No.14-1:2002
Available Potassium as K	82.31	mg/Kg	Food and agriculture organization Sec III,8-1, Page no115
Sodium	10.02	mg/kg	USEPA SW 846/6010 C
Copper	<0.025	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Zinc	<0.025	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Chromium	<0.025	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Cadmium	<0.0015	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead	<0.005	mg/kg	GESEC/LAB/SOP/ICP-OES/05

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