



SHAGUN VENTURES
BUILDING ICONS

15.05.2026

Date:

To,

Shri Pratik D Bharne (Scientist 'E' & Regional Director)
CENTRAL POLLUTION CONTROL BOARD,
Survey No. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune- 411045
Tel 020-29912772 & 020-29912773
E-mail: rdpune.cpcb@gov.in , pratik.cpcb@gov.in

Subject : Submission of June 2026 Six Monthly Compliance Report for our Shagun ventures: Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

Reference : Environmental Clearance EC Identification No. EC25C3801MH5469150N dated on 21 Nov 2025 per General Conditions 2026, as XIII and IV

Respected Sir,

With reference to above mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the June 2026 **Six Monthly Compliance Report** after receipt of Environmental Clearance for above mentioned site.

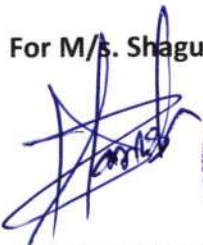
Hereby we are enclosing Data-Sheet along with annexure in format along with above mentioned Enclosures.

Please find this June 2026 six monthly compliance report as per the condition mentioned in Environmental Clearance letter.

Thanking you,

Yours Sincerely,

For M/s. Shagun ventures.



AUTHORIZED SIGNATORY



SHAGUN VENTURES

BUILDING ICONS

Date: 15.05.2026

To,
State Level Environment Impact Assessment Authority,
Environment Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
State: Maharashtra

Subject : Submission of June 2026 Six Monthly Compliance Report for our Shagun ventures: Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

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Thanking you,

Yours Sincerely,

For M/s. Shagun ventures.



AUTHORIZED SIGNATORY

Date: 15.05.2026

To,
S.R.O.Raigad-I
Maharashtra Pollution Control Board,
Raigad Bhavan, 6th floor, Sector - 11,
C.B.D Belapur, Navi Mumbai.
sroraigad1@mpcb.gov.in

Subject : Submission of June 2026 Six Monthly Compliance Report for our Shagun ventures: Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

Reference : Environmental Clearance EC Identification No. EC25C3801MH5469150N dated on 21 Nov 2025 per General Conditions 2026, as XIII and IV

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Thanking you,

Yours Sincerely,

For M/s. Shagun ventures.



AUTHORIZED SIGNATORY

Date:15/05/2026

To,
Shri Kanwarjit Singh, IFS
Additional Principal Chief Conservator of Forests (C),
Ministry of Environment, Forest and Climate Change,
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building Civil Lines, Nagpur 440001
Tel.No.0712-2531318
Email: apccfcentral-ngp-mef@gov.in

Subject : Submission of June 2026 Six Monthly Compliance Report for our Shagun ventures: Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

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Thanking you,

Yours Sincerely,

For M/s. Shagun ventures.



AUTHORIZED SIGNATORY

SIX MONTHLY COMPLIANCE REPORT

(June 2026)

For

**Proposed Residential Cum Commercial
Project On Plot No. 43, Sector 4, At Pushpak
Nagar, Panvel**

SUBMITTED BY

M/s. Shagun ventures.

Prepared By



NABET Accreditation No.: NABET/EIA/24-27/RA 0346

**Point wise compliance status to various stipulations laid down by the Government of India
as per the Environmental Clearance issued vide Letter No. EC25C3801MH5469150N**

Dated: 21/11/2025

Sr. No.	Condition	Status
PART A	<u>SEAC SPECIFIC CONDITION</u>	
I.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	Agreed and Complied. Our Project has received LOI letter No. CIDCO/BP-18764/TPO(NM)/2024/5321 dated 18.04.2024, Plot area : 6879.44 Sq.m., FSI area 22584.02 Sq.m , Non FSI – 12890.06 Sq.m., Total Construction Area for 35474.08 sq.mt.Refer Annexure No.4 for the Same.
II.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time	Agreed and Complied. Please refer to Annexure No. 5 for the Undertaking signed by the Project Proponent, Consultant, and Architect certifying that there is no violation of the provisions of the EIA Notification, 2006, as amended from time to time.
III.	PP to obtain NOCs (i) Water Supply NOC, (ii) Solid Waste Management NOC,	Agreed and Complied. i) PP has obtained Water Supply NOC Vide Letter No.CIDCO/EE(APIV)/2023/939 on Date 01.09.2023 . li) PP has submitted Solid waste Management NOC Application at City and Industrial Development Corporation of Maharashtra Limited (CIDCO). PP has Obtained Solid waste Management letter from Green India Ecoservice. iii)PP has obtained SWD NOC vide Letter No.CIDCO/EE(AP-iv)/2023/938 on Date 01.09.2023. iv) PP has obtained Sewer NOC vide letter No.CIDCO/EE(AP-IV)/2023/937 on Date 01.09.2023. v) PP Has obtained Tree NOC vide letter NO. CIDCO/EE(AP-IV)/2024/62 on date 14.2.2024.PP has submitted Undertaking for Grant of Commencement certificate only after Obtaining all necessary NOCs. Refer Annexure NO. 6 to 12 for the same.

IV.	(iii) SWD NOC, (iv) Sewer NOC, (v) Tree NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCS.	Agree and comply with the same. Refer Annexure NO. 13 for Combined Undertaking By PP.
V.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.	Agreed and Complied. Refer Annexure No. 13 Combined Undertaking By PP.
Sr.No	Condition	Status
PART B	<u>SEIAA SPECIFIC CONDITION</u>	
I.	PP has provided mandatory RG area of 2633.02 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Yes we have attached RG undertaking. Attached as Annexure No. 14.15.
II.	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.	Agreed and Noted. PP will provide grass pavers of suitable types & strength to increase the water permeable area for effective fire tender movement.
III.	PP to achieve at least 5% of total energy requirement from solar / other renewable sources.	Agreed and complied, pp will achieve 6.83 % of total energy requirement from solar /other renewable sources.
IV.	In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D.C Charger for 20% of total parking provided, the number of D.C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.	Agreed and complied, PP to provide electric vehicle D. C. Charger for 20% of total parking provided Refer Annexure 16.
V.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No. 22-34/2018-IA III dt.04.01.2019	Agreed to comply.
VI.	SEIAA after deliberation decided to grant EC for – FSI-1,10,181.71m ² , Non FSI-36,602.91 m ² , total BUA -146784.62 m ² (Plan approval No. KDMC/ NRV/ 3015 dated 29.08.2022) (FSI restricted as per approval and non FSI as per appraisal)	We obtained EC for FSI-1,10,181.71m ² , Non FSI-36,602.91 m ² , total BUA - 146784.62 m ² .as per plan approval. EC attached Annexure no. 2
Sr. No.	Condition	Status
PART A	<u>GENERAL CONDITION (Construction Phase)</u>	
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 segregation will be practiced in Operation Phase with Proper approved disposal methods. Wet waste

		from the project will be treated in OWC. Refer Annexure no. 17.
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.	Agreed to comply with during construction phase should not create any adverse effects on the neighboring communities and be disposed taking the necessary precautions for general safety and health.
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.	If any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms of MPCB
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.	Agreed to comply with Adequate drinking water and sanitary facilities Annexure no.18.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Separate drain lines for Storm water and Sewerage system. Sewerage lines will be connected to STP.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Yes, We will adopt such best Construction practices for reduced water demand during construction.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Yes pp will monitored regularly ground water level and its quality in consultation with Ground Water Authority.
VIII	Permissions to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction / operation of the project.	Agreed to comply with the same.
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.	Yes. Low flow water fixtures will be proposed for showers, toilet flushing and drinking.
X	The Energy Conservation Building code shall be strictly adhered to.	Yes. Energy Conservation will be done by use of solar hot water & solar PV as per ECBC.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Yes. Top soil will be utilized for landscape development within the project site.

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.	Yes. The earth debris will be utilized for leveling and for road construction within site.
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.	Agreed and comply with Soil and ground water samples will be tested. Annexure no.19.
XIV	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Agreed to all conditions mentioned in Maharashtra (Urban Areas) Protection and preservation of trees Act, 1975.
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.	Agreed to comply with. During Construction phase 1 DG set of 100 KVA is proposed only as power back up. The same will be with acoustic enclosure.
XVI	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage/ leakages.	Noted. PUC of vehicles are checked at site before allowing the vehicles inside the premises.
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.	Agreed to comply with the same. Refer Annexure no.19. for Monitoring results of Air and Noise. All parameters are within stipulated standards by CPCB/ MPCB.
XVIII	Diesel power generating sets proposed as source of backup 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 preferred. The Location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Agreed to comply with the same.Refer Annexure no.16.
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.	Environmental Management cell will be formed to monitor implementation of EMP. Refer Annexure no.20.

Sr. No.	Condition	Status
PART B	<u>Operation Phase</u>	
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.	Solid waste segregation will be practiced in Operation Phase with Proper approved disposal methods. Wet waste from project will be treated in OWC. Refer Annexure no. 17 .
II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Yes, E-waste will be handed over to Authorized recycler.
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.	Agreed to comply with. Proposed 215 KLD STP during operational phase. Recycled Water will be used for Flushing & Gardening. Refer Annexure no.21 . for STP details.
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.	Agreed to comply with the completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.
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.	Yes, Agreed to comply with 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.	Yes, Agreed to comply with the same. Refer Annexure 22.
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Yes, Agreed to comply with the same
VIII	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agricultural Dept.	Yes, agreed to comply with same.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environment safeguards.	Refer Environment Management Cell structure enclosed as Annexure no.20.
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.	Refer Annexure no.23. for the Budgetary allocation and expenditure for Environment Management Plan.
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 Marathi language of the local concerned within seven days of the 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 the website at parivesh.nic.in	Refer Annexure no.24. We had given advertisement in local newspapers.
XII	A copy of clearance letter shall be sent by the 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 Copy of clearance letter is given to PMC Refer Annexure no.25
XIII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results 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	Yes. This is our Six monthly compliance report June 2026

	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.	
Sr. No.	Condition	Status
PART C	<u>General EC Conditions</u>	
I	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA	Yes, Agreed to comply with the same.
II	If applicable Consent for establishment shall be obtained from Maharashtra Pollution 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.	Received Consent to Establish vide Letter no.Format1. O/JD (WPC)/UAN No.0000209230/CE/2409000664 Date: 10/09/2024 Refer Annexure no. 3
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 environment clearance.	Agreed & comply the same. We have not started any construction work prior to the Environment clearance. Refer Annexure no. 2
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.	Agreed to comply with the same. This is our Six monthly compliance report June 2026
V	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.	Agreed to comply. We will submit the environmental statement for each financial year ending 31 March in Form- V.
VI	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife 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 &	Noted. NBWL clearance is not applicable. Refer Annexure no. 2

	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.	Agreed and Noted.
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.	Yes, 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.	Agreed and Noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted. for Environmental Clearance Copy. Refer Annexure no. 2
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.	Agreed and Noted.
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.	Agreed and Noted.

Annexure List

Annexure No.	Details
1.	Current Status
2.	1 st and 2 nd Environment Clearance Letter
3.	Consent to Establish
4.	LOI Letter with Approved Plan
5.	Undertaking for NO violation
6.	Water NOC
7.	Ack of Solid waste Management NOC from CIDCO
8.	Solid waste Management Letter from Green India Eco service
9.	Storm Water NOC
10.	Sewer NOC
11.	Tree NOC
12.	Undertaking for obtain all NOCs
13.	Combine Undertaking by PP
14.	Architect Certificate for Mandatory RG on ground
15.	Architect certificate
16.	EV charging details
17.	SOLID WASTE MANAGEMENT
18.	Sanitary and Hygiene measures
19.	Monitoring Report
20.	Environment Management Cell
21.	Details of STP
22.	Parking Details
23.	Environment Management Plan.
24.	Advertisement in local newspapers
25.	Ack Letter to Local Planning Authority
26.	Data Sheet with Annexure A & B

Annexure No 1 Current Status

Building Name	Proposed Configuration	Status of Construction
Wing A	A Part Stilt +1st & Upper First Parking + 2nd To 12th Flr.	Construction not started
Wing B	Ground + Part Stilt + 1st Flr. (Shops) + Upper First Parking + 2nd To 12 th Flr.	
Wing C	Ground + Part Stilt + 1st Flr. (Shops) + Upper First Parking + 2nd To 12th Flr.	



SITE PHOTOGRAPHS



File No: Proposal No : SIA/MH/INFRA2/522238/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Dated: 21/11/2025



To,

Haresh
SHAGUN VENTURES
M/s. Shagun Ventures, Insignia, Shop No.1, Plot No.195, Sector-19, Ulwe, Ulwe, Navi Mumbai,
RAIGAD, MAHARASHTRA, -, 410206
shagunventures.parivesh@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Residential Cum Commercial Project On Plot No.43, Sector4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures. submitted to Ministry vide proposal number SIA/MH/INFRA2/522238/2025 dated 06/08/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801MH5469150N
(ii) File No.	Proposal No : SIA/MH/INFRA2/522238/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Residential Cum Commercial Project On Plot No.43, Sector4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.
(viii) Name of Company/Organization	SHAGUN VENTURES
(ix) Location of Project (District, State)	RAIGAD, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 14/10/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 14/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Haresh under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions	
1.1	Sr. No.	Conditions
	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
	3.	PP to obtain NOCs (i) Water Supply NOC ,(ii) Solid Waste Management NOC, (iii) SWD NOC, (iv) Sewer NOC, (v) Tree NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
	4.	PP to complete tree plantation within the site during construction phase.

S. No	EC Conditions	
	5.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
One building with 3 wings i.e. Wing-A, Wing- B and wing C with total 264 flats & 24 shops is proposed in the project	One building with 3 wings i.e. Wing-A, Wing- B and wing C with total 264 flats & 24 shops is proposed in the project	35474.08	Sq. m	Road	This is Residential cum commercial Building construction project

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/522238/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Shagun ventures,
Plot No.43, Sector4,
Pushpak Nagar, Panvel.

Subject : Environmental Clearance for Proposed Residential Cum Commercial Project on Plot No.43, Sector4, At Pushpak Nagar, Panvel by M/s. Shagun ventures

Reference : Application no. SIA/MH/INFRA2/522238/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 248th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 309th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th October, 2025.

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

Sr. No.	Description	Details	
1	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, ecosensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9th August 2024.	NO (Checked on Parivesh) But as per 5.8.2025 Supreme court judgement General conditions Shall not apply to the Building construction projects.	
2	Proposal Number	SIA/MH/INFRA2/522238/2025	
3	Name of Project	Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.	
4	Project category	8 (a) B 2	
5	Type of Institution	Partnership	
6	Project Proponent	Name	Mr. Haresh Anandji patel
		Regd. Office address	Anandji Patel, 1206 Shivshakti Heights, Santa Colony, Patel Chowk, Behind Popular Hotel,

			Ghatkopar East, Mumbai, Mumbai, Maharashtra – 400077			
		Contact number	9867851056			
		e-mail	shagunventures.parivesh@gmail.com			
7	Consultant		Name: Mrs. Vaishali Harshal Tambat NABET Certificate No. NABET/EIA/24-27/RA 0346 NABET Certificate Validity: 31th May 2027			
8	Applied for		New Environment Clearance project			
9	Location of the project		Plot No. 43, Sector 4, Pushpak Nagar, Panvel			
10	Latitude and Longitude		Latitude –18°58'34.95"N Longitude-73°4'42.98"E			
11	Plot Area (sq. m.)		6,879.44 Sq.m			
12	Deductions (sq. m.)		0			
13	Net Plot area (sq. m.)		6,879.44 Sq.m			
14	Ground coverage (m ²) & %		4,001.29 Sq.m (58.16 % Net Plot area)			
15	FSI Area (sq. m.)		22,584.02 Sq. m			
16	Non-FSI (sq. m.)		12,890.06 Sq. m			
17	Proposed built-up area (FSI + Non FSI) (sq. m.)		35,474.08 Sq. m			
18	FSI area (m2) approved by Planning Authority till date		LOI received vide letter NO. CIDCO/BP-18764/TPO(NM)/2024/5321 dated 18.04.2024 for Total BUA : 35474.08 Sq. m(FSI Area : 22,584.02 Sq. m , Non-FSI Area: 12,890.06 Sq. m)			
19	Earlier EC details with Total Construction area, if any.		Nil			
20	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)		Nil			
21	Previous EC / Existing Building		Proposed Configuration		Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name		Configuration
	Nil	Wing A	Part Stilt +1 st & Upper First Parking + 2 nd To 12 th Flr.	40.45	Nil	
		Wing B	Ground + Part Stilt + 1 st Flr. (Shops) + Upper First Parking + 2 nd To 12 th Flr.	40.45	Nil	
Wing C		Ground + Part Stilt + 1 st Flr. (Shops) + Upper First Parking + 2 nd To 12 th Flr.	40.45			

22	No. of Tenements & Shops	Existing: 0 Proposed : Total flats – 264 , Shops – 24 Nos		
23	Total Population	1482 Nos.		
24	Total Water Requirements CMD	212 KLD		
25	Under Ground Tank (UGT) location	Flushed to grounds with raised walls		
26	Source of water	City and Industrial Development Corporation of Maharashtra Limited (CIDCO)		
27	Sewage Generation CMD & % of sewage discharge in sewer line	176 KLD and 35% of available Treated water i.e. 62 KLD will be discharge in sewer line		
28	STP Capacity & Technology	1 STP of capacity 215 KLD		
29	STP Location	On Ground 40 % Open to sky		
30	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	45	Will be segregated and Handed over to Authorized recyclers
		Wet waste	30	Handed over to VVCMC by daily collection system
		Construction waste	Will be of different types	Will be segregated at site Broken bricks and tiles will be used for Plinth filling, Landscaping, waterproofing Etc.
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	400	Handed over to Authorized recyclers
		Wet waste	267	Wet garbage treatment in 1 OWC's of 270 Kg capacity
		E-Waste	813	Handed over to Authorized recyclers
		STP Sludge (dry)	39	Will be treated in OWC and then used as manure.
32	R.G. Area in sq. m.	RG required – 687.944 sq.mt		
		RG provided on Mother earth – 690.01 sq.mt		
		RG Provided on Podium - 268.52 Sq.mt.		
		Total – 958.53 Sq.mt.		
		Existing trees on plot: 0 nos.		
		Number of trees to be cut: 0		
		Number of trees to be transplanted: 0		
		Number of trees to be retained : 0		
		Number of trees to be planted as per Net plot area calculation:		

		a) In RG area: 86 Nos Will be planted around the site. b) In Miyawaki Plantation (with area): 104 Nos. (34.50 sq.mt.) Total No.s of trees After Development : 190 Nos.								
33	Power requirement	During Operation Phase: <table><tr><th>Details</th><th>Operational phase</th></tr><tr><td>Source</td><td>MSEB</td></tr><tr><td>Connected Load (kW)</td><td>1977 KW</td></tr><tr><td>Demand Load (kW)</td><td>1049 KVA</td></tr></table>	Details	Operational phase	Source	MSEB	Connected Load (kW)	1977 KW	Demand Load (kW)	1049 KVA
Details	Operational phase									
Source	MSEB									
Connected Load (kW)	1977 KW									
Demand Load (kW)	1049 KVA									
34	Energy Efficiency	a) Total Energy saving (%): 22.26 % b) Solar energy (%): 6.83 %								
35	D.G. set capacity	Construction phase:-1 DG set of 100 kVA Operational phase: - 1 DG Set of 500 KVA will be provided for Common Lighting and Fire fighting.								
36	No. of 4-W & 2-W Parking with 25% EV	• 4W: Required : 190, Provided: 190 • 2W : Required: 96, Provided: 183 • EV Points : for cars & Scooters : 25 % of Total provided cars and scooters • EV cars: 48 EV points • 46 scooters will be provided with EV points								
37	No. & capacity of Rain water harvesting tanks /Pits	1 RWH tank of total 194 cum (proposed) capacity								
38	Project Cost in (Cr.)	Rs. 90.74 Cr								
39	EMP Cost	a) Construction phase: 1.Capital cost: 42.8 Lakhs 2.O & M Cost: 20.39 Lakhs b) Operation phase : 1.Capital cost: 197.97 Lakhs 2.O & M Cost: 42.58 Lakhs								
40	CER Details with justification if any.....as per MoEF&CC circular dated 01/05/2018	As per F. No. 22-65/2017-IA.III dated 30 September 2020 Office Memorandum the OM dated 1st may 2018 is suppressed. Hence, we will go along with SEAC recommendation.								
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil.								

3. Proposal was considered by SEIAA in its 309th (Day-1) meeting held on 14th October, 2025 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 obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.

2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain NOCs (i) Water Supply NOC ,(ii) Solid Waste Management NOC,
4. (iii) SWD NOC, (iv) Sewer NOC, (v) Tree NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
5. PP to complete tree plantation within the site during construction phase.
6. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 690.01m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI-22,584.02 m², Non FSI-12,890.06 m², total BUA-35474.08 m². (Plan approval No. CIDCO/BP-18764/TPO(NM)/2024/5321 dated 18.04.2024)

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.

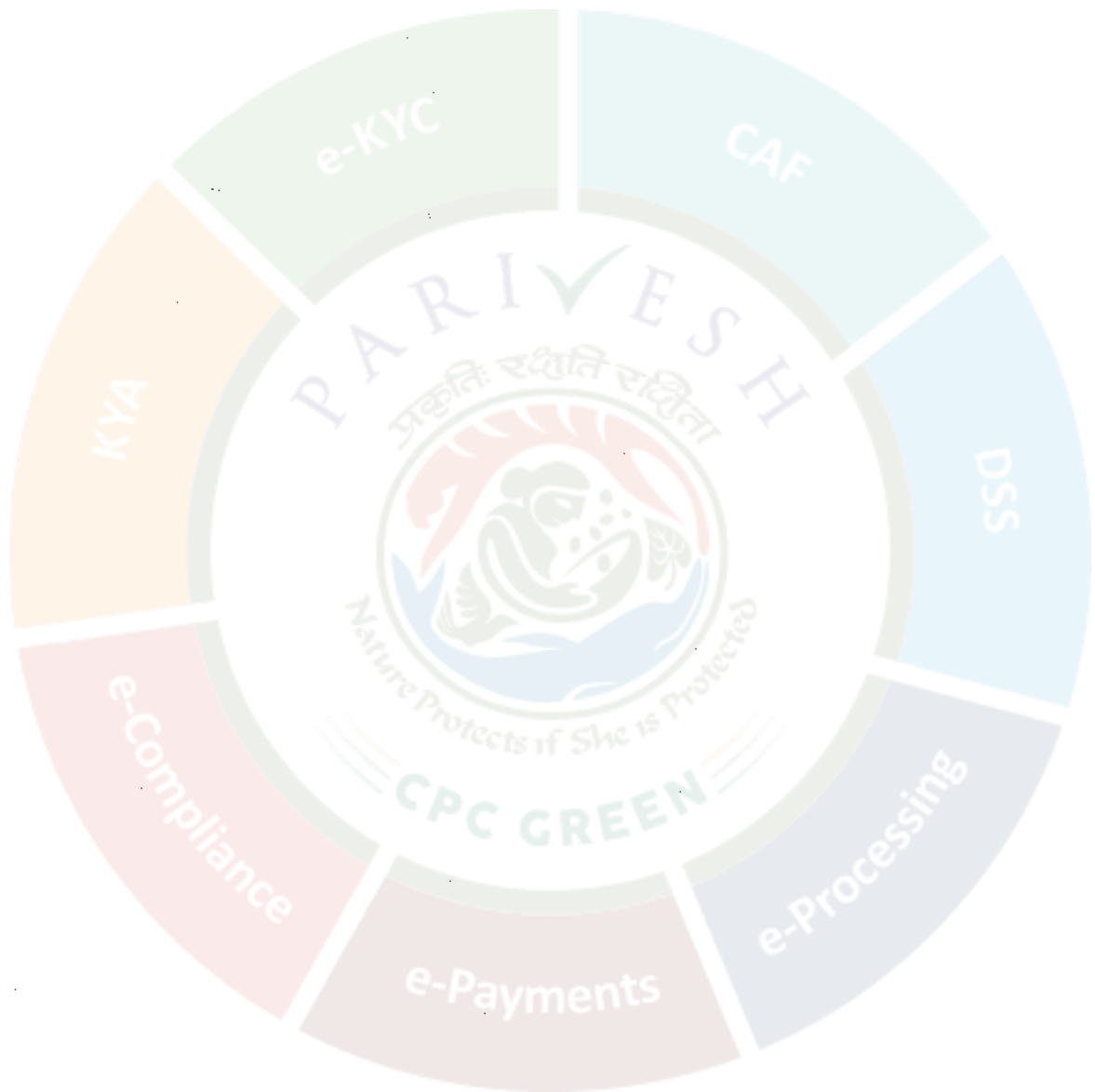
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its 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.


Jayashree Bhoj
(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, Raigad.
6. MD, CIDCO, Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@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/JD (WPC)/UAN No.0000209230/CE/2409000664

Date: 10/09/2024

To,
M/s. Shagun Ventures,
Plot No.43, Sector- 4, Pushpak Nagar,
Tal. Panvel, Dist. Raigad.



Sub: Consent to Establish for Proposed Residential & Commercial Building Construction Project under Red category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000209230
dtd. 05/06/2024.

Your application NO. MPCB-CONSENT-0000209230

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.90.74 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Proposed Residential & Commercial Construction Project named as M/s. Shagun Ventures, Plot No.43, Sector- 4, Pushpak Nagar, Tal. Panvel, Dist. Raigad on Total Plot Area of 6,879.44 Sq Mtrs for construction BUA of 35474.08 Sq Mtrs as per LOI/approved Sanction Plan issued by CIDCO 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	195	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
1	DG Set (500 KVA)	1	As per Schedule -II
2	DG Set (100 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	267 Kg/Day	OWC	Use as Manure
2	Non biodegradable waste	400 Kg/Day	Segregation	Hand Over to Authorized Vendor

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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	125000.00	MPCB-DR-26574	05/06/2024	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **215 CMD for treatment of domestic effluent of 195 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	212.00
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	NA

- 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
1	DG Set 500 KVA	Acoustic Enclosure	3.00	HSD 98 Ltr/Hr	1	SO ₂	48 Kg/Day
2	DG Set 100 KVA	Acoustic Enclosure	3.00	HSD 20.16 Ltr/Hr	1	SO ₂	9.6 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 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	C2E	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC Conditions.	Up to Commissioning of the Project	Up to Commissioning of the Project

** 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.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

CIDCO/BP-18764/TPO(NM)/2024/5321

18/04/2024

Ref. No.

Date :

To,

M/s Shagun Ventures through its Partners
Shri Bhupat Madhavbhai Mavani and others 7
Shop 1, Insignia, Plot no.95, Sec 19, Near Abhyudaya Bank
Ulwe, Navi Mumbai-410206.

Sub: Letter of Intent for environment clearance for Proposed Residential + Commercial Building (22.5% scheme) on Plot no. 43, Sector-4, Pushpak, Navi Mumbai.

- Ref:**
1. Architect's application & final drawing submission dated 6/02/2024.
 2. Provisional Fire NOC vide letter.no.CIDCO/FIRE/HQ/2024/E-283900 dated 13/2/2024.

Sir,

This has reference to above your project architects application letter vide above ref., regarding the Letter of Intent seeking Environmental Clearance for proposed Residential + Commercial Development (22.5 %) on the Plot No. 43, Sector- 4, Pushpak, Navi Mumbai.

In this regard, this is to inform you that documents and layout plans submitted by project architect in accordance with the prevailing UDC&PR-2020 are examined and found in order.

This letter is being issued only for the purpose of obtaining Environmental Clearance. This letter or grant of EC by SEIAA committee shall not be construed as commitment for grant of development permission. The applicant has to comply with all the requirements of prevailing regulations for seeking development permission including compliance Court Orders, etc. as may be applicable to the proposal.

You are required to take the Commencement Certificate after submission of the Environmental Clearance with due compliances of the recommendations as directed by the competent authority prior to commence any work on site.

This LOI is issued subject to the submission of the Complete Additional FSI NOC from CIDCO's Estate Department along with required documents at the time of applying for Development permission.

The details of project are as under;

1.	Name of the Owner	M/s Shagun Ventures through its Partners Shri Bhupat Madhavbhai Mavani and others 7
2.	Name of the Developer	M/s Shagun Ventures through its Partners Shri Bhupat Madhavbhai Mavani and others 7
3.	Property Details	Plot No. 43, Sector- 4, Pushpak, Navi Mumbai.
4.	Area Statement	

i.	Plot area	6879.440 sq. mt.
ii.	Permissible FSI (3.0)	Base FSI (2) + FSI in lieu of TDR (0.5)+Ancillary area FSI
iii.	Permissible BUA	13758.88 sq.m+ 3439.72 sq.m + 8668.09 sq mt =25866.69 Sq.m.
iv.	Proposed BUA	22584.02 sq mt
v.	Total BUA	22584.02 sq mt
vi.	Balance BUA	3282.67 sq. mt.
vii.	Total F.S.I. consumed (v/i)	3.283
viii.	Total Construction Area	35474.08 sq. mt.
5.	Number of Buildings	1 (3 wings)
6.	Number of Units	Residential: 264. Commercial: 24.
7.	Height of Building	40.450 m (upto Terrace level as per drawing) 42.70 m (Top of the building)
8.	R. G. Area	687.944 sq.m required , Proposed- 690.010 sq mt on ground. Total Proposed – 690.010 sq mt
9.	Parking	Required Parking spaces = 190 Cars & 96 scooters.
		Proposed Parking Spaces = 206 Cars & 99 scooters

Open Spaces for the Building

Sr. No.	Required (In mt.)	Proposed (In mt.)	Remarks
Front	As per Road width	Provided as per requirement of UDCPRs	NA
Rear	As per H/5	Provided as per requirement of UDCPRs	
Side1	As per H/5	Provided as per requirement of UDCPRs	
Side2	As per H/5	Provided as per requirement of UDCPRs	

Disclaimer: The above letter is issued on your request with clear understanding to obtaining Environmental Clearance from SEIAA or as per your request to prima-facie appreciate development potential of plot. This letter is not a development permission granted under MR&TP Act, 1966. It is further clarified that this letter should not be construed to be actual approval to commence the construction or to create any third party interest. Also, if while processing final permission for sanction under UDC&PR regulations, if any discrepancy is found in calculation of potential FSI, approvability of any plans as per UDC&PR Regulation, arising either due to some misrepresentation or withholding of any information or due to any other reason whatsoever, in such event UDC&PR shall prevail. This letter cannot be taken as a basis for any claim for compensation, grant of right or otherwise. This letter or grant of EC by SEIAA committee shall not be construed as commitment for grant of development permission. The applicant shall comply with all the documents/NOCs requirements as may be applicable to the proposal.

*This letter is issued with approval from Competent Authority.

Thanking you,

Yours faithfully,

Rashmi Chaudhari
18/04/2024

(Rashmi Chaudhari)
Associate Planner (BP)

CC to: Ar.Amit Kumar B Patel, Destination,shop no.12, ground floor, Great Eastern Summit Building, wing B, Plot 66, sector 15, Belapur400614



Summary of proposed Pline area as per UODPR											
Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RESI.)			FSI			Non FSI AREA		
		B & C Wing	A-Wing	B-Wing	C-Wing	TOTAL			A-Wing	B-Wing	C-Wing
1	GROUND	1107.550	11.380	15.250	1152.900	2885.270			2885.270	2885.270	2885.270
2	1ST FLR	867.410	0.000	0.000	0.000	867.410			2775.690	2775.690	2775.690
3	UPPER FIRST FLOOR	0.000	0.000	0.000	0.000	0.000			2501.490	2501.490	2501.490
4	2ND FLR	518.140	683.340	683.390	1885.410	2070.680			2070.680	2070.680	2070.680
5	3RD FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
6	4TH FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
7	5TH FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
8	6TH FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
9	7TH FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
10	8TH FLR	454.040	627.480	628.990	1709.610	393.370			393.370	393.370	393.370
11	9TH FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
12	10TH FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
13	11TH FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
14	12TH FLR	518.140	683.340	683.390	1885.410	163.990			163.990	163.990	163.990
15	Sub Total	1974.960	5651.190	7472.260	7485.610	22594.020			12502.410	12502.410	12502.410
16	MUMTY SLAB & OHT	0.000	0.000	0.000	0.000	387.650			387.650	387.650	387.650
17	TOTAL	1974.96	5651.190	7472.260	7485.610	22594.020			12890.060	12890.060	12890.060
18	TOTAL FSI		22594.02								
19	Total FSI and Non FSI								35474.08		



P R O F O R M A - I		SHEET NO.
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. -43, SECTOR - 04, PUSHPAK (DAPOLI), NAVI MUMBAI.		1/10
STAMPS OF APPROVAL OF PLANS		
Issued subject to conditions mentioned in the letter of Intake (LOI) for Environmental Clearance (EC) vide No./CDO/O/EP-ITRGA/TPO(NM)/2024/1522/ Date 18/04/2024. <i>Shagun</i> Asstt. Planner (EP) CDDO of Maharashtra Ltd Regional Office, Floor, Plot No.04, sector 11, CSD Belapur, Navi Mumbai		
Proforma-1		
Sr.No	Particulars	Area (sq.m)
1	a) Area of Plot (Minimum area of a, b, c to be considered) b) As per ownership document (7/2, CTS extract) c) As per measurement sheet	6879.440 6879.440 6879.440
Deductions for Proposed D.P. / D.P. Road widening Area/Service Road / Highway		
	a) widening	0.000
	b) Any D.P. Reservation area	0.000
	(Total sub)	0.000
3	Balance area of plot (3)	6879.440
Deductions for Amenity Space (If applicable)		
4	a) Required	0.000
	b) Adjustment of 20m, If any.	0.000
	c) Balance Proposed	0.000
5	Net Plot Area (3-4)	6879.440
Recreational Open Space (If applicable)		
6	a) Required	687.544
	b) Proposed	680.000
7	Internal Road Area	13758.880
8	Plotable area (If applicable)	6189.432
Build up area with reference to Basic F.S.I. as per front road width (Sr.No. Subarea) FSI: Min. of 3 as per UDOPR & 2.0 As per agreement to lease		
9	a) Permissible commercial area (Basic excluding ancillary)	2063.832
	b) Proposed commercial area (Basic excluding ancillary)	1974.560
Additional FSI on payment of premium Maximum permissible premium FSI - based on road width / TDR zone. (Plot area X 5.5 premium FSI) Plus Additional FSI as per Note 3rd 10.10.1 (plot area X 3.1)		
10	a) Zone (1-10a) (3-5) or 32 whichever is applicable	3439.720
	b) Proposed FSI on payment	219.000
Additional FSI on TDR building a) In-shit area against D.P. road (2.0 or Sr.No. 11a), If any		
11	b) In-shit area against Amenity Space If handed over	22584.068
	c) 20m/28.5 x 3 m, 4 (3)land /Plot	0.000
	d) TDR area	0.000
	e) Total In-shit / TDR building proposed (3) (a)-(b)-(c)	0.000
12	Additional FSI area under Chapter No. 7	0.000
Total entitlement of FSI in the proposal a) (5a) - (10a)-(11a)(c) or 32 whichever is applicable		
13	b) Permissible Ancillary Area FSI upto 80% or 80% on balance	13977.880
	c) potential with payment of charges.	8606.136
	d) Proposed Ancillary Area FSI	8606.136
14	d) Total entitlement (Basic + Additional)	22584.068
Maximum utilization limit of F.S.I. (building potential) Permissible per Road width (See per Regulation No. 5.1 or 6.2 or 6.3 or 6.4 as applicable in 5.1, 6.2 or 6.3 road width Note 3rd 10.10.1) Total Built-up Area in Area in proportion (excluding area of Sr.No.17.5)		
15	a) Entering Built-up Area	3.288
	Residential	0.000
	Commercial	0.000
16	b) Proposed Built-up Area (as per P-Form)	22584.068
	Commercial	20609.000
	Residential	1974.560
	c) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
17	d) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
18	e) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
19	f) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
20	g) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
21	h) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
22	i) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
23	j) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
24	k) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
25	l) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
26	m) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
27	n) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
28	o) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
29	p) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
30	q) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068
31	r) Total (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	22584.068

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

[CIN - U99999 MH 1970 SGC - 014574]

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

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PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

CIDCO/BP-18764/TPO(NM)/2024/5321

18/04/2024

Ref. No.

Date :

To,

M/s Shagun Ventures through its Partners
Shri Bhupat Madhavbhai Mavani and others 7
Shop 1, Insignia, Plot no. 95, Sec 19, Near Abhyudaya Bank
Ulwe, Navi Mumbai-410206.

Sub: Letter of Intent for environment clearance for Proposed Residential + Commercial Building (22.5% scheme) on Plot no. 43, Sector-4, Pushpak, Navi Mumbai.

- Ref:**
1. Architect's application & final drawing submission dated 6/02/2024.
 2. Provisional Fire NOC vide letter.no.CIDCO/FIRE/HQ/2024/E-283900 dated 13/2/2024.

Sir,

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In this regard, this is to inform you that documents and layout plans submitted by project architect in accordance with the prevailing UDC&PR-2020 are examined and found in order.

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The details of project are as under;

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2.	Name of the Developer	M/s Shagun Ventures through its Partners Shri Bhupat Madhavbhai Mavani and others 7
3.	Property Details	Plot No. 43, Sector- 4, Pushpak, Navi Mumbai.
4.	Area Statement	

i.	Plot area	6879.440 sq. mt.
ii.	Permissible FSI (3.0)	Base FSI (2) + FSI in lieu of TDR (0.5)+Ancillary area FSI
iii.	Permissible BUA	13758.88 sq.m+ 3439.72 sq.m + 8668.09 sq mt =25866.69 Sq.m.
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9.	Parking	Required Parking spaces = 190 Cars & 96 scooters.
		Proposed Parking Spaces = 206 Cars & 99 scooters

Open Spaces for the Building

Sr. No.	Required (In mt.)	Proposed (In mt.)	Remarks
Front	As per Road width	Provided as per requirement of UDCPRs	NA
Rear	As per H/5	Provided as per requirement of UDCPRs	
Side1	As per H/5	Provided as per requirement of UDCPRs	
Side2	As per H/5	Provided as per requirement of UDCPRs	

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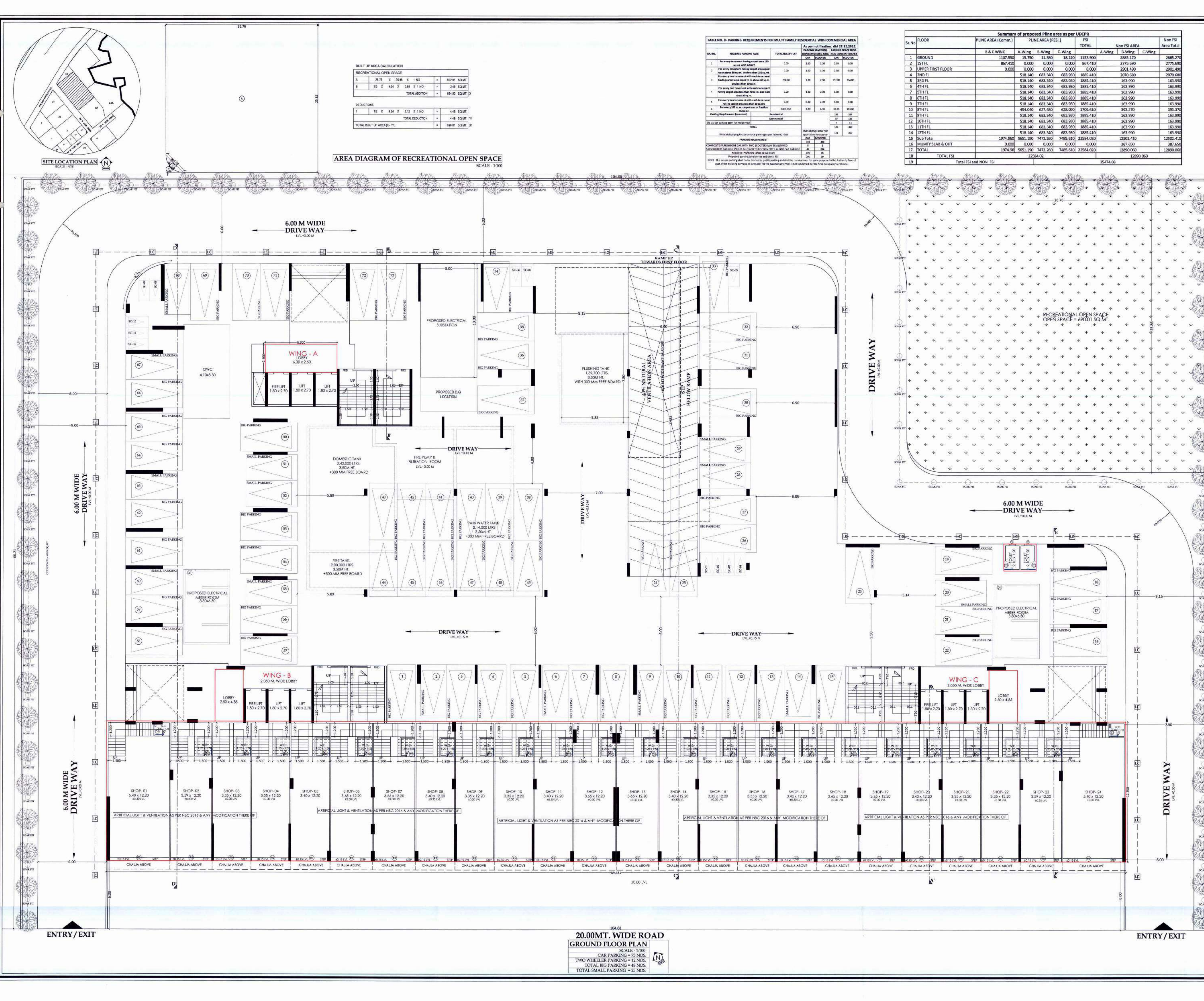
Thanking you,

Yours faithfully,


18/04/2024

(Rashmi Chaudhari)
Associate Planner (BP)

CC to: Ar.Amit Kumar B Patel, Destination,shop no.12, ground floor, Great Eastern Summit Building, wing B, Plot 66, sector 15, Belapur400614



BUILT UP AREA CALCULATION											
RECREATIONAL OPEN SPACE											
A	28.76	X	25.36	X	1	N.O.	=	690.01	SQ.MT		
B	23	X	4.24	X	0.98	X	1	N.O.	=	2.49	SQ.MT
TOTAL ADDITION							=	694.50	SQ.MT		

DEDUCTIONS

1	12	X	4.24	X	2.12	X	1	N.O.	=	4.48	SQ.MT
TOTAL DEDUCTION							=	4.48	SQ.MT		
TOTAL BUILT UP AREA (A - Y)							=	690.01	SQ.MT		

AREA DIAGRAM OF RECREATIONAL OPEN SPACE
SCALE: 1:100

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SL. NO.	REQUIRED PARKING RATE	TOTAL NO. OF PLATS	As per notification, 2012 & 2013		As per notification, 2012 & 2013	
			COMM. AREA	RES. AREA	COMM. AREA	RES. AREA
1	For every 100 sq. m. of built up area	100	1	1	1	1
2	For every 100 sq. m. of built up area	100	1	1	1	1
3	For every 100 sq. m. of built up area	100	1	1	1	1
4	For every 100 sq. m. of built up area	100	1	1	1	1
5	For every 100 sq. m. of built up area	100	1	1	1	1
6	For every 100 sq. m. of built up area	100	1	1	1	1
7	For every 100 sq. m. of built up area	100	1	1	1	1
8	For every 100 sq. m. of built up area	100	1	1	1	1
9	For every 100 sq. m. of built up area	100	1	1	1	1
10	For every 100 sq. m. of built up area	100	1	1	1	1
11	For every 100 sq. m. of built up area	100	1	1	1	1
12	For every 100 sq. m. of built up area	100	1	1	1	1
13	For every 100 sq. m. of built up area	100	1	1	1	1
14	For every 100 sq. m. of built up area	100	1	1	1	1
15	For every 100 sq. m. of built up area	100	1	1	1	1
16	For every 100 sq. m. of built up area	100	1	1	1	1
17	For every 100 sq. m. of built up area	100	1	1	1	1
18	For every 100 sq. m. of built up area	100	1	1	1	1
19	For every 100 sq. m. of built up area	100	1	1	1	1
20	For every 100 sq. m. of built up area	100	1	1	1	1
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26	For every 100 sq. m. of built up area	100	1	1	1	1
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53	For every 100 sq. m. of built up area	100	1	1	1	1
54	For every 100 sq. m. of built up area	100	1	1	1	1
55	For every 100 sq. m. of built up area	100	1	1	1	1
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86	For every 100 sq. m. of built up area	100	1	1	1	1
87	For every 100 sq. m. of built up area	100	1	1	1	1
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93	For every 100 sq. m. of built up area	100	1	1	1	1
94	For every 100 sq. m. of built up area	100	1	1	1	1
95	For every 100 sq. m. of built up area	100	1	1	1	1
96	For every 100 sq. m. of built up area	100	1	1	1	1
97	For every 100 sq. m. of built up area	100	1	1	1	1
98	For every 100 sq. m. of built up area	100	1	1	1	1
99	For every 100 sq. m. of built up area	100	1	1	1	1
100	For every 100 sq. m. of built up area	100	1	1	1	1

Summary of proposed Pline area as per UDPR												
Sr.No.	FLOOR	PLINE AREA (Comm.)			PLINE AREA (RES.)			TOTAL	Non FSI AREA			Non FSI Area Total
		8 & C Wing	A-Wing	B-Wing	C-Wing	A-Wing	B-Wing		C-Wing			
1	GROUND	1107.550	15.750	11.380	18.220	1152.900		2885.270			2885.270	
2	1ST FL	867.410	0.000	0.000	0.000	867.410		2775.690			2775.690	
3	UPPER FIRST FLOOR	0.000	0.000	0.000	0.000	0.000		2901.490			2901.490	
4	2ND FL		518.140	683.340	683.930	1885.410		2070.680			2070.680	
5	3RD FL		518.140	683.340	683.930	1885.410		163.990			163.990	
6	4TH FL		518.140	683.340	683.930	1885.410		163.990			163.990	
7	5TH FL		518.140	683.340	683.930	1885.410		163.990			163.990	
8	6TH FL		518.140	683.340	683.930	1885.410		163.990			163.990	
9	7TH FL		518.140	683.340	683.930	1885.410		163.990			163.990	
10	8TH FL		454.040	627.480	628.000	1709.610		193.990			193.990	
11	9TH FL		518.140	683.340	683.930	1885.410		163.990			163.990	
12	10TH FL		518.140	683.340	683.930	1885.410		163.990			163.990	
13	11TH FL		518.140	683.340	683.930	1885.410		163.990			163.990	
14	12TH FL		518.140	683.340	683.930	1885.410		163.990			163.990	
15	Sub Total		1974.96	5651.190	7472.260	7485.610	22584.020		12502.410		12502.410	
16	MUMTY SLAB & OHT		0.000	0.000	0.000	0.000		387.450			387.450	
17	TOTAL		1974.96	5651.190	7472.260	7485.610	22584.020		12890.060		12890.060	
18	TOTAL FSI				22584.02						12890.06	
19									35474.08			

PROFORMA - I

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. 43, SECTOR - 04, PUSHPAK (DAPOLI), NAVI MUMBAI.

STAMPS OF APPROVAL OF PLANS

Issued subject to conditions mentioned in the letter of intent (LOI) for Environmental Clearance (EC) vide No. CEC/CP/EP/2024/10/01/5231 Dated 18/10/2024.

Asst. Planner (P)
CICD of Maharashtra Ltd.
Regional Branch, 4th Floor,
Plot No. 04, Sector 11,
CSD Belapur, Navi Mumbai

Proforma-I

Sr. No.	Particulars	Area (sq. m.)
1	As per ownership document (7/2, CTS extract)	6879.440
2	As per measurement sheet	6879.440
3	As per site plan	6879.440
4	As per approved plan	6879.440
5	As per approved plan	6879.440
6	As per approved plan	6879.440
7	As per approved plan	6879.440
8	As per approved plan	6879.440
9	As per approved plan	6879.440
10	As per approved plan	6879.440
11	As per approved plan	6879.440
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87	As per approved plan	6879.440
88	As per approved plan	6879.440
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90	As per approved plan	6879.440
91	As per approved plan	6879.440
92	As per approved plan	6



SHAGUN VENTURES
BUILDING ICONS

Date : 08/10/2025

To,
State-Level Impact Assessment Authority Maharashtra,
Environment Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
State: Maharashtra.

Subject : Undertaking for Compliance with EIA Notification, 2006 (as Amended) for the Proposed Residential Cum Commercial Project On Plot No.43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

Respected Sir,

We hereby confirm that there is no violation of the requirements stipulated under the EIA Notification, 2006, as amended from time to time, in respect of the Proposed Residential Cum Commercial Project On Plot No.43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

This undertaking is signed by the Project Proponent, Architect, and Consultant to confirm that no Violation have occurred.

Thank you.

Sincerely,

Authorized Signatory



Project Proponent

Mr. Haresh Anandji patel



Architect

**Ar. Amitkumar B. Patel &
CA/2014/63182**



Consultant

**Mrs. Vaishali H. Tambat & COO
of Manusrushti**

Date : 19.09.2025

To,
Executive Engineer,
Solid Waste Management Department,
Panvel Municipal Corporation,
Panvel.

Subject : Application for Solid Waste Management NOC for Proposed Residential cum commercial Building on plot No. 37, Sector-17 at New Panvel west by M/s. Satyam Realty.

Reference : Minutes of 247th SEAC Meeting held on 9 September 2025 for Environmental Clearance for Proposal No. SIA/MH/INFRA2/526861/2025 Item no.: 13

Respected Sir/Madam,

I, Mr. Sandip Dhansukhbhai Patel, Partner of M/s. Satyam Realty am developing a Residential cum commercial Building on plot No. 37, Sector-17 at New Panvel west . The proposed project comprises of 214 Flats & 20 Shops with a total Construction area of 29567.493 sq.m.

We have applied for Environment Clearance vide Proposal number SIA/MH/INFRA2/526861/2025 .

We hereby submit our application for the Solid Waste Management NOC for the above-mentioned project.

Project Details:

- **Total Plot Area:** 3880.80 sq.m.
- **Proposed Built-up Area:** 29567.493 sq.m
- **Expected Occupancy:** 1435 No.s
- **Estimated Solid Waste Generation:**
 - Biodegradable: 251 kg/day
 - Non-biodegradable: 375 kg/day

The biodegradable waste will be treated in-situ in an Organic Waste Converter (OWC) with a capacity of 300 kg/day, while non-biodegradable (dry) waste will be collected on-site and will be stored in Dry waste Bin.

We request the Panvel Municipal Corporation to regularly take the Dry waste from our premises.

23/9/24
लेखनिक
आवक - जावक
पानवेल शहर महानगरपालिका
पानवेल - रायगड

Reff. No. 52/MPCB-GIES/2025-26

DATE: 02 / 09 / 2025

To,

M/s. Satyam Realty,

Satyam Swarnim, Address - Plot No. - 37

Sector - 17, New Panvel West,

Maharashtra, India.

Kind Attn. – Mr. Sandip Dhansukhbhai Patel.

Subject - Collection of Waste from your site.

Dear Sir,

We have received your letter enquiring for above mentioned request.

We will take your dry waste daily for further processing and disposal For the Quantity not more than 400 kg / Day. We will charge 150/- per unit per month for the same.

Our firm is approved by MPCB through vide consent no. 0000208946/CO/2405002044 Dated 22/05/2024.

Kindly acknowledge the same to initiate the work.

Thank you.

Your's Faithfully

For “*Green India* *Eco Services*”



Sameer Tupe

Authorized Signatory

Date: 19-9-2025

To,
State-Level Impact Assessment Authority Maharashtra,
Environment Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
State: Maharashtra

Subject : Undertaking for Grant of Commencement certificate only after Obtaining all necessary NOCs for the Proposed Residential cum commercial Building on plot No. 37, Sector-17 at New Panvel west by M/s. Satyam Realty.

Reference : Minutes of 247th SEAC Meeting held on 9 September 2025 for Environmental Clearance for Proposal No. SIA/MH/INFRA2/526861/2025 Item no.: 13

I, Mr. Sandip Dhansukhbhai Patel , Proponent of M/s. **Satyam Realty**, for the Proposed Residential cum commercial Building on plot No. 37, Sector-17 at New Panvel west .

We hereby undertake that the Commencement Certificate for the aforesaid project shall be obtained from the Planning Authority only after obtaining all the necessary NOCs from the concerned authorities.

This is for your information.

Thanking You,

For M/s. Satyam Realty

For SATYAM REALTY



Authorised Signatory **PARTNER**



स्वातंत्र्याचा अमृत महोत्सव



सिडको
शहरांचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९९-२२-६६५० ०९००

फॅक्स : ००-९९-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,

नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९९-२२-६७९९ ८९००

फॅक्स : ००-९९-२२-६७९९ ८९६६

संदर्भ क्र. No. CIDCO/EE(AP-IV)/2023/ 938

दिनांक : 01.09.2023

To,

Shagun Ventures,

Insignia, Shop No-1, Plot No-195,

Sector-19, Ulwe,

Navi Mumbai 400614.

Subject - Status of Storm Water Drain, for Plot no- 43, Sector-04, Pushpak Nagar, Pushpak Node, Navi Mumbai.

Ref. - 1) Your letter No. Nil dated 21.08.2023

Sir,

This is to inform you that the storm water drain is constructed along the 20 M wide road adjoining to Plot No.43, Sector-04 at Pushpak Nagar, Pushpak Node.

The status for storm water drains is issued on specific request of **Shagun Ventures**, Plot No.43, Sector-04 at Pushpak Nagar, Pushpak Node, Navi Mumbai for submission to environmental clearance authority for NOC.

Thanking You,

Yours faithfully,

(P. V. Ohale)

Executive Engineer (AP-IV)

Navi Mumbai International Airport,

Tower No 10, 3rd Floor,

Belapur Railway Station complex,

CBD Belapur, Navi Mumbai - 400614



स्वातंत्र्याचा अमृत महोत्सव



सिडको
शहरांचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच ९९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९९-२२-६६५० ०९००

फॅक्स : ००-९९-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,

नवी मुंबई-४०० ६९४.

दूरध्वनी : ००-९९-२२-६७९९ ८९००

फॅक्स : ००-९९-२२-६७९९ ८९६६

संदर्भ क्र. No. CIDCO/EE(AP-IV)/2023/ 937

दिनांक : 01.09.2023

To,

Shagun Ventures,

Insignia, Shop No-1, Plot No-195,

Sector-19, Ulwe,

Navi Mumbai 400614.

Subject - Status of Sewer Line Network, for Plot no-43, Sector-04, Pushpak Nagar, Pushpak Node, Navi Mumbai.

Ref. - 1) Your letter No. Nil dated 21.08.2023

Sir,

This is to inform you that the sewer line network along the 20 M wide road adjoining to Plot No.43 is laid but not commissioned yet.

The status for sewer line network is issued on specific request of Shagun Ventures, Plot No.43, Sector-04 at Pushpak Nagar, Pushpak Node, Navi Mumbai for submission to environmental clearance authority for NOC.

Thanking You,

Yours faithfully,

(P. V. Ohale)

Executive Engineer (AP-IV)
Navi Mumbai International Airport,
Tower No 10, 3rd Floor,
Belapur Railway Station complex,
CBD Belapur, Navi Mumbai - 400614



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

CIDCO/EE(AP-IV)/2024/ 62

14.02.2024

To,

Shagun Ventures,

Insignia, Shop No-1, Plot No-195,

Sector-19, Ulwe,

Navi Mumbai 400614.

Subject - Tree NOC for Horticulture For obtaining Environmental clearances, for Plot no- 43, Sector-04, Pushpak Nagar, Pushpak Node, Navi Mumbai.

Ref - 1) Your letter No. Nil dated 22.12.2023

Sir,

With reference to above subject, this is to inform you that as per records, there are 12 nos of trees in Plot No.43, Sector-04 at Pushpak Nagar, Pushpak Node.

The "Tree Authority Committee of CIDCO has granted the permission to cut 11 nos. of existing trees & to transplant 1 no. of existing tree. The status of trees is issued on specific request of **Shagun Ventures**, Plot No.43, Sector-04 at Pushpak Nagar, Pushpak Node, Navi Mumbai for submission to environmental clearance authority for NOC.

Thanking You,

Yours faithfully,

[Signature] 14/2/2024

(P.V.Ohale)

Executive Engineer (AP-IV)
Navi Mumbai International Airport,
Tower No 10, 3rd Floor,
Belapur Railway Station complex,
CBD Belapur, Navi Mumbai - 400614

Regd. Office: Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021 • Tel.: 022 6650 0900

Head Office: CIDCO Bhavan, CBD Belapur, Navi Mumbai - 400 614 • Tel.: 022 6791 8100

Website: www.cidco.maharashtra.gov.in



SHAGUN VENTURES
BUILDING ICONS

Date: 08/10/2025

To,

Subject : Undertaking for Grant of Commencement certificate only after Obtaining all necessary NOCs for the Proposed Residential Cum Commercial Project On Plot No.43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

Reference : Minutes of 248th SEAC Meeting held on 16 September 2025 for Environmental Clearance for Proposal No. SIA/MH/INFRA2/522238/2025, Item no.: 3

**State-Level Impact Assessment Authority Maharashtra,
Environment Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
State: Maharashtra**

I, Mr. Haresh Anandji patel, Proponent of M/s. Shagun ventures, for the Proposed Residential Cum Commercial Project On Plot No.43, Sector 4, At Pushpak Nagar, Panvel .

We hereby undertake that the Commencement Certificate for the aforesaid project shall be obtained from the Planning Authority only after obtaining all the necessary NOCs from the concerned authorities.

This is for your information.

Thanking You,

For M/s. Shagun ventures


Authorised Signatory



Date: 11-10-2025

To,
State-Level Impact Assessment Authority Maharashtra,
Environment Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
State: Maharashtra

Subject: Submission of Architect Certificate for Declaration of Mandatory RG Area on ground for our Proposed Residential Cum Commercial Project On Plot No.43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

Reference: Minutes of 248th SEAC-2 Meeting held on 16.09.2025 for Environmental Clearance for Proposal No.: SIA/MH/INFRA2/522238/2025 Item no.: 3.

Respected Sir,
We hereby certify that the entire mandatory RG Area is located on ground i.e. 690.01 Sq.mt which is 10.03 % of Net Plot area (6,879.44 Sq.mt) and no part RG area thereof is located on podium as mandated by NGT order dated 13.09.2022 (Appeal No- 22/2016 WZ).

This mandatory RG area is kept open to sky and also enables plantation of trees.

This is for your information and record.

Thanking you,
For,

DESTINATION Architecture Interior Designs

Architect **AMITKUMAR B. PATEL**
Reg. No. : **CA / 2014 / 63182**

Date: 11-10-2025

To,
The Principal Secretary SEIAA,
Environment Department
Room no. 217, 2nd floor,
Annex Building, Mantralaya,
Mumbai 400032

Subject : Environment Clearance for Proposed Residential Cum Commercial Project On
Plot No.43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun
ventures. (SIA/MH/INFRA2/522238/2025)

Reference : Minutes of 248th SEAC-2 Meeting held on 16.09.2025 for Environmental
Clearance for Proposal No.: SIA/MH/INFRA2/522238/2025 Item no.: 3.

Respected Sir,
We hereby undertake that no construction work has been done on site and we are applying for
New Environmental clearance for the project as per following proposed areas:

FSI area - 22,584.02 Sq.mt
Non FSI area – 12,890.06Sq.mt
Total construction area – 35474.08 Sq.mt.

Architect Certificate state the areas in tabular format are attached as annexure.

Thanking you,
For,

DESTINATION Architecture Interior Designs

AMITKUMAR
R BHOGILAL
PATEL

Digitally signed
by AMITKUMAR
BHOGILAL PATEL
Date: 2025.10.11
13:26:55 +05'30'

Architect **AMITKUMAR B. PATEL**
Reg. No. : **CA / 2014 / 63182**

Sr. No	Building Name	As per LOI vide letter No. CIDCO/BP-18764/TPO(NM)/2024/5321 dated 18.4.2024				Constructed on site				Proposed Configuration (As per approval areas & configuration)			
		Configuration	FSI Sq. m	Non FSI Sq. m	Total Construct ion area. Sq. m	Configu ration	FSI Sq. m	Non FSI Sq. m	Total Construc tion area. Sq. m	Configuration	FSI Sq. m	Non FSI Sq. m	Total Constructi on area. Sq. m
1.	WING A	Part Stilt + 1st & Upper First Parking + 2nd To 12th Flr.	22,584.02	12,890.06	35474.08	-	-	-	-	Part Stilt + 1st & Upper First Parking + 2nd To 12th Flr.	22,584.02	12,890.06	35474.08
2.	WING B	Ground + Part Stilt + 1st Flr. (Shops)+ Upper First Parking +2nd To 12th Flr.				-	-	-	-	Ground + Part Stilt + 1st Flr. (Shops)+ Upper First Parking +2nd To 12th Flr.			
3.	Wing C	Ground + Part Stilt + 1st Flr. (Shops)+ Upper First Parking +2nd To 12th Flr.				-	-	-	-	Ground + Part Stilt + 1st Flr. (Shops)+ Upper First Parking +2nd To 12th Flr.			

Thanking you,
For,
DESTINATION Architecture Interior Designs



Digitally signed by AMITKUMAR BHOGILAL PATEL
DN: c=IN, o=Personal, postalCode=410210, l=Raigarh(MH), st=Maharashtra, street=Flat No-1301, Windsor Heights, Plot No-120/121, Sector-19, Kharghar, Raigad, 2.5.4.20=4a255c43d78f5a6287a3fb9d95e74e0383a5c59ae106e997fee56b3cdcac26a6, serialNumber=5906148c089cab4ad948e52cce3baa1011bf240bc17b9eb6c57e5e10264d50f4, email=amit_patel04@yahoo.co.in, cn=AMITKUMAR BHOGILAL PATEL

Architect **AMITKUMAR B. PATEL**

Reg. No. : **CA / 2014 / 63182**

Date: 11-10-2025

To,
The Principal Secretary SEIAA,
Environment Department
Room no. 217, 2nd floor,
Annex Building, Mantralaya,
Mumbai 400032

Subject : Environment Clearance for Proposed Residential Cum Commercial Project On
Plot No.43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun
ventures. (SIA/MH/INFRA2/522238/2025)

Reference : Minutes of 248th SEAC-2 Meeting held on 16.09.2025 for Environmental
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AMITKUMAR
R BHOGILAL
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Digitally signed
by AMITKUMAR
BHOGILAL PATEL
Date: 2025.10.11
13:26:55 +05'30'

Architect **AMITKUMAR B. PATEL**
Reg. No. : **CA / 2014 / 63182**

Sr. No	Building Name	As per LOI vide letter No. CIDCO/BP-18764/TPO(NM)/2024/5321 dated 18.4.2024				Constructed on site				Proposed Configuration (As per approval areas & configuration)			
		Configuration	FSI Sq. m	Non FSI Sq. m	Total Construct ion area. Sq. m	Configu ration	FSI Sq. m	Non FSI Sq. m	Total Construc tion area. Sq. m	Configuration	FSI Sq. m	Non FSI Sq. m	Total Constructi on area. Sq. m
1.	WING A	Part Stilt + 1st & Upper First Parking + 2nd To 12th Flr.	22,584.02	12,890.06	35474.08	-	-	-	-	Part Stilt + 1st & Upper First Parking + 2nd To 12th Flr.	22,584.02	12,890.06	35474.08
2.	WING B	Ground + Part Stilt + 1st Flr. (Shops)+ Upper First Parking +2nd To 12th Flr.				-	-	-	-	Ground + Part Stilt + 1st Flr. (Shops)+ Upper First Parking +2nd To 12th Flr.			
3.	Wing C	Ground + Part Stilt + 1st Flr. (Shops)+ Upper First Parking +2nd To 12th Flr.				-	-	-	-	Ground + Part Stilt + 1st Flr. (Shops)+ Upper First Parking +2nd To 12th Flr.			

Thanking you,
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Digitally signed by AMITKUMAR BHOGILAL PATEL
DN: c=IN, o=Personal, postalCode=410210, l=Raigarh(MH), st=Maharashtra, street=Flat No-1301, Windsor Heights, Plot No-120/121, Sector-19, Kharghar, Raigad, 2.5.4.20=4a255c43d78f5a6287a3fb9d95e74e0383a5c59ae106e997fee56b3cdcac26a6, serialNumber=5906148c089cab4ad948e52cce3baa1011bf240bc17b9eb6c57e5e10264d50f4, email=amit_patel04@yahoo.co.in, cn=AMITKUMAR BHOGILAL PATEL

Architect **AMITKUMAR B. PATEL**

Reg. No. : **CA / 2014 / 63182**

PROJECT DETAILS

34	Energy Efficiency	a) Total Energy saving (%): 22.6 % b) b) Solar energy (%): 6.83 %
35	D.G. set capacity	Construction phase: - 1 DG set of 100 kVA Operational phase: - 1 DG set of 500 kVA
36	No. of 4-W & 2-W Parking with 25% EV	• 4W: Required : 190 , Provided: 206 • 2W : Required: 96 , Provided: 99 • EV cars: 51 EV points • 25 scooters will be provided with EV points
37	No. & capacity of Rain water harvesting tanks /Pits	1 RHW Tank of total 194 cum capacity
38	Project Cost in (Cr.)	Rs. 90.74 Cr.
39	EMP Cost	a) During construction phase 1.Capital Cost : – per year: Rs.42.28 (lakhs) 2.O & M Cost :- 20.39 Lakhs a) During Operation phase 1. Capital Cost : – Rs. 197.97 (lakhs) 2.O & M Cost: 42.58 Lakh/ Year
40	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per F. No. 22-65/2017-IA.III dated 30 September 2020 and Office Memorandum- OM dated 1st may 2018 is suppressed. Hence, we will go along with SEAC recommendation
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil

SOLID WASTE MANAGEMENT

WASTE GENERATED (DURING CONSTRUCTION PHASE)

A	Construction Material	Unit	Quantity of Waste			Reuse/Recycle Application
			Generated	Reused/ Recycled	sent to supplier	
a	Excavated material	Cu.mt	3000.97	2700.87	300.10	Used in road gardening or PCC, or Plinth, Filling Etc.
b	Top soil preserved	Cu.mt	1375.89	1375.89	0	utilized during landscape development
Handling of Construction Waste Materials						
a	Broken Bricks	cum.	220.98	220.98	0.00	For Plinth filling, Landscaping, waterproofing Etc.
b	Steel bars	M.T.	107.07	107.07	0.00	Used for cajja , Lintel, Lofts Manholes, Compound wall, Fabrication Etc.
c	Broken Tiles	cum.	6.67	6.67	0.00	Used in Lobby Decoration, Used for landsacpe decoration
d	Paint cans-20 Liters	Nos.	611.87	0.00	611.87	Sold to respective contractor for further recycling
e	Cement Bags	Nos.	155749.48	0.00	155749.48	sold to respective contractor for further recycling
f	Packing material	LS	LS	0.00	1.00	sold to respective contractor for further recycling

SOLID WASTE MANAGEMENT

Construction Phase

Waste	Quantity (kg/day)	Management
Biodegradable Waste Generation by Workers	45	Handed over to Local body by daily collection system
Non- Biodegradable Waste Generation by Workers	30	Will be segregated and Handed over to Authorized recyclers

Operation Phase

Waste	Quantity (kg/day)	Management
Biodegradable	267	Wet garbage treatment in 1 OWC's of 270 Kg capacity
Non- Biodegradable	400	Handed over to Authorized recyclers
TOTAL	667	
E-waste (Kg/Yr.)	813	Handed over to Authorized recyclers
STP Sludge (kg/day)	39	Will be treated in OWC and then used as manure.

Annexure No 18 Facility provide for workers

No. of residential workers	4
Non-residential workers	0
No. of hutments	2
Facility provided for workers: No. of toilets at site	1
No. of Bathrooms at site	1
Drinking Water facility at site	YES
No. of bore wells at site	1
Light provision for hutments	YES
First Aid box provision	YES
Cooking facility given or not	NO
Provision of safety gadgets	YES
Barricading of sites done at site	
Covering of all building with Green Cloth:	



TEST REPORT					
Report No:		EFEL/PRO/2026/05/421		Issue Date	19/05/2026
Name and Address of Customer		Mr. Haresh Anandji patel Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project			
Sample Name		Air	Sample Description	Ambient Air	
Date of Sampling		11/05/2026	Sampling duration	480 Min	
Start Date of Analysis		12/05/2026	End Date of Analysis	18/05/2026	
Sampling Location		On Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I	
Dry bulb temperature		35 ⁰ C	Wet bulb temperature	28 ⁰ C	
Relative Humidity		61%	Sampling done by	Manusrushti	
Results					
Sr. N	Parameters	Results	Unit(s)	Specifications (NAAQ	Methods
`1	Sulphur Dioxide (SO2)	27.7	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen (NO2)	34.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM10	67.0	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter	36.6	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	1.2	mg/m ³	≤ 04	
6	Ozone(O3)	26.02	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	µg/m ³	≤ 06	
9	Nickel(Ni)	BDL	µg/m ³	≤ 20	
10	Ammonia(NH3)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	µg/m ³	≤ 1.0	
12	Benzene(C6H6)	BDL	µg/m ³	≤ 05	
Remark- All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.					



Shelar

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 45001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2026/05/422	Issue Date	19/05/2026		
Name and Address of Customer	Mr. Haresh Anandji patel Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project				
Sample Name	Noise	Sample Description	Ambient Noise		
Date of Sampling	11/05/2026	Sampling duration	Spot Time		
Sampling done by	Manusrushti				
Results					
Sr. No	Locations	12.30 Hrs. Result dB(A) Day	22.00 Hrs. Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Project Site	52.3	42.2	55/45	CPCB Guidlines
2	Near Gate	52.6	41.6		
Remark-					
- All above Noise level results are within Central Pollution Control Board Standards limit. - Day/Night -55/45 dB.					



Shelar

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)



TEST REPORT

Report No:	EFEL/PRO/2026/05/423		Issue Date	19/05/2026
Name and Address of Customer	Mr. Haresh Anandji patel Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project			
Sample Name	Water	Sample Description	Drinking Water	
Date of Sampling	11/05/2026	Sampling Time	11.00 AM	
Start Date of Analysis	12/05/2026	Sampling Procedure	APHA 1060	
Sampling Location	Project Site	Sample Quantity	02 L	
Sampling Collected by	Manusrushti	End Date of Analysis	18/05/2026	

Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit) (IS 10500:2012)	Methods
1	pH at 25°C	7.02	--	6.5 to 8.5	APHA 4500 H+ A, 24th Ed. 2023
2	Total Dissolved Solids TDS	124.0	mg/L	<500	APHA 2540 C, 24th Ed. 2023
3	Total Hardness (as CaCO ₃)	58.3	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	45.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	12.40	mg/L	<200	IS 3025 (Part 24)
6	Nitrate(as NO ₃)	1.50	mg/L	<45	APHA 4500 NO ₃ , 24th Ed. 2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 24th Ed. 2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 24th Ed. 2023
9	Chloride (as Cl)	14.3	mg/L	<250	APHA 4500 Cl-, 24th Ed. 2023
10	Calcium (as Ca)	12.5	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	6.4	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24th Ed. 2023
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	MPN/100ml	<2	IS 1622:1981

Remark-

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS: 1622 (R.A.1996), Table No.-4].



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Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 45001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2026/05/424	Issue Date	19/05/2026
Name and Address of Customer	Mr. Haresh Anandji patel Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project		
Sample Name	Soil	Sample Description	
☞ Date of Sampling	11/05/2026	Sampling Time	11.47 AM
Start Date of Analysis	12/05/2026	Sampling Procedure	--
Sampling Location	On site	Sample Quantity	01 kg
Sampling done by	Manusrushti	End Date of Analysis	18/05/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	Sand ,Silt ,Clay		
2	pH at 250C	7.30	--	IS 2720(Part 26) 1987
3	EC at 250C	954.0	μS/cm	IS 14767 : 2000
4	Moisture Content	13.2	%	Manual Of Soil Testing
5	Organic Matter	1.20	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	21.6	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	34.0	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	17.4	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	224.6	mg/Kg	Manual Of Soil Testing
10	Water Holding	36.5	%	Manual Of Soil Testing
11	Calcium as (Ca)	22.8	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	18.7	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	0.18	mg/Kg	Manual Of Soil Testing
14	Chlorides as Cl	21.6	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	2.0	mg/Kg	Manual Of Soil Testing
16	Iron (as Fe)	3.30	mg/Kg	Manual Of Soil Testing



Shelar

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Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 45001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2026/05/425	Issue Date	19/05/2026
Name and Address of Customer	Mr. Haresh Anandji patel Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project		
Sample Name	Source Emission	Sample Description	Stack material: MS
Date of Sampling	11/05/2026		Stack height: 3.0 Mtr
Start Date of Analysis	12/05/2026		Stack Type: Round
End Date of Analysis	18/05/2026	Sampling Location	DG set
Sample Quantity	Thimble 1 Nos. and 30 ml solution	Sampling duration	30 Min
Sampling done by	Manusrushti	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Flue Gas Temperature	379	K		
2	Differential Pressure	4.1	mm WG		
3	Velocity	7.4	M/S		
4	Dimensions of stack	0.2	Mtr.		
5	Stack area	0.0314	M2		
6	Gas volume	665.34	Nm3/Hr.		
7	Particulate matter	48.0	mg/Nm3	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur dioxide (SO2)	21.0	mg/Nm3	-	
9	Oxides of Nitrogen	14.0	mg/Nm3	N.S.	

Remark- All above results are within MPCB limit
BDL – Below Detectable Limit.



Shelar

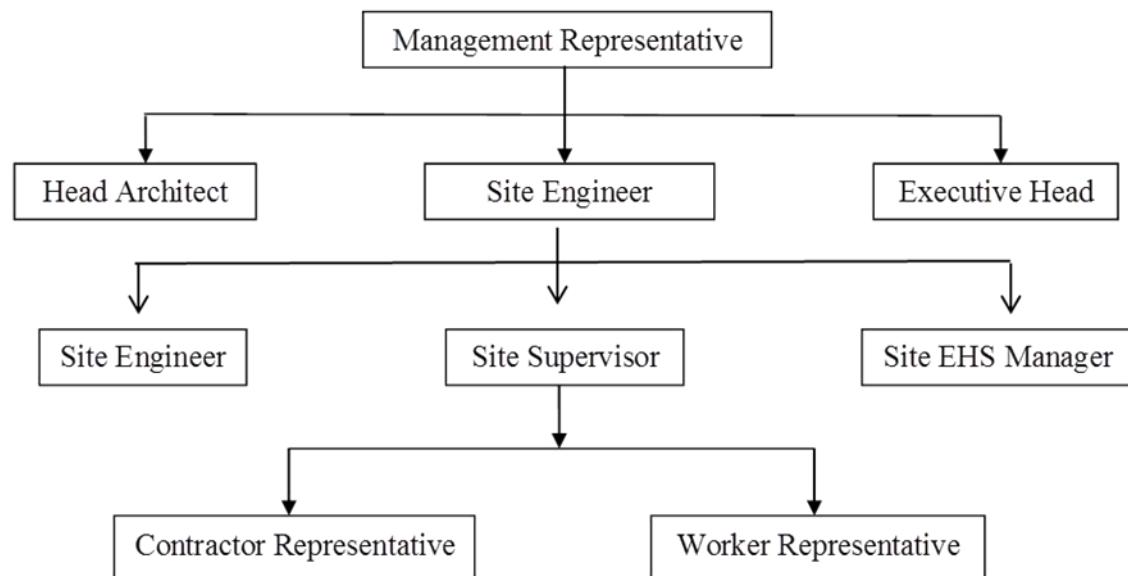
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Certifications: ISO 9001 : 2015
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Annexure No. 16 Environment Management Cell



WATER CONSUMPTION

1	Construction phase		
From Tanker water of potable quality: 11 KLD (For workers) From Water Tankers: 10 – 20 KLD (Depending on construction activity)			
2.	Operation phase		
Sr. No.	Description	Total (KLD)	Source of water supply
a.	Domestic purpose	137	Local body
b.	Flushing purpose	72	Treated water from STP
c.	Gardening purpose	3	Treated water from STP
	Total	212	

ROAD NETWORK & PARKING PROVISION

Sr. No.	Description	Width
1	External road to Project site	The proposed project has access from Existing 60 m wide JNPT Road.
2	Internal Drive way	6.0 m wide

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA						
			As per notification, dtd 28.12.2022			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE REQ.		PARKING SPACE PROP	
			NON CONGESTED AREA		NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	264.00	1.00	2.00	132.00	264.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq. m. carpet area or fraction there of	1869.050	2.00	6.00	37.00	113.00
Parking Requirement (quantum)		Residential			132	264
		Commercial			37	113
5% visitor parking only for residential					7	13
TOTAL					176	390
With Multiplying Factor on total parking as per Table 8C - 0.8			Multiplying Factor Not applicable for scooter		141	390
PARKING REQUIREMENT			CAR	SCOOTER		
			141	390		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.			0	0		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			49	294		
Required PARKING (after conversion)			190	96		
Proposed parking considering additional FSI			206	99		
NOTE : The excess parking shall to be treated as public parking and shall be handed over for same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.						

	Nos. Required as per rules	Proposed Parking
4W	190	206
2W	96	99

Parking on	4W	2W	Area Sq.mt.
Ground floor	73	12	2331.00
First floor	63	42	2505.52
Upper first floor	70	45	2554.44

20.00MT. WIDE ROAD

	4 W	2W
PROVIDED	73	12
EV parking	18	2
% of EV parking	25%	25%

25% EV Parking

	4 W	2W
PROVIDED	73	12
EV parking	18	2
% of EV parking	25%	25%

ENVIRONMENTAL MANAGEMENT PLAN

DURING CONSTRUCTION PHASE

Sr. No.	Attributes	Parameter	Set up	Total Cost per annum (Rs. In Lakhs)
1	Air	Air & Noise Monitoring	7 + 28.3	9.1 + 0.46
2	Water	Water monitoring/ wastewater monitoring + Portable STP	7.5	0.95
3	land	Site Sanitation		0.50
4	Biological Environment	Top soil preservation cost, Cost of transplantation of trees		0.45
5	Socio-Economic Environment	Disinfection- Pest Control, First Aid Facilities, Health Check Up, Personal Protective Equipment, CFL Lamp for hutment		8.93
	TOTAL		42.8	20.39

DMP Cost (Construction)	71.20	21.36
--------------------------------	--------------	--------------

DUST MITIGATION

Sr. No.	Parameters considered	Criteria considered	Set up cost (Rs. In Lakhs)	Recurring cost (Rs. In Lakhs)/year
1	25 Feet high Tin / metal sheet	Total perimeter of the project * Rs. 2500 Ft (with 1 meter width)	10.2	Nil
2	Wet Green Cloth/ wet jute sheet/ Tarpaulin	Height of Building and width of bldg* cloth requirment	3.9	-
3	Demolition building covered with Tarpaulin	Demolition building Height and width of bldg * cloth requirment	Nil as No demolition involved	Nil as No demolition involved
4	Sprinkling / Spraying of water	1 water tanker of 15,000 lit daily: yearly contact will be given		3.65
5	stationary/ Mobile Anti Smog guns	1 mist spray covers 25 meter area	6.9	nil
6	sensor based air pollution monitors	1 Machine with display (Ambient Pro Air Quality Monitor from Prana Air)	4.5	0.45
7	Provision of Wheel washing area and Sedimentation tank at gate	set up cost of wheel washing area * No. of Gates (recurring cost for power and water)	0.8	0.5
8	Mulching on top soil and green plantation near site	-	0.5	-
9	Soil stabilisation	stock pile of soil and stone pitching or other methods to avoid soil erosion	1.5	-
10	Daily Cleaning of road approaching to site through contract labour	Contract labour Cost : Yearly contact will be given	Nil	1.5
11	Awariness through Site EHS officer on Dust mititgation measures	Appointment of EHS officer	-	3
	Total		28.3	9.1

ENVIRONMENTAL MONITORING PLAN

DURING CONSTRUCTION PHASE – PER YEAR

Sr. No.	Pollution Monitoring	Parameters	Frequency	Location	Cost per Year (In lakhs)
1	Air quality	SPM,RSPM,SO2,& NOX,CO, HC	Quarterly	At major Construction area. (total 2 Stations)	0.46
2	Noise Level	Equivalent noise level	Daily	At major Construction area. (total 2 Stations)	
3	Exhaust from DG Set	SPM, SO2, Nox	Quarterly	Stack of DG set.	0.015
4	Exhaust from DG Set	SPM, SO2, NOx, Hydrocarbons and Carbon Monoxide	Yearly	Stack of DG set.	
5	Waste water analysis	Portable STP- pH & BOD	Monthly	-	0.672
6	Drinking Water Analysis	Analysis of water for physical, chemical, biological parameters.	Quarterly	At source (municipal/ tankers)	0.07
	Total				1.243

ENVIRONMENTAL MONITORING PLAN

DURING OPERATIONAL PHASE– PER YEAR

Sr. No.	Environmental Monitoring	Parameters	Frequency	Cost per Year (In lakhs)
1	Ambient Air quality	SPM, RSPM, SO ₂ , NO _x	Quarterly	0.46
2	Noise Level	Equivalent noise level	Daily	
3	Exhaust from DG Set	SPM, SO ₂ , NO _x	Quarterly	0.06
	Exhaust from DG Set	SPM, SO ₂ , NO _x , Hydrocarbons and Carbon Monoxide	Yearly	0.02
4	Drinking Water	(Physico- chemical and biological parameters as per the source and utilization of water)	Quarterly	0.28
5	Rain Water Harvesting	(Physico-chemical and bacteriological parameters as per the source and utilization of water)	Monthly	0.11
6	Sewage from STP	pH, BOD, COD, TSS TDS, Oil and Grease	Quarterly	0.22
		As per E (P) act 1986: 30 parameters	Yearly	0.08
7	OWC Manure	pH, Conductivity, Colour, Bulk Density, Organic Carbon, Total Nitrogen as N, Total Phosphate as P ₂ O ₅ , Total Potash as K ₂ O, C:N ratio, Moisture Content	Quarterly	0.10
		Total		1.33

ENVIRONMENTAL MANAGEMENT PLAN

DURING OPERATION PHASE

Sr. No	Component	Description	Capital cost Rs. (Lakhs)	O and M cost
				(Rs. In Lakhs/year)
1	Sewage Treatment Plant	1 Sewage Treatment Plant of 215 KLD MBBR	65.75	13
2	Rain Water Harvesting	1 RWH tank of total 194 cum capacity	77.6	7.76
3	Solid Waste Management	1 Organic waste convertor Machine and storage and Segregation of waste	15	2.04
4	Green Belt Development	Plantation of Tree and development of RG area	10.35	2.4
5	Miyawaki Plantation	Miyawaki Plantation	2.13	0.064
5	LFD Fixtures	Low Flush Toilets and low-flow faucet	2.13	0.0
6	Solar Energy	Solar Panels PV Panels (117 Nos.)	25.014	1.3
7	Environmental Monitoring	EMP costing	MoEF accredited lab will be hired	15.9
	TOTAL		197.97	42.58

	DMP Cost (operation)	10.68	3.20
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Kamothe Colony Forum Emerges As Strong Third Front

Navi (Correspondent): In the run-up to the Panvel Municipal Corporation elections, local residents are stepping into the political arena — and giving established parties stiff competition. On Sunday, the Kamothe Colony Forum demonstrated its growing influence by organising a massive Determination Rally at Shankarrao Chavan School, where residents turned out in large numbers, signalling

Mumbai strong public backing for what is fast emerging as a third front. At the rally, the Forum announced 11 candidates and declared its intention to contest all seats in Wards 11, 12, and 13. Forum president Mangesh Adavat, who has consistently led agitations over civic issues for several years, confirmed he will contest from Ward 12. “Our stand is simple — people’s power against money power,” Adavat said while

addressing the gathering. “Even if money is used to influence elections, we will raise our voice for justice in the Municipal Hall.” Women’s Wing chief Yogashree Mudrik, an activist and yoga trainer, reiterated the Forum’s focus on core civic concerns. “We are going before the citizens with issues such as inadequate water supply, poor road conditions, double property tax and traffic congestion,” she said. **P3**

Amit Thackeray accepts police notice in unlawful assembly case



Navi (Correspondent): Maharashtra Navnirman Sena (MNS) leader Amit Thackeray on Sunday accepted a police notice issued to him for allegedly inaugurating the Chhatrapati Shivaji Maharaj

Mumbai statue in Nerul without official permission. His visit to the Nerul police station, which was otherwise expected to be a brief procedural formality, turned into a major show of strength as **P3**

2 Youths Killed, 4 Injured As Speeding XUV Rams Container On JNPT–Panvel Road

Navi (Correspondent): Two youths were killed and four others, including the driver, were injured after a speeding XUV travelling from Nerul to Panvel rammed into a container ahead of it on the JNPT–Panvel road shortly after midnight on Friday. Police said the accident occurred due to the rash and negligent driving of the car’s driver, who has now been booked.

The deceased have been identified as Hitendra Sanjay Patil (22), a resident of Karave village, and Shrinath Mohan Chandrashekhar (22), a resident of Nerul Sector-6. The injured include the driver Harsh Santosh Patil (21) and three of their friends. According to police, the group of six friends was travelling in the XUV for a late-night drive from Nerul towards Panvel via the JNPT road. At around 12.15 am, when they reached the bridge near Bhangaerpada Pankaj Parking, the driver Harsh Patil lost **P3**



Panvel–Karjat Suburban Corridor Nears Completion, Over 80% Physical Progress Achieved

P a n v e l (Correspondent): The Panvel–Karjat New Suburban Railway Corridor, a key initiative under the Mumbai Urban Transport Project Phase III (MUTP–III), has surpassed 80 percent physical completion, marking a major milestone in improving suburban connectivity on the Central Railway. The work is being carried out by the Mumbai Rail Vikas Corporation. “During the Saturday–Sunday night block, complex

layout modification works were carried out at Panvel. It involved shifting Point 515-A, located at the CSMT end of Panvel Platform No. 2, by 90 meters. The primary purpose of this was to extend

the Panvel suburban platforms by 90 meters towards CSMT to accommodate the upcoming platforms of the Panvel–Karjat corridor.” said an official of MRVC adding that corridor

will enhance suburban connectivity between Panvel and Karjat, easing congestion on one of the busiest routes in the Mumbai Metropolitan Region. The project, sanctioned at a cost

of Rs 2,782 crore, was initially targeted for completion by December 2025. However, officials now expect it to open to the public by March 2026. The corridor will provide a **P3**

Air India Express announces flights from Navi Mumbai airport from December 25

Navi (Correspondent): The Air India Express on Friday announced that it will begin operations from the Navi Mumbai International Airport (NMIA) from December 25, 2025, the first day of commercial operations at the airport, with its first flight departing for Bengaluru. An official statement said that the airline will operate daily flights to Bengaluru and five weekly flights to Delhi. From January 1, 2026, these routes will see twice-daily services, offering passengers greater flexibility and connectivity. Bookings are now open through the airline’s website, mobile app, and other major booking channels, it said.

The new services from Navi Mumbai will complement the airline’s expanding network from Bengaluru, one of its key hubs. Air India Express currently operates over 530 weekly flights from Bengaluru, including recent routes to Ahmedabad, Chandigarh, Dehradun, Jodhpur, and Udaipur, as well as direct international flights to

Bangkok, Jeddah, Kuwait, and Riyadh, it further said. Commenting on the launch, Aloke Singh, Managing Director of Air India Express, said, “We are pleased to work with the airport as it opens up capacity for Mumbai and the surrounding region, putting one of India’s largest transport hubs on a rapid growth trajectory. We will offer direct connectivity to Bengaluru and New Delhi, with seamless onward connections on both AIX and Air India networks. Additional flights will be added gradually as we expand operations from Navi

Mumbai.” The statement further said that the Air India Express already has a strong presence in Maharashtra, with over 130 weekly flights from Mumbai and over 90 weekly flights from Pune. From December 1, 2025, the airline will also launch twice-daily flights from Nagpur to Bengaluru. The airline has recently upgraded its Boeing 737-8 cabins, offering more legroom, USB charging ports, improved seating, and hot ‘Gourmet’ meals. Through its ‘Tales of India’ initiative, the airline showcases over 50 **P3**



CIDCO Launches First-Ever FCFS Housing Scheme With 4,508 Ready Homes Across Navi Mumbai

Navi (Correspondent): For the first time in its history, the City and Industrial Development Corporation (CIDCO) has launched a housing scheme on a first-come, first-served (FCFS) basis, offering 4,508 ready-to-move tenements across five Navi Mumbai nodes. Online registrations will begin on 22 November at 4 pm, CIDCO announced on Friday.

The scheme includes 1,115 homes for the Economically Weaker Section (EWS) **P3**

Mumbai नव्या आयुष्याचा प्रारंभ करा आपल्या परमंतीच्या सिडकोच्या सुसज्ज घरांसह तळोजा, द्रोणागिरी, कळंबोली, खारघर आणि घणसोली नोडमधील ४५०८ सदनिकांची विक्री स्वतः निवडा स्वनामिल घर

Traffic Department Removes 31 Abandoned Vehicles From Ulwe After Citizen Complaint On Aaple Sarkar Portal

Navi Mumbai (Correspondent): The Navi Mumbai Traffic Department has cleared 31 abandoned vehicles from Ulwe following a complaint lodged through the Aaple Sarkar portal.

The complaint made on November 9 urged authorities to remove derelict vehicles from Ulwe. "The complaint has been received and action has been taken as requested," the Traffic Department said in its official communication. A special joint drive was then carried out by the Seawoods Traffic Branch and Ulwe Police Station. According to the action-taken report, "A total of 31 abandoned vehicles were identified during the search operation."

Officials added that



owners of 16 vehicles were contacted directly. "They were instructed to remove their vehicles immediately, and they have complied," the report stated.

For the remaining abandoned vehicles, officials have begun the seizure process. "Correspondence has been initiated with the Chief

Vigilance Officer, CIDCO, for further action," the department confirmed, referring to a letter sent on November 13.

The Traffic Department also assured continued vigilance. "If any more abandoned vehicles are found in the Ulwe node, necessary action will be taken," the Seawoods Traffic Branch said.

Navi Mumbai cops raid lodge, rescue two women

Navi Mumbai

(Correspondent):

The Navi Mumbai Crime Branch's Anti-Human Trafficking Unit (AHTU) raided a lodge in the APMC area on Thursday, November 20, and rescued two women allegedly forced into commercial sex work. The raid was carried out on the orders of Police Commissioner Milind Bharambe.

The action followed a tip-off received by Senior Police Inspector Prithviraj Ghorpade about a flesh trade racket operating from



Shrinidhi Hotel & Lodging in Sector 19/C, APMC.

Police said lodge manager Mastaram Ramasanehi Kanojiya

was showing women to customers and charging Rs 5000. A decoy customer

was sent, and after a signal, the team raided

the lodge and rescued the women.

Three accused were arrested: Kanojiya, who accepted R4500 from the decoy, waiter Vishal Yadav, and Sonu alias Shahin Husain Mandal, identified as the supplier of women. The lodge owner, Raghu Anna, identified as the main suspect, is absconding and has been declared wanted.

Those arrested were produced in court on Saturday, November 22, and remanded to police custody till November 24. A case has been registered under relevant sections of the Bharatiya Nyaya Sanhita and the Immoral Traffic (Prevention) Act.

NCC Day Celebrated at CKT School



Panvel

(Correspondent):

NCC Day was celebrated with great enthusiasm at Changu Kana Thakur Vidyalaya, English Medium Secondary Section. The programme began with a disciplined parade and salute presented by the NCC cadets. The cadets captivated

everyone with their impressive drill performance.

The school's Headmaster Mr. Santosh Chavan, Supervisor Mrs. Neerja Adhury, and ANO Sneha Patil addressed the students, highlighting the importance of the leadership qualities, discipline, and

patriotism nurtured through the NCC. Following this, students presented patriotic songs, inspirational speeches, and various cultural performances.

The programme was successfully conducted due to the dedicated efforts of the teaching staff, NCC officers, and the cadets. The celebration strengthened the sense of patriotism among the students and motivated many more to join the NCC. The event concluded with the NCC song.

Son-in-law held for murdering 90-year-old widow over property dispute

Uran (Correspondent):

Uran police on Saturday arrested a 49-year-old man accused of murdering his 90-year-old widowed mother-in-law Hirabai Janardhan Joshi. PI (crime) Sanjay Joshi said, "Patil was angry as he was unable to get his share of his mother-in-law's ancestral property, as she was donating money she got from selling land to her relatives for expenses on marriage, funeral and religious programs." The arrested son-in-law is identified as Suresh Savlaram Patil, a resident of

Chota Bhom village in Uran. The victim Hirabai Janardhan Joshi was found dead at her home in Motha Bhom village on Nov 9. Initially, an accidental death case was registered. After the victim's post-mortem at Indira Gandhi Rural Govt Hospital in Uran, the doctor's report was adverse regarding the nature of head injuries that caused her death. The post-mortem certificate was received on Nov 18, stating the cause of death as grievous injuries to her head, forehead, nose, left hand, chest, and other body injuries



due to assault with a hard object. Hence, a murder case was filed against an unidentified accused. Hanif Mulani, senior inspector of Uran, said, "During the probe, we summoned the victim's family members and relatives for inquiry. We zeroed in on a prime suspect, a relative of the murder victim. Though the suspect claimed innocence, the technical evidence nailed his lies."

PUBLIC NOTICE / सार्वजनिक नोटीस

Regarding Loss of Original Documents / मूळ कागदपत्रे हरवल्याबाबत

I, **Shri. SURESH BAPURAO SHELKE**, Adult, residing at: Mahan Daulat CHS Ltd, Room No. B-06, Plot No. 20, Sector 3E, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad - 410218, Mob. No. 9322585850, hereby inform the public at large that the following original documents have been misplaced / lost:

मी, **श्री. सुरेश बापुराव शेळके**, सज्जन, राहणार: महान दौलत सीएचएस लिमिटेड, रूम क्र. बी-०६, प्लॉट नं. २०, सेक्टर ३ ई, कळंबोली, नवी मुंबई, ता. पनवेल, जि. रायगड - ४१०२१८, मो. क्र. ९३२२५८५८५०, ह्याद्वारे सर्व संबंधितांना कळवित आहे की माझ्याकडील खालील मूळ कागदपत्रे हरवलेली आहेत / सापडत नाहीत :

List of Missing Documents / हरवलेली कागदपत्रे

1. Original Sale Deed, Dated. 12.04.2023 executed between M/s. Bima Office Premises CHS Ltd., and M/s. ODC Cargo Movers through its Proprietor **Shri. SHAILENDRA VITHAL TAWADE**, is registered in the office of the Joint Sub-Registrar at Panvel - 5, vide under Doc. Sr. No. PVL 5 - 6018 - 2023, dated. 12.04.2023 along with Original RR and Index - 2 Copy.

१. मूळ विक्री करार, दिनांक १२.०४.२०२३ रोजी मेसर्स. बिमा ऑफिस प्रिमाइसेस सीएचएस लिमिटेड आणि मेसर्स. ओडीसी कार्गो मूवर्स यांच्यात त्यांचे मालक श्री. शैलेंद्र विठ्ठल तावडे यांच्यामार्फत करण्यात आला, जो पनवेल ५ येथील संयुक्त उपनिबंधकांच्या कार्यालयात दस्तऐवज क्रमांक पव ५ - ६०१८ - २०२३, दिनांक १२.०४.२०२३ अंतर्गत नोंदणीकृत आहे, मूळ आरआर आणि सुची क्र. २ प्रत सह.

These documents were lost/misplaced on or around dated. 15.10.2025 and despite diligent search, the same could not be traced.

वरील कागदपत्रे दिनांक १५.१०.२०२५ रोजी हरवली असून त्यांचा शोध घेतला असता ती आढळून आलेली नाहीत.

Therefore, the public at large is hereby informed that if anyone finds the above documents, kindly contact the undersigned on the details given below.

म्हणून ही सार्वजनिक नोटीस देण्यात येते की कोणाला वरील कागदपत्रे सापडल्यास कृपया खाली दिलेल्या तपशीलावर संपर्क साधावा.

Further, any person claiming any right, title or interest on the basis of the said missing documents shall not be entertained and such claims, if any, shall be treated as invalid.

तसेच वरील हरवलेल्या कागदपत्रांच्या आधारे कोणताही दावा, व्यवहार किंवा हक्क सांगू नये. असा कोणताही दावा केल्यास तो ग्राह्य धरला जाणार नाही.

Date / तारीख : २२.११.२०२५

Issued By / जाहिर करणारा

Name / नाव : अॅड. सतीश मुलीधर जाधव

Signature / स्वाक्षरी :

Contact Details / संपर्क तपशील:

Mobile / मोबाईल : ८७७९४९२४३४

Address / पत्ता : कार्यालय. शां.प. ०१, सोहम बिल्डींग,

प्लॉट कं. ३८/३९, सेक्टर ५ए, नवीन पनवेल पूर्व, नवी मुंबई, ता. पनवेल, जि. रायगड - ४१०२०६.

Public Notice

All the concerned persons including bonafide residents, environmental groups and other are hereby informed that the Department of Environment, Government of Maharashtra has accorded Environmental Clearance to Proposed Residential Cum Commercial Project on Plot No.43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures. Vide letter No. EC25C3801MH5469150N & File No. SIA/MH/INFRA2/522238/2025 Dated 21.11.2025 published on 27/11/2025 (Date). The copy of Clearance letter is available with on the website of the State Environment Impact Assessment Authority Maharashtra at (www.environmentclearance.nic.in).

जाहीर नोटीस

तमाम जनतेस या जाहीर नोटीसीद्वारे कळविण्यात येते की, आमचे आशिल यांनी खालील वर्णनाची मिळकत **मुख्य मालक-१) श्री. सुदाम राघो ढवळे, २) श्री. पांडुरंग धर्मा ढवळे, ३) श्री. रामदास धर्मा ढवळे, ४) श्री. हरीचंद्र धर्मा ढवळे, ५) श्री. प्रकाश धर्मा ढवळे, ६) श्रीमती. गंगु राम म्हात्रे, ७) श्रीमती. बेबी मारूती म्हात्रे, ८) श्रीमती. नंदा राजन पाटील, सर्व. रा. मौजे मोहो, ता. पनवेल, जि. रायगड ४१०२०६** यांचे कडून कायमची खरेदी करण्याचे ठरविले आहे. सदर हजमीन मिळकत / भूखंडाचे परिशिष्ट येणे प्रमाणे.

मौजे: मोहो, ता. पनवेल, जि. रायगड येथील मिळकत.

अ.क्र.	सर्व्हे/गट क्रमांक	उपविभाग नं.	क्षेत्र हे.आ.पॉ	आकार रु.पै
१	१०८	१	०-३८-०	८.०३
एकुण : ०-३८-०				

वरील भूखंड मिळकतीशी कोणत्याही इसमाचा अगर संस्थेचा, कुळवहिवाद, ताबा, बयाणा पावती, साठेकरार, खरेदीखत, त्रिपक्षिय करार, करारनामा, गहाण, दान, भाडेपट्टा, लिज अथवा इतर कोणत्याही प्रकारचा कायदेशीर हक्क हितसंबंध असल्यास आणि त्यांचा आमचे आशिलांच्या खरेदीच्या व्यवहारास हरकत असल्यास त्यांनी तसे आम्हास ही नोटीस प्रसिध्द झाल्यापासून १५ दिवसांत लेखी पुराव्यासह खालील नमुद केलेल्या पत्त्यावर कळवावे. वरील मुदतीत कोणीही हरकत न आल्यास वरील मिळकतीशी कोणत्याही इसमाचा अगर संस्थेचा कसल्याही प्रकारचा हक्क हितसंबंध नाही, किंवा असल्यास तो हक्क हितसंबंध त्यांनी आमचे आशिलांच्या लाभात सोडून दिलेला असून त्यांची आमचे आशिलांच्या खरेदीच्या व्यवहारात कोणतेही हरकत नाही असे समजण्यात येऊन आमचे आशिल खरेदीचा व्यवहार पूर्ण करतील. मागाहून कोणतीही तक्रार विचारात घेतली जाणार नाही हयाची कृपया संबंधितांनी नोंद घ्यावी.

दिनांक: २६/११/२०२५

सही/-

अॅड. सतीश मुलीधर जाधव
कार्यालय. शां.प. ०१, सोहम बिल्डींग,
प्लॉट कं. ३८/३९, सेक्टर ५ए, नवीन पनवेल पूर्व, नवी मुंबई,
ता. पनवेल, जि. रायगड ४१०२०६.

जलसंपदा विभाग, शासन निर्णय क्रमांक निविदा ०४१७/प्र.क्र.२४७/म.प्र.-१, दि.१८/१०/२०२३

परिशिष्ट-४

(निविदा पध्दत लागू नसलेल्या निविदेसाठी जाहिरात नमुना)

महाराष्ट्र शासन

कार्यकारी अभियंता यांचे कार्यालय,

रायगड पाटबंधारे विभाग, कोलाड, ता. रोहा, जि. रायगड

ई-मेल :- eerid24@gmail.com दुर्ध्वनी क्र. ०२१४०/२५०८५७

निविदा सूचना क्र. ४८ सन २०२५-२६

महाराष्ट्र राज्याच्या राज्यपालांच्या वतीन कार्यकारी अभियंता, रायगड पाटबंधारे विभाग, कोलाड, ता. रोहा, जि. रायगड पिन नं.४०२३०४ हे सक्षम निविदाकारांकडून खालील कामाकरीता निविदा मागवित आहेत. सविस्तर निविदा सूचना शासनाच्या <https://wrdd.maharashtra.gov.in> या संकेतस्थळावर व विभागीय कार्यालयाच्या सूचना फलकावर उपलब्ध आहे.

निविदा स्वीकारण्याचा अथवा नाकारण्याचा अधिकार कार्यकारी अभियंता, रायगड पाटबंधारे विभाग, कोलाड, ता. रोहा, जि. रायगड पिन नं.४०२३०४ यांनी राखून ठेवला आहे. अट असलेली निविदा स्वीकारली जाणार नाही. सदर निविदा सूचनेमध्ये काही बदल होत असल्यास विभागीय कार्यालयाकडून सूचना फलकावर उपलब्ध करून देण्यात येईल.

अ. क्र.	कामाचे नाव	निविदेची किंमत रु. लक्ष	इसारा/ बयाणा रक्कम	काम पूर्ण करण्याचा कालावधी	निविदा संचाची किंमत	नोंदणी वर्ग
१.	निजामपूर को.प.बंधारा येथे रेलींगचे काम करणे.	८.००	८०००/-	६ महिने	११८०/- जी.एस.टी. सहीत (ना-परतावा)	वर्ग-७ व त्यावरील
२.	अंबा मध्यम कालव्यांतर्गत वार्षिक देखभाल व कालवा व्यवस्थापनासाठी कुशल व अकुशल मजूर पुरवठा करणे.	८.००	८०००/-	१२ महिने	११८०/- जी.एस.टी. सहीत (ना-परतावा)	वर्ग-७ व त्यावरील
३.	अंबा मध्यम प्रकल्पांतर्गत नागोठणे को.प. बंधारा येथे वार्षिक देखभालकरिता कुशल-अकुशल मजूर पुरवठा करणे.	८.००	८०००/-	१२ महिने	११८०/- जी.एस.टी. सहीत (ना-परतावा)	वर्ग-७ व त्यावरील
४.	अंबा मध्यम प्रकल्पांतर्गत नागोठणे को.प. बंधारा येथे वार्षिक सुरक्षा रक्षकांची नेमणूक करणे.	८.००	६०००/-	१२ महिने	११८०/- जी.एस.टी. सहीत (ना-परतावा)	वर्ग-७ व त्यावरील
५.	अंबा मध्यम कालवा सा.क्र.५/१३५ मी. येथील गाव रस्ता पुल बांधणे.	८.००	६०००/-	६ महिने	११८०/- जी.एस.टी. सहीत (ना-परतावा)	वर्ग-७ व त्यावरील
६.	अंबा मध्यम कालवा सा.क्र.५/२७५ मी. येथील विमोचक दुरुस्ती करणे.	८.००	६०००/-	६ महिने	११८०/- जी.एस.टी. सहीत (ना-परतावा)	वर्ग-७ व त्यावरील

निविदा उपलब्ध कालावधी दि. २०/११/२०२५ ते दि. २७/११/२०२५

निविदा उघडण्याचा दि. २८/११/२०२५

आवश्यक त्या वर्गातील अधिकृत नोंदणी प्रमाणपत्राची प्रमाणित प्रत सादर केल्यानंतर कंत्राटदारांना कोऱ्या निविदा देण्यात येतील.

१. निविदा सूचना कार्यकारी कार्यकारी अभियंता, रायगड पाटबंधारे विभाग, कोलाड, ता. रोहा, जि. रायगड पिन नं.४०२३०४ यांच्या कार्यालयातील सूचना फलकावर तसेच <https://wrdd.maharashtra.gov.in> या जलसंपदा विभागाच्या संकेतस्थळावर पाहावयास मिळेल.

२. एक अथवा सर्व निविदा कोणतेही कारण न देता नाकारण्याचा अधिकार कार्यकारी कार्यकारी अभियंता, रायगड पाटबंधारे विभाग, कोलाड, ता. रोहा, जि. रायगड पिन नं.४०२३०४ यांनी राखून ठेवला आहे.

३. अट असलेली निविदा स्विकारली जाणार नाही

टिप:- निविदा भरताना आपले दर G.S.T. वगळून भरणे बंधनकारक आहे. G.S.T. चे दर संबंधीत विभागाचे नियमाप्रमाणे लागू राहतील.

सही/-

कार्यकारी अभियंता,
रायगड पाटबंधारे विभाग,
कोलाड.

Editorial



There Are No Friends in Politics

In politics, what goes around inevitably comes around. Maharashtra’s current political landscape is a reminder that loyalties are temporary, power is the only constant, and alliances are merely arrangements of convenience. The rise of Eknath Shinde—once seen as a masterstroke of political engineering—now appears to be circling back like a boomerang. The very strategy that lifted him to the Chief Minister’s chair is today creating more uncertainty than support. Shinde, often called “Mr Cool” for his calm demeanour, is reportedly losing his temper more frequently as the pressure builds.

At the centre of this unfolding drama is “Operation Lotus”, a phrase now deeply embedded in the vocabulary of Indian politics. Generally symbolic of the BJP’s skillful behind-the-scenes manoeuvres to restructure governments without direct electoral battles, the strategy has succeeded in states such as Karnataka and Madhya Pradesh. In Maharashtra too, the BJP was accused of using this tactic to split the undivided Shiv Sena, reshaping the state’s power structure.

But rebellions never arise in a vacuum. The discontent within the Shiv Sena was brewing long before the split. Many MLAs loyal to Uddhav Thackeray were uncomfortable with the party chief aligning with ideological rivals like Congress, Sharad Pawar’s NCP (undivided), and the Samajwadi Party. The formation of the Maha Vikas Aghadi (MVA) may have been a masterstroke for the Opposition trying to keep the BJP out of power, but for a party built on Bal Thackeray’s unapologetic Hindutva, this alliance became a contradiction too hard to swallow.

For many Sena legislators, it was not just about ideological discomfort, but about political survival. Balasaheb’s cadre-based Hindutva legacy had shaped their careers. Suddenly, they were expected to tone down the rhetoric that had powered their public identity for decades. This conflict between their ideological DNA and the coalition’s compulsions became fertile ground for unrest. The BJP sensed this vulnerability.

What followed was one of the most dramatic political collapses in recent Maharashtra history. The BJP-Sena alliance, one of India’s oldest partnerships forged in the late 1980s, fell apart over the battle for the Chief Minister’s chair—what many in Maharashtra’s political circles refer to as the fight for the “Sinhasaan”. The rift was no longer just tactical; it was emotional and deeply personal.

The manoeuvre to topple the MVA worked exactly as the BJP expected, but it produced an unexpected hero: Eknath Shinde. With around 45 MLAs backing him, Shinde became the Chief Minister—an unthinkable elevation within the old party structure. His sudden rise made waves across national political corridors.

However, the BJP did not stop there. The induction of Ajit Pawar and his breakaway NCP faction into the Mahayuti government transformed the “double-engine” government into a “triple-engine” sarkar. While the move seemed like a political masterplan, for Shinde’s camp it sparked internal discomfort. Though no one openly challenged it, the resentment was palpable. It was the first clear sign that Shinde’s authority was not as secure as it appeared.

The 2024 Assembly elections delivered the next blow. The BJP, with 132 seats, emerged as the dominant force. Shinde’s Sena managed only 57 seats. The power equation shifted overnight. The party that once relied on Shinde to topple Uddhav was now pushing him into the backseat. Shinde’s ambition to retain the CM post began slipping away.

The friction intensified when the BJP appointed Ganesh Naik as the guardian minister of Thane—Shinde’s home turf and political bastion. Naik and Shinde have long been rivals, and the appointment was read as a deliberate attempt to weaken Shinde’s local influence.

The tension deepened further when the BJP began inducting Shinde-loyal Sena workers into its own organisation. For years, Shinde brushed off such political poaching as routine alliance behaviour. But this time, the BJP struck where it hurt the most—Kalyan-Dombivli, the turf of Shinde’s son, Dr Shrikant Shinde. In Indian politics, family influence is sacrosanct. Any intrusion into that territory is understood as a clear warning.

The BJP didn’t stop at poaching. The appointment of local MLA Ravindra Chavan as the state BJP president signalled a strategic counterweight to Shinde’s influence in the region. Chavan is influential, well-organised, and seen as someone who can challenge Shinde’s hold on the constituency.

Faced with growing tensions, Chief Minister Devendra Fadnavis and Shinde reportedly reached an informal pact—no further inductions from either side. The very existence of such an unwritten understanding is proof of how strained and fragile the alliance has become. It also reflects the increasing mistrust within the Mahayuti.

Ultimately, the irony of Eknath Shinde’s situation cannot be overlooked. “Operation Lotus”, which propelled him to unprecedented political heights, now appears to be circling back with equal force. What once worked in his favour may now become the biggest test of his political life.

The lesson is clear: in politics, there are no permanent friends—only permanent interests. Every alliance has an expiry date, and every move invites retaliation someday. Shinde is learning this truth the hard way. In the unpredictable world of Maharashtra politics, nothing is ever guaranteed—except that every political gamble eventually comes full circle.

CKT Students Shine at AI Curiosity Carnival

Panvel (Correspondent): On the occasion of the 75th birth anniversary (Platinum Jubilee) of Shri Ram Thakur Saheb, a Taluka-level Inter-School Science, Maths and AI Curiosity Carnival was organised at RTPS, Kharghar, on 21st November 2025. Students enthusiastically participated to explore the world of Artificial Intelligence and showcased their innovative ideas.

CKT students delivered an impressive performance at the event. In Group C, Ms. Kavya and Master Kaivalya from Grade VIII secured the 3rd position in the Science Exhibition. Master Sukrut, also from Grade VIII, achieved 3rd rank in the AI Exhibition in the same group. In Group D, Tapan Podili and Rishabh Deshmukh bagged the 3rd position in the AI Exhibition.

The students’ dedication and hard work stood out among numerous entries, earning them remarkable recognition at the RTPS Kharghar AI & Science Exhibition. Teachers Mrs. Smita, Mrs. Manjusha, Mrs. Vaishali, Mrs. Manisha, and Mrs. Prachi guided the students throughout their preparation. Head Master Shri Santosh Chavan and Mrs. Neerja congratulated all the achievers and extended best wishes for their future endeavours.



Rabale Police Bust Gang Behind Airoli Wedding Theft



Navi Mumbai (Correspondent): Rabale Police has busted a gang that stole jewellery and cash from a wedding ceremony at Airoli’s Leva Patidar Samaj Hall, arresting a woman from Madhya Pradesh and recovering stolen property worth Rs 7.53 lakh. The theft took place on November 2 during the wedding of the daughter of Shakuntala Dayashankar Prasad (65), when members of the gang stole a purse kept on the stage for the kanyadaan ceremony. The purse contained gold and silver jewellery, Rs 2 lakh in cash and two iPhones, totalling Rs 8.53 lakh.

Police have arrested Anjali Pradeep Dapani (28), linked to the notorious Kadia Sansi gang from Madhya Pradesh. Three other members of the gang are absconding. After the complaint was filed, a team led by Senior Police Inspector Balakrishna Sawant and supervised by Assistant Police Inspector Avinash Palde analysed CCTV footage and identified two suspects along with the Swift car used in the crime. Further investigation established that the group belonged to Kadia Sansi village in Madhya Pradesh.

A police team carried out a five-day covert search in the village and succeeded in arresting the woman accused. The remaining three accused — Arun alias Varun Baleria, Manav Sisodiya and Pradeep Sisodiya — are still at large.

“This gang specifically targets crowded functions such as weddings. We recovered most of the stolen valuables. Efforts are underway to nab the remaining accused,” Senior PI Sawant said.

Air India Express announces flights from Navi Mumbai airport from December 25

From PI traditional Indian art forms, including Maharashtra’s Warli painting and Paithani weaves.

According to the officials, the inaugural flight into NMIA will be IndiGo 6E460 from Bengaluru, scheduled to land at 8 am on Christmas Day. The first outbound service—IndiGo 6E882 to Hyderabad—will take off at 8.40 am.

In its first month, the airport will function for 12 hours every day, starting 8 am. It will handle 23 scheduled departures and up to 10 aircraft movements per hour. From February 1, NMIA will switch to round-the-clock operations and scale up to 34 daily departures to meet growing demand in the Mumbai Metropolitan Region (MMR). The airport was inaugurated by Prime Minister Narendra Modi on October 8.

Kamothe Colony Forum Emerges As Strong Third Front

From PI The Forum announced Anil Pawar, Babu Salunkhe, Geeta Kudalkar, Upakiran Shinge, Nilesh Aaher, Popat Achari, Shubhangi Jadhav and Mukta Puge as its other candidates.

Forum members ruled out any alliance, hinting that accommodating all aspirants within a coalition would be difficult.

“The indications from today’s rally make it clear that the Forum is preparing for an independent fight,” a senior member said.

Panvel-Karjat Suburban Corridor Nears Completion, Over 80% Physical Progress Achieved

From PI dedicated double-line suburban route, benefiting Navi Mumbai, Raigad district, and surrounding growth centers. It is expected to relieve pressure on the existing suburban network and reduce travel time for thousands of daily commuters.

Land acquisition—including private, government, and forest land—is fully complete.

According to MRVC, major components of the project have reached advanced stages. Earthwork, bridges, and tunnels are largely complete, with the three tunnels along the alignment having achieved breakthrough and nearing final lining. Rail flyover construction at Panvel and Karjat is progressing, with most girders launched and deck slabs underway. Station buildings and passenger facilities at Panvel, Chikhale, Mohape, Chowk, and Karjat are also nearing completion, with several amenities—including booking offices, foot overbridges, and staff quarters—already commissioned.

Track linking is underway across multiple sections, supported by ballast formation and unloading of rail panels. Electronic interlocking testing at Mohape and Chowk has been successfully completed.

“Once operational, the Panvel-Karjat corridor is set to transform suburban travel in the Mumbai region, providing a modern, efficient link that will ease congestion and benefit thousands of commuters daily” said Sunil Udasi, Chief Public Relation Officer of MRVC.

2 Youths Killed, 4 Injured As Speeding XUV Rams Container On JNPT-Panvel Road

From PI control of the vehicle, causing it to crash into a container moving ahead.

All occupants sustained injuries and were rushed to MGM Hospital in Kamothe. Hitendra Patil and Shrinath Chandrashekhar, who were critically injured, succumbed to their injuries.

“Preliminary findings indicate that the driver was speeding and lost control, leading to the fatal collision. We urge motorists to follow speed limits, especially on highways at night,” a senior Panvel City Police official said.

Panvel City Police have registered a case against Harsh Patil under relevant sections for rash and negligent driving.

Navi Mumbai airport in just 30 minutes: ₹23,000 crore metro plan unveiled



Navi Mumbai (Correspondent): The Maharashtra government is planning to make travel between Mumbai's Chhatrapati Shivaji Maharaj International Airport (CSMIA) and the upcoming Navi Mumbai International Airport (NMIA) faster, greener, and more seamless. The multi-crore transport project aims to slash commute time between the two airports by an hour, with an estimated investment of approximately ₹23,000 crore.

Mumbai is already celebrating the success of its new Metro Line 3 (Aqua Line). Now, the city is taking another step to improve connectivity by

planning a direct metro link between CSMIA and NMIA, the Times of India reported.

The new line is expected to reduce travel time between the two airports from 70 to 90 minutes by road to 30 minutes. The much-awaited NMIA is scheduled to commence operations by December 25, 2025. While the airport is modern and ready for passengers, it currently lacks a mass transit system.

The proposed Metro Line 8, also called the Gold Line, will span approximately 34.89 kilometers and serve as the rapid transit link between Mumbai and Navi Mumbai airports.

It will have 20 stations, including six underground and 14 elevated, covering key areas and will act as the backbone of a twin-airport system for the growing Mumbai Metropolitan Region.

The line will connect with at least six other metro lines, suburban rail, bus terminals, and the Lokmanya Tilak Terminus (LTT). The key locations are Phoenix Mall, SG Barve Marg, Kurla, Lokmanya Tilak Terminus (LTT), Garodia Nagar, Baiganwadi, Mankhurd, Vashi, Sanpada, Juinagar, LP Junction, Nerul 1, Nerul 2, Seawoods, Apollo Hospital, Sagar Sangam, and Targhar, before reaching Navi Mumbai International Airport West and finally Navi Mumbai International Airport Terminal 2.

Metro Line 8 is expected to witness 1.03 million passengers daily by 2031, according to Times Now that claimed that the Detailed Project Report (DPR) for Metro Line 8 has already been submitted to the Maharashtra state government by City and Industrial Development Corporation of Maharashtra Limited. CIDCO will manage the project along with a private company or consortium under a public-private partnership (PPP) model.



Maharashtra to launch India's first-ever Pod taxi connecting Thane, Navi Mumbai, Mira-Bhayandar

Mumbai : Mumbai Metropolitan Region Development Authority will be conducting feasibility studies for pod taxi network. As per reports, the new pod taxi will curb traffic and save time on long travel time. The project was initiated under Eknath Shinde's leadership, who was the chief minister and will be operated through public private partnership model, with the MMRDA as the nodal agency, as reported by several publications. The pod taxi will tackle the traffic issues as these areas have seen rapid growth in population.

A pod taxi is a small, automated electric vehicle which

is driverless and runs on and elevated track. It can be a good transport to curb congestion in cities as it is fast and an efficient mode of public transport. A pod taxi can hold two to six people at once which can be booked after passengers select their destination. These taxi are eco friendly that emit no pollution and they work on separate tracks which prevents interference from traffic on roads. The pod taxi system already runs in places including Masdar City (UAE), Heathrow Airport (United Kingdom), Suncheon City (South Korea) and Rivium (Netherlands).

Panvel Municipal Corporation Launches Renewable Energy Awareness Drive Under Majhi Vasundhara Abhiyan 6.0



Panvel (Correspondent): The Panvel Municipal Corporation (PMC) has rolled out a 'Renewable Energy Promotion' initiative under the state government's Majhi Vasundhara Abhiyan 6.0, with the aim of boosting awareness about renewable energy, energy conservation, and environmentally responsible living among students and citizens.

The two-day campaign, being held on November 24 and 25, features a range of environment-centric activities and competitions, including essay writing, poster making, elocution, quizzes, panel discussions, and expert lectures.

To further encourage eco-friendly habits, the civic body

has also organised an e-waste collection drive, short film screenings, and tree plantation programmes designed to instil environmental consciousness in young participants.

Officials said the initiative seeks to "increase the use of renewable energy, underline the importance of green energy, and encourage collective participation in environmental protection." The campaign is promoting the message: "Save Energy – Save the Environment."

A similar awareness programme was recently conducted at Ramsheth Thakur Marathi Medium School in Owepeth, expanding the outreach of the initiative within the region.

Koparkhairne Residents Slam Poor-Quality Sewerage Line Work In Sector 14

Navi Mumbai (Correspondent): Residents of Sector 14, Koparkhairne, have expressed strong dissatisfaction over the ongoing sewerage line work being carried out by the Navi Mumbai Municipal Corporation (NMMC), alleging poor workmanship, repeated negligence, and damage to public infrastructure.

The project, located near Reliance Foundation School, began in May 2025. However, residents say the work has been marred by repeated lapses since the very beginning. Shortly after excavation started, a car got stuck in the loose soil, prompting locals to raise a complaint via email and social media. With schools reopening and the monsoon approaching, the work was subsequently put on hold. Following pressure from social workers, the stretch was temporarily tarred.

Months later, when



NMMC restarted the project, residents allege the situation deteriorated further. "The quality of work is completely unacceptable. The entire road was left covered in mud, the

the area have remained non-functional throughout the period of construction.

Despite multiple vehicles getting stuck in poorly filled pits, the issue persisted. On November 21, gravel was laid in preparation for tarring; yet on the same day, a bus became stuck in the same stretch, raising fresh concerns about safety.

"If a bus can still sink into the road even after graveling, what will happen when school buses, garbage vans or fire brigades take this route?" another resident questioned. "We fear that even after tarring, the road will collapse again because the foundation work is weak."

Demanding immediate intervention, locals have urged NMMC to inspect the site, ensure proper repair work, restore damaged amenities such as the garden and poop corner, and take strict action against the contractor if quality lapses are confirmed.

Two Separate Stages That Too Miles Apart! Fans Share Navi Mumbai's Rolling Loud India Experience

Navi Mumbai (Correspondent): Rolling Loud's highly anticipated India debut in Navi Mumbai turned out to be just as grand, and just as exhausting, as fans had imagined. Held at Kharghar, the global hip-hop festival arrived with massive expectations, delivering two sprawling stages, endless activities, and a lineup packed with international and Indian stars. But what truly caught everyone's attention was the sheer distance between the stages, leaving attendees speed-walking, jogging, and sometimes outright running to catch their favourite performances.

A viral video from the festival weekend showed fans complaining as they trekked from one performance zone to the other. The clip, which instantly spread across social media, captured the exhaustion many felt. The comments were equally hilarious and relatable.

One user laughed, "Bhai daily step complete kr lo, best hai" while another joked, "Cardio Ho Raha Hain Full." A third chimed in with a dose of reality: "only people who went to rolling loud would get this pain buddy stages are far, unequal land, no network."

The conversation wasn't limited to Instagram. Over



on X, another festivalgoer shared a detailed account of the highs and lows of the two-day extravaganza. Praising the festival's ambition, he wrote,

"The scale is massive; you actually need the full day to explore everything. Something happening at every corner... skatepark, graffiti, tattoo

stations, basketball courts, all of it. Love that they tried to build real hip hop culture here. WE BADLY NEEDED THIS."

He even appreciated the fairness of the layout: "The GA/VIP venue layout split looked confusing at first but honestly way fairer than most festivals... Also, the stage is huge and wide so both VIP and GA get proper attention from artist."

But his praise came with warnings. "Two separate box offices for GA and VIP, and they're miles apart... NOT A BIG FAN... merch was pretty underwhelming... travelling to

this venue is one big hassle... We literally ended up renting a car for today because the commute was unbearable yesterday."

Rolling Loud India, held on November 22 and 23, featured global headliners like Wiz Khalifa, Central Cee, Don Toliver, Swae Lee, and DaBaby, alongside Indian favourites including DIVINE, Karan Aujla, Hanumankind, Arivu, and Wild Wild Women. With massive stages, pyrotechnics, food stalls, merch zones, and interactive spaces, the festival truly attempted to recreate the iconic Rolling Loud experience.

सं|पा|द|की|य

...फक्त सतरंज्याच उचला!

कधी काळी नेते आपल्या मतदारसंघाला कुटुंब समजून राजकारण करत होते. पण आता कुटुंबालाच मतदारसंघ म्हणून राजकारण करणारी राजकारण्यांची नवी जमात उदयास आली आहे. सरपंचापासून आमदारीकी खासदारकीपर्यंत सर्व पदे यांचे कुटुंबीय आणि नातेवाईकांनाच हवी आहेत. स्थानिक स्वराज्य संस्थांपासून बँका, साखर कारखाने, सूत गिरण्यांवर यांचेच वर्चस्व. कोणी कोणती निवडणूक लढवायची हे आता जनतेच्या मतांवर नाही, तर सत्ताधाऱ्यांच्या घरातल्या ‘कुटुंब बैठकां’त ठरते. स्वतः आमदार व मंत्री, पत्‍नी नगराध्यक्ष; भाऊ जिल्हा परिषद सदस्य; वहिनी पंचायत समिती सभापती; पुतण्या नगरसेवक, मामा, मावसभाऊ, भाचे, मामेभाऊ बँका, बाजार समित्या, कारखाने दूध संघाचे संचालक. अशी काही डझन उदाहरणे राज्यात आहेत. लोकांनी लोकांसाठी चालवलेले लोकांचे राज्य ही लोकशाहीची व्याख्या राजकारण्यांनी बदलली असून आमच्या घराण्यातील लोकांनी राज्य करण्यासाठी सर्वांनी सतरंज्या उचला, अशी नवी व्यवस्था निर्माण केली आहे. विरोधकांना धमकावणे, अर्ज भरू न देणे, प्रशासनाला हाताशी धरून अर्ज बाद करणे, उमेदवारांना जीवे मारण्याच्या धमक्या देणे हे प्रकार राज्यात सर्रासपणे सुरू आहेत. जिथे घराणेशाही असते तिथे कुटुंबाचा विजय सुनिश्चित करण्यासाठी बऱ्या-वाईट मार्गांचा अवलंब केला जातो. गुंड, बदमाश आणि दबंग घटकांचे सहकार्य घेतले जाते. सत्ता मिळाल्यानंतर तीच सत्ता या गुंडबदमाशांचे रक्षण करण्यासाठी वापरली जाते. ही परस्परावलंबी रचना राज्यात स्थिरस्थावर होत आहे. घराणेशाही आणि गुंडशाही यांची सांगड ज्या पद्धतीने स्थानिक स्वराज्य संस्थांच्या मुळावर वार करत आहे, तोपर्यंत हा लोकशाहीचा गळा घोटण्याचा प्रकार सुरूच राहणार आहे. त्यामुळे स्थानिक स्वराज्य संस्थांच्या निवडणुकांमध्ये मतदार राजा जागृत होणे काळाची गरज आहे.

नारायण राणे काय करायचे, कोंबडी विकायचे

पान १ वरून

वादांना तोंड फोडलं आहे. यातील पहिलं विधान मतदारांना मतदानापूर्वी दाखवल्या जाणाऱ्या आर्थिक आमिषासंदर्भात आहे तर दुसरं विधान भाजपचे खासदार आणि ज्येष्ठ नेते नारायण राणे यांच्यासंदर्भातील आहे. या दोन्ही विधानांमुळे मोठा वाद उफाळण्याची शक्यता आहे.

नगरपंचायत आणि नगरपरिषदांसाठी २ डिसेंबर रोजी मतदान होणार आहे. या निमित्ताने भुमरुग्‍मधील प्रचारसभेत शिवसेना नेते गुलाबराव पाटील यांनी वादाचा गुलाल उडवला आहे. त्यांनी २० नोव्हेंबर २०२४ रोजी झालेल्या विधानसभा निवडणुकीचा दाखल दिला आहे. आमदारकीसाठी मतदान झालं त्याच्या अगोदर १८ नोव्हेंबरला ‘लय लक्ष्मी फिरली, दारोदार फिरली, उठ भक्ता, काय झोपलास, मी आलीय’ असं वक्तव्य त्यांनी केले. एवढंच नाही तर ‘बाहेर खाट ठाकून तुम्ही बी झोपा, १ तरखेला लक्ष्मी येणार आहे. लक्ष्मी येणार आहे आणि म्हणणार आहे, उठ भक्ता काय झोपलायस उठ!’ गुलाबराव पाटील यांच्या या वक्तव्याचे पडसाद उमटण्याची शक्यता आहे.

‘आता तर नगरविकास खातं आपल्याकडे आहे. नगरविकास में माल आहे’ असं म्हणत दुसरं वादग्रस्त विधान केलं. यानंतर गुलाबराव पाटील यांनी बाळासाहेब ठाकरे यांनी छोट्या छोट्या लोकांना कसं मोठं केलं हे सांगताना नारायण राणे यांचं उदाहरण दिलं. यात ‘नारायण राणे काय करायचे, काय करायचे, आ!’ असं विचारत गुलाबराव यांनी चेहऱ्यावरील भाव आणि बोलण्याचा टोन बदलला. त्यानंतर स्वतःच ‘कोंबडी विकायचे’ असं उत्तर देत, तुम्ही वेगळा अर्थ काढू नका, असं गुलाबराव म्हणाले. भुजबळसाहेब कोण होते? तर ते महात्मा भाजी मार्केटमध्ये भाजी विकायचे, असं सांगत बाळासाहेब ठाकरेंनी या सर्वांना मोठं केल्याचे दाखले दिले. गुलाबराव पाटील यांनी एकूण तीन वादग्रस्त वक्तव्यं केली आहेत. यामुळे मात्र वाद वाढण्याची शक्यता व्यक्त होते.

नेरळ पेशवाई मार्गावर भरसरत्यात गोलीबार

पान १ वरून

साई मंदिर ते दामत रेल्वे फाटा दरम्यान डोंपिंग घाऊंडजवळील पूलापूर्वी मागून आलेल्या एका दुचाकीवरील द्राघा अज्ञात इसमाने तोंडाला रुमाल बांधलेले होते. मागे बसलेल्या इसमाने सचिन यांच्यावर सलग दोन राऊंड गोळ्या झाडल्या आणि नंतर ती दुचाकी वेगाने पसार झाली. जखमी अवस्थेतही सचिन यांनी स्वतः स्कूटी नेरळ पोलीस ठाण्यात नेली आणि घटनेची माहिती दिली. पोलीस निरीक्षक शिवाजी ढवळे यांनी तात्काळ सचिन यांना उपचारार्थ रुग्णालयात दाखल केले. फॉरेंसिक पथकाने घटनास्थळी भेट दिली असून, परिसरातील सर्व सीसीटीव्ही फुटेज तपासले जात आहेत.

या प्रकरणी सचिन यांच्या फिर्यादीवरून भादवि ३०७, १२० (ब) सह आर्मॅड अंकरच्या कलमान्वये गुन्हा दाखल करण्यात आला आहे. दोन्ही आरोपी फरार असून त्यांचा तला शोध सुरू आहे. रायगड पोलीस अधिक्षक आचलं दलाल, अपर पोलीस अधिक्षक अभिजित शिवथरे, उपविभागीय पोलीस अधिकारी राहुल गायकवाड यांच्या मार्गदर्शनाखाली नेरळ पोलीस तपास करीत आहेत. नेरळ-बदलापूर-कर्जत मार्गावरील नागरिकांमध्ये या घटनेमुळे दहशतीचे वातावरण निर्माण झाले आहे. अवघ्या काही दिवसांपूर्वीच याच परिसरात दरोड्याच्या घटना घडल्या होत्या. आता थेट गोळीबाराची घटना घडल्याने स्थानिक नागरिकांनी पोलीस संरक्षण वाढवण्याची मागणी केली आहे.

एकनाथ शिंदे पुन्हा मुख्यमंत्री होतील: मंत्री दादा भुसे

दै.वादळवारा

मुंबई, २६ नोव्हें. (विशेष प्रतिनिधी): शिवसेनेतून बंडखोरी केल्यानंतर एकनाथ शिंदे यांना मुख्यमंत्री बनवण्यात आलं होतं. विधानसभा निवडणुकीनंतर एकनाथ शिंदेंना पुन्हा मुख्यमंत्री बनण्याची इच्छा होती. शिवसेना शिंदे पार्टीकडून देखील एकनाथ शिंदे यांनाच मुख्यमंत्री करा, अशी मागणी जोर धरत होती. मात्र भाजपाच्या जास्त जागा असल्यामुळे देवेंद्र फडणवीस मुख्यमंत्री झाले. असं असलं तरी एकनाथ शिंदे पुन्हा



तर जनता सांगेल की, एकनाथ शिंदे. कारण महाराष्ट्राने एकनाथ शिंदे यांच्यासारखा मुख्यमंत्री कधी पाहिला नाही ही वस्तुस्थिती आहे.

कोणाचीही दादागिरी खपवून घेणार नाही!

पान १ वरून

महाराष्ट्र नवनिर्माण सेना, शेतकरी कामगार पक्ष, कम्युनिस्ट पक्ष आणि इतर घटक पक्षाच्या अधिकृत उमेदवार भावनाताई घाणेकर आणि एकूण १० प्रभागातील महाविकास आघाडीचे २१ अधिकृत नगरसेवक पदाचे उमेदवार यांच्या प्रचारार्थ मंगळवार दिनांक २५/११/२०२५ रोजी उरण शहरातील मोरा येथील साईबाबा मंदिर समोर संध्याकाळी ७ वाजता कार्नर सभा घेण्यात आली होती. यावेळी नगराध्यक्ष पदाच्या उमेदवार भावनाताई घाणेकर यांनी जनतेशी संवाद साधला.

यावेळी व्यासपीठावर माजी आमदार मनोहरशेट भोईर, सामाजिक कार्यकर्ते गोपाळ पाटील, शिवसेनेचे उपजिल्हाप्रमुख नरेश रहाळकर, गटनेते गणेश शिंदे, शेतकरी कामगार पक्षाचे तालुका चिटणीस तथा कामगार नेते रवी घरत, फहाद अहमद, सतीश पाटील, नगराध्यक्ष पदाचे उमेदवार भावनाताई घाणेकर, नगरसेवक पदाचे उमेदवार प्रभाग क्रमांक १ अ चे उमेदवार प्रती कोळी, प्रभाग क्रमांक १ ब चे उमेदवार राकेश कोळी, प्रभाग क्रमांक २ अ चे उमेदवार रसिका मेश्राम, प्रभाग क्रमांक २ ब चे उमेदवार विक्रान्त म्हात्रे आदी मान्यवर उपस्थित होते.

भावनाताई यांनी आपल्या आक्रमक व वेगळ्या शैलीत जनतेशी संवाद साधत विरोधकांवर निशाणा साधला. त्यांनी जयवीन कोळी यांच्यावर अनेक आरोप केले. यावेळी तुमच्या समोर महाविकास आघाडीतर्फे चांगले उमेदवार उभे असून नगराध्यक्ष म्हणून भावना घाणेकर, नगरसेवक पदाचे उमेदवार प्रभाग क्रमांक १ अ चे उमेदवार प्रीती कोळी, प्रभाग क्रमांक १ ब चे उमेदवार राकेश कोळी, प्रभाग

नवीन दिवाणी न्यायाधीश इमारतीवरील दोन मजल्यांच्या प्रत्यक्ष कामाला होणार सुरुवात

पान १ वरून

सातत्यपूर्ण पाठपुरावा कामी आला आहे. या बांधकामासाठी १० कोटी १६ लाख ५७ हजार ८९४ रुपये खर्च केले जाणार आहेत.

पनवेलमधील नवीन कोर्ट इमारतीवर दोन मजले बांधण्याकरिता निधीची तरतूद करण्याची आग्रही मागणी आमदार प्रशांत ठाकूर यांनी राज्याचे मुख्यमंत्री देवेंद्र फडणवीस यांच्याकडे केली होती तसेच या संदर्भात त्यांनी व बार कौन्सिल ऑफ महाराष्ट्र अँड गोवाचे अध्यक्ष अँड. पारिजात पांडे आणि पनवेल वकील संघटनेचे अध्यक्ष अँड. मनोज भुजबळ आणि सहकाऱ्यांनी सातत्याने पाठपुरावा केला होता. त्या प्रयत्नांना यश आले असून याचा वकील, पक्षकार, नागरिकांना मोठा फायदा होणार आहे.

पनवेल येथील नवीन इमारतीमध्ये सह दिवाणी न्यायालय व प्रथममर्ग न्यायदंडाधिकारी खर्चाचे हे सहा. कोर्ट तसेच दिवाणी न्यायाधीश वरिष्ठ स्तर हे चार कोर्ट, जिल्हा व अति सत्र न्यायालय चार कोर्ट, तसेच पोस्को न्यायालय एक असे एकूण १५ न्यायालये आहेत. परंतु नवीन कोर्टांमध्ये तळमजला अधिक एक मजला असे एकूण

मराठी माणसा आता तरी जागा हो...

पान १ वरून

अस्मितेला आव्हान देणारं असल्याचं सांगत महाराष्ट्र नवनिर्माण सेनेचे अध्यक्ष राज ठाकरे यांनी थेट केंद्र सरकारवर जोरदार हल्ला चढवला. मुंबईसह संपूर्ण मुंबई महानगर प्रदेश (एमएमआर) गुजरातला जोडण्याचा केंद्रिकृत डाव आखला जात असल्याचा गंभीर आरोप त्यांनी केला.

आयआयटी मुंबईच्या पी. सी. सक्सेना सभागृहात कांटम तंत्रज्ञान आणि वैद्यकीय क्षेत्रातील प्रगतीवर बोलताना डॉ. जितेंद्र सिंह यांनी अचानक आयआयटीच्या नावाचा मुद्दा उपस्थित केला. ते म्हणाले की, आयआयटीच्या नावात तुम्ही बॉम्बे कायम ठेवलं आणि त्याचं मुंबई केलं नाही, याबद्दल मी खूश आहे. आयआयटी मद्रासबाबतही माझ्या याच भावना आहेत. हे विधान करताना ते हसलेही, पण सभागृहात उपस्थित अनेकांच्या भुवया मात्र उंचावल्या. ब्रिटिशकाळातील ‘बॉम्बे’ हे नाव जपण्याची भावना व्यक्त करणारे हे वक्तव्य केंद्र सरकारच्या ‘नामांतर धोरणा’शी पूर्णपणे विरोधाभासी असल्याने त्याची चर्चा राज्यभर सुरू झाली. मंत्र्यांच्या या वक्तव्याला तीव्र विरोध करताना राज ठाकरे म्हणाले, जितेंद्र सिंह यांचा मुंबईशी, महाराष्ट्राशी किंवा गुजरातशी काहीही संबंध नाही. ते जम्मूचे खासदार

दुपारी दोनला उठणारा विकास कसा करणार? सुनिल तटकरे

पान १ वरून

मुख्याधिकाऱ्यांच्या तीन-तीन बदल्या, दुकान पाडणीचा जुन्या काळाचा दाखला
तटकरे यांनी मुख्याधिकाऱ्यांच्या एकाच वर्षात तीन वेळा झालेल्या बदल्यांचा मुद्दा उपस्थित करीत विरोधकांच्या कारभारावर बोट ठेवले. तसेच दुकान पाडणीच्या काळात कोणाचा दबाव होता हे सर्वांना माहीत असल्याचे सांगत जुन्या जखमा चांगल्याच घासल्या. माझ्या काळात माथेरानला १२३ कोटींचा निधी मिळाला, आज विरोधक आम्हीच आणलेला निधी आपल्या जाहिरनाम्यात दाखवत आहेत, असा टोला त्यांनी लावला.
शिवराष्ट्र पॅनलचे ठोस आश्वासन
शिवराष्ट्र पॅनलचे नगराध्यक्षपदाचे उमेदवार अजय सावंत यांनी प्रतिज्ञापत्रातील सर्व मुद्दे सत्तेत आल्यावर तीन महिन्यांत नागरिकांची उपस्थिती लाभेली.

पूर्ण करण्याचा निर्धार व्यक्त केला. वाहन पार्किंग, अश्वपालन-घोडेस्वारांचे प्रश्न कायमचे सोडवणे, पर्यटन वाढ व युवकांना रोजगार, घोडेव्यवसायाला नवसंजीवनी असे महत्त्वाचे मुद्दे त्यांनी मांडले. सर्व पक्ष फिरून आलेले आम्हाला विकास शिकवू पाहत आहेत, पण माथेरानकर हे सगळे विसरणार नाहीत, असा पलटवारही त्यांनी केला.
महिलांसाठी रोजगार आणि सक्षमीकरणाचा संदेश
महाराष्ट्र राज्य महिला आयोगाच्या सदस्य रूपाली चाकणकर यांनी महिलांना आर्थिकदृष्ट्या सक्षम करण्यासाठी तटकरे यांच्या नेतृत्वाखाली प्रयत्न सुरू असल्याचे सांगितले. माजी नगराध्यक्ष प्रेरणा सावंत, शहरप्रमुख कुलदीप जाधव यांच्यासह मोठ्या संख्येने पदाधिकारी नागरिकांची उपस्थिती लाभली.

हे दैनिक मालक, मुद्रक, प्रकाशक व संपादक श्री. विजय दामोदर कडू यांनी सिद्दकला प्रिंट मिडिया अँड पब्लिकेशन्स प्रा.लि.डब्ल्यू २३० टीटीसी इंडस्ट्रियल एरिा, एमआयव्हीसी, ठाणे-बेलापुर रोड, कोपरसळरोणे, नवी मुंबई ४००७१० येथे छापून ‘खंडोबा निवास’ रंजणपाडा, पो.जासई, ता. उरण, जि.रायगड, राज्य महाराष्ट्र ४००७०२ येथे प्रसिद्ध केले.
उरण कार्यालय-मीलन शॉपिंग सेंटर, शॉप नं.८, जुना एम.टी.स्टेड, कर्जना रोड-उरण, ता.उरण, जि.रायगड. फोन नं.९८३३३८७१७/९२२४५८०६७१ आर. एन. आव. रजि. क्र. ७०९५१/१९ संस्थापक: दा.चां. कडू, पनवेल कार्यालय-१०५, जे.के. प्लाझा, पहिला मजला, दुर्गामाता मंदिर समोर-पनवेल. फोन नं.९८३३३८७१७ या अंकात प्रसिद्ध झालेल्या बातम्या व लेख यांमधून व्यक्त झालेल्या मतांशी संपादक सहमत असतीलच, असे नाही. पी.आर.ची. कायद्यानुसार संपादकीय जबाबदारी(०) यांच्यावर आहे. सर्व न्यायालयीन खटले उरण न्यायालयात चालतील. Email: raigadtoday12@gmail.com, wadvalwara@gmail.com.

मुख्यमंत्री होतील, असा विश्वास शालेय शिक्षण मंत्री तथा शिवसेना शिंदे गटाचे ज्येष्ठ नेते दादा भुसे यांनी व्यक्त केला आहे.

नगरपरिषद आणि नगरपंचायत निवडणुकीच्या पार्श्वभूमीवर दादा भुसे आज नंदुरबारमध्ये प्रचारासाठी होते. यावेळी माध्यमांशी संवाद साधताना ते म्हणाले की, जनतेला आजही विचारलं की, त्यांच्या मनातील मुख्यमंत्री कोण? तर जनता सांगेल की, एकनाथ शिंदे. कारण महाराष्ट्राने एकनाथ शिंदे यांच्यासारखा मुख्यमंत्री कधी पाहिला नाही ही वस्तुस्थिती आहे.

त्यामुळे काळजी करू नका, परत या महाराष्ट्राचे नेतृत्व एकनाथ शिंदे करताना आपण सर्वजण पाहणार आहोत, असा विश्वास त्यांनी व्यक्त केला.

एकनाथ शिंदे यांच्याबद्दल बोलताना दादा भुसे म्हणाले, अगदी महाराष्ट्राच्या कानाकोपऱ्यातून झोपडपट्टीतून आलेला माणूस मुख्यमंत्र्यांना (एकनाथ शिंदे) भेटल्याशिवाय जात नव्हता. विशेष म्हणजे एकनाथ शिंदे प्रत्येक माणसाला भेटल्याशिवाय झोपायलाही जात नव्हते. उपमुख्यमंत्री अजित पवार प्रत्येक सभेत सांगतात महाराष्ट्राच्या इतिहासात एवढ्या सद्दा करणारा मुख्यमंत्री मी कधी पाहिला नव्हता, असं म्हणत भुसे यांनी एकनाथ शिंदे पुन्हा मुख्यमंत्री होणार असल्याचा एकप्रकारे दावाच केला.

— पान १ वरून —

नगरसेवकांच्या स्वागत रॅलीत राष्ट्रवादीने दाखवले काळे झेंडे

यांना धक्का बसला होता. त्यानंतर दोन दिवसांनी लगेच खासदार सुनील तटकरे यांनी राजकीय शह देत शिवसेनेच्या तालुका प्रमुखासह महिला आघाडी, विभाग प्रमुख, शहरप्रमुख यांचा प्रवेश घेऊन शिवसेनेला आव्हान दिले होते.

राष्ट्रवादीतून शिवसेनेत गेलेल्या नगराध्यक्ष आणि नगरसेवकांचा सत्कार आणि स्वागत रॅली पेट्रोलपंप ते नगरपंचायत कार्यालयापर्यंत मंत्री भरत गोगावले यांच्या उपस्थितीत काढण्यात आली. परंतु रॅली नगरपंचायत कार्यालयासमोर आल्यानंतर राष्ट्रवादी काँग्रेसच्या कार्यकर्त्यांनी काळे झेंडे दाखवून जोरदार घोषणा दिल्या. यावेळी शिवसेनेच्या कार्यकर्त्यांनीसुद्धा घोषणाबाजी केली. त्यामुळे काही काळ बाजारपेठेत तणावाचे वातावरण निर्माण झाले होते. कोणताही अनुचित प्रकार घडू नये, म्हणून म्हसळा पोलिसांकडून मोठ्या प्रमाणात बंदोबस्त लावण्यात आला होता. भरत गोगावले यांनी स्वतः नगरपंचायत कार्यालयात जाऊन नगराध्यक्ष फरहीन बशारथ यांना त्यांच्या आसनावर बसवले.

यावेळी भरत गोगावले यांनी सांगितले की, म्हसळा शहराच्या विकासाची जबाबदारी आता आमच्यावर आली आहे. त्यामुळे यापुढे विकासासाठी निधी कमी पडणार नाही. तसेच म्हसळा तालुक्यात शिवसेनेत आणखी काही गावांचा प्रवेश होणार असल्याचे सुद्धा त्यांनी सांगितले. यावेळी शिवसेना जिल्हाप्रमुख प्रमोद घोसाळकर, अनिल नवगणे, युवासेना जिल्हाप्रमुख विपुल उभारे, सचिन पाटेकर, अविनाश कोळंबेकर, अमोल पेंढारी, अक्रम साने, बाबू बनकर, दीपेश जाधव, अमित महामुनकर, अकमल कादरी, आणी प्रवेश केलेले सर्व नगरसेवक, शिवसेनिक मोठ्या प्रमाणात उपस्थित होते.

बेलपाडा परिसरात बिबट्याचा वावर

पनवेल तालुक्यातील नितळस गाव परिसरात नुकताच बिबट्याचा मुक्त संचार आढळून आला आहे. तसेच उरण तालुक्यात मागील वर्षी बिबट्या आढळून आला होता. सध्या राज्यात बिबट्यांची संख्या वाढली असून नागरिकांवर प्राणघातक हल्ले केल्याचा घटना समोर आल्या आहेत. त्यातच जेएनपीए बंदरालगत असलेल्या बेलपाडा परिसरात बिबट्याचा वावर आढळून आल्याची माहिती नागरिकांकडून समोर येत आहे. तरी वन विभागाच्या अधिकाऱ्यांनी यांची खातरजमा करून बिबट्याचा बंदोबस्त ठेवण्यासाठी पुढाकार घ्यावा, अशी मागणी नागरिकांकडून करण्यात येत आहे.

उरण तालुक्यात बिबट्या आढळून आलेला नाही. मात्र बेलपाडा गाव परिसरात बिबट्या आढळून आलेला असल्याचे समजत आहे. खरं की खोटे त्याचा तपास सुरू आहे. तरी नागरिकांनी अफवांवर विश्वास ठेऊ नये, जर बिबट्या आढळून आला तर त्याची माहिती वन विभागाला देण्यात यावी.

– एन. जी. कोकरे, वन परिक्षेत्र अधिकारी, उरण– पनवेल.

आमदारांनी दिलेला उमेदवार निवडून आणणार!

प्रचंड मताधिक्याने निवडून आणणार, अशी स्पष्ट भूमिका स्नेहा पाटील यांनी मांडली. त्या पुढे म्हणाल्या, आमदार दळवी यांनी भंडारी समाजासाठी दीड कोटी तर मुरुड शहराच्या सर्वांगीण विकासासाठी साडेतीनशे कोटींपेक्षा अधिक निधी उपलब्ध करून दिला. माझ्या नगराध्यक्षपदाच्या काळात केलेले सर्व विकासकामांचे ठराव त्यांनी तत्परतेने मंजूर केले. सर्व जाती-धर्मीयांसाठी समान निधी देणाऱ्या या नेतृत्वावर भंडारी समाजाचा पूर्ण विश्वास आहे. भंडारी बौद्धिंचे अध्यक्ष श्रीकांत सुर्वे यांनी विरोधकांच्या दिशाभूल प्रयत्नांचा समाचार घेताना सांगितले, आमचा समाज कधीही आमदार दळवी यांच्या विरोधात जाणार नाही. भंडारी समाज हॉल, काळभैरव देवस्थान असेल किंवा इतर कोणतीही कामे, आमदारांनी कधी हात आखडता घेतला नाही. येत्या निवडणुकीत नगरपरिषदेवर पुन्हा भगवा फडकावणार हे निश्चित! माजी नगरसेवक महेश पाटील यांनी खासदार तटकरे यांच्यावर टीका करताना म्हटले, चार वर्षे प्रशासक असतानाही मुरुडला एक रुपशही विकासनिधी नाही, पण आमदार दळवी यांनी खऱ्या अर्थाने शहराचा कायपालट केला. जिल्हा महिला संघटिका तृप्ती पाटील यांनीही कल्पना पाटील यांच्या उमेदवारीला पाठिंबा देत सर्वसमावेशक नेतृत्वाची प्रशंसा केली. पत्रकार परिषदेला अशोक पाटील, श्रीकांत खोत, मोहन करंदेकर, महेंद्र भाटकर, नाना तवसाळकर आदींसह समाजाची मोठी उपस्थिती होती. मुरुडच्या राजकीय वातावरणात भंडारी समाजाच्या एकजुटीने महायुतीला बळ मिळाले असून येत्या निवडणुकीत कल्पना पाटील यांच्या विजयाच्या गोष्टी जोर धरू लागल्या आहेत.

नागरिकांचा सर्व प्रकारच्या मतदानावर बहिष्कार

मात्र प्रत्यक्षात या योजनांचा केवळ कागदोपत्रीच वापर झाल्याचे उघड झाले आहे. ग्रामपंचायत कार्यालयाने दिलेल्या माहिती अधिकार उत्तरात अशा योजनांची नोंदच नाही असे सांगितले गेले. तर सरपंच-उपसरपंचांनी व्होटक माहिती देऊन हात झटकेले. स्थळ पाहणी केल्यावर टाकी, पाईपलाईन, विहीर अशा कोणत्याही कामाचा मामास नाही, असे नागरिक शशिकांत रमेश बेडेकर यांनी सिद्ध केले. लाखो रुपयांच्या योजना कागदावरच फिरल्या, प्रत्यक्षात एक थेंब पाणी नाही. आम्ही स्वतः बोअर, टँकरने पाणी आणतो, हजारो रुपये खर्च करतो. आता मात्र पुरे झाले, अशी भावना गावकरी व्यक्त करतात.

ग्रामविकास विभाग, जिल्हा परिषद व वरिष्ठ अधिकाऱ्यांना दिलेल्या निवेदनात गावकऱ्यांनी तीन प्रमुख मागण्या केल्या आहेत. मुबलक व नियमित पाणीपुरवठा, सर्व योजना शासकीय यंत्रणाच राबवतील व देखभालीची जबाबदारी घेतील, झालेल्या अपहाराची वरिष्ठ स्तरावर सखोल व पारदर्शक चौकशी, या तिन्ही मागण्या लेखी हमी स्वरूपात पूर्ण होईपर्यंत मतदान करणार नाही, अशी ठाम भूमिका गावकऱ्यांनी घेतली आहे.

उरण नगरपरिषद सार्वत्रिक निवडणूक - २०२५



उरणच्या विकासासाठी आम्ही एकत्र आलो,
जनतेच्या ताकदीने नवी दिशा घडवू, आघाडीसोबत उरणला पुढे नेऊ !
आघाडीला मत द्या, विकासाला साथ द्या !
महाविकास आघाडीचे अधिकृत उमेदवार



प्रभाग क्र. १



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेविका उमेदवार

सौ.प्रिती साईप्रसाद कोळी

निशाणी



नगरसेवक उमेदवार

श्री.राकेश नामदेव कोळी

निशाणी



प्रभाग क्र. २



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेविका उमेदवार

सौ.रसिका अजय मेश्राम

निशाणी



नगरसेवक उमेदवार

श्री.विक्रम राजेंद्र म्हात्रे(विकी)

निशाणी



प्रभाग क्र. ३



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेविका उमेदवार

सौ.वंदना विजय पवार

निशाणी



नगरसेवक उमेदवार

श्री.अमित हरिश्चंद्र म्हात्रे

निशाणी



प्रभाग क्र. ४



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेवक उमेदवार

श्री.अतुल सुरेश भकूर

निशाणी



नगरसेविका उमेदवार

श्री.प्रमिला संतोष पवार

निशाणी



प्रभाग क्र. ५



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेविका उमेदवार

सौ.नाहीदा भकूर

निशाणी



नगरसेविका उमेदवार

सौ.आफशा मुकरी

निशाणी



प्रभाग क्र. ६



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेवक उमेदवार

श्री.मंगेश लक्ष्मण कासारे

निशाणी



नगरसेविका उमेदवार

सौ.तनिषा सागर पाटील

निशाणी



प्रभाग क्र. ७



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेविका उमेदवार

सौ.प्रार्थना चेतन म्हात्रे

निशाणी



नगरसेवक उमेदवार

श्री.शादाब शेख

निशाणी



प्रभाग क्र. ८



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेविका उमेदवार

सौ.विणा राजेश तलरेजा

निशाणी



नगरसेवक उमेदवार

श्री.विजय दिलिप जाधव

निशाणी



प्रभाग क्र. ९



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेवक उमेदवार

श्री.हेमंत नारायण पाटील

निशाणी



नगरसेविका उमेदवार

यशस्वी जयेंद्र म्हात्रे

निशाणी



प्रभाग क्र. १०



नगराध्यक्षा उमेदवार

सौ.भावनाताई घाणेकर

निशाणी



नगरसेवक उमेदवार

श्री.ओमकार विजय धरत

निशाणी



नगरसेविका उमेदवार

सौ.कमल अशोक पाटील

निशाणी



नगरसेविका उमेदवार

सौ.लता शेखर पाटील

निशाणी



चिन्हासमोरील बटन दाबून प्रचंड बहुमताने विजयी करा.



SHAGUN VENTURES
BUILDING ICONS

Date: 26-11-2025

To,
TOWN PLANNING Dept.
CBD BELAPUR, NAVI MUMBAI-400614
Town Planning Department
Raigad Bhavan.

CIDCO LTD.

(NM&K) / TPO

Received On : *[Signature]*

Date : 27/11/25

Subject : Submission of Environmental Clearance Letter Copy for Proposed Residential Cum Commercial Project On Plot No.43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.

Reference : General Condition No. XII in Environmental Clearance EC Identification No. EC25C3801MH5469150N dated on 21/11/2025 (SIA/MH/INFRA2/522238/2025)

Dear Sir,

With reference to the above subject, we are hereby submitting our Environmental Clearance EC copy having EC Identification No. EC25C3801MH5469150N, File No. SIA/MH/INFRA2/522238/2025 dated on 21/11/2025. As per the Environment condition no. XII mention in our Environmental Clearance letter, we are hereby forwarding a letter copy of Environment Clearance to your department. Kindly acknowledge the same.
Thanking you in anticipation.

Yours faithfully,

For M/s. Shagun ventures

Authorized Signatory

Enclosure:

- Environmental Clearance letter

[Signature] For Shagun Ventures

Partner



File No: Proposal No : SIA/MH/INFRA2/522238/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Dated: 21/11/2025



To,

Haresh
SHAGUN VENTURES
M/s. Shagun Ventures, Insignia, Shop No.1, Plot No.195, Sector-19, Ulwe, Ulwe, Navi Mumbai,
RAIGAD, MAHARASHTRA, -, 410206
shagunventures.parivesh@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Residential Cum Commercial Project On Plot No.43, Sector4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures. submitted to Ministry vide proposal number SIA/MH/INFRA2/522238/2025 dated 06/08/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801MH5469150N
(ii) File No.	Proposal No : SIA/MH/INFRA2/522238/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Residential Cum Commercial Project On Plot No.43, Sector4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.
(viii) Name of Company/Organization	SHAGUN VENTURES
(ix) Location of Project (District, State)	RAIGAD, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1 (Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 14/10/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 14/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Haresh under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions	
1.1	Sr. No.	Conditions
	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
	3.	PP to obtain NOCs (i) Water Supply NOC, (ii) Solid Waste Management NOC, (iii) SWD NOC, (iv) Sewer NOC, (v) Tree NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
	4.	PP to complete tree plantation within the site during construction phase.

S. No	EC Conditions
5.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
One building with 3 wings i.e. Wing-A, Wing- B and wing C with total 264 flats & 24 shops is proposed in the project	One building with 3 wings i.e. Wing-A, Wing- B and wing C with total 264 flats & 24 shops is proposed in the project	35474.08	Sq. m	Road	This is Residential cum commercial Building construction project

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/522238/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Shagun ventures,
Plot No.43, Sector4,
Pushpak Nagar, Panvel.

Subject : Environmental Clearance for Proposed Residential Cum Commercial Project on Plot No.43, Sector4, At Pushpak Nagar, Panvel by M/s. Shagun ventures

Reference : Application no. SIA/MH/INFRA2/522238/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 248th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 309th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th October, 2025.

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

Sr. No.	Description	Details
1	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, ecosensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9th August 2024.	NO (Checked on Parivesh) But as per 5.8.2025 Supreme court judgement General conditions Shall not apply to the Building construction projects.
2	Proposal Number	SIA/MH/INFRA2/522238/2025
3	Name of Project	Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.
4	Project category	8 (a) B 2
5	Type of Institution	Partnership
6	Project Proponent	Name Mr. Haresh Anandji patel
		Regd. Office address Anandji Patel, 1206 Shivshakti Heights, Santa Colony, Patel Chowk, Behind Popular Hotel,

			Ghatkopar East, Mumbai, Mumbai, Maharashtra – 400077			
		Contact number	9867851056			
		e-mail	shagunventures.parivesh@gmail.com			
7	Consultant	Name: Mrs. Vaishali Harshal Tambat NABET Certificate No. NABET/EIA/24-27/RA 0346 NABET Certificate Validity: 31th May 2027				
8	Applied for	New Environment Clearance project				
9	Location of the project	Plot No. 43, Sector 4, Pushpak Nagar, Panvel				
10	Latitude and Longitude	Latitude –18°58'34.95"N Longitude-73°4'42.98"E				
11	Plot Area (sq. m.)	6,879.44 Sq.m				
12	Deductions (sq. m.)	0				
13	Net Plot area (sq. m.)	6,879.44 Sq.m				
14	Ground coverage (m ²) & %	4,001.29 Sq.m (58.16 % Net Plot area)				
15	FSI Area (sq. m.)	22,584.02 Sq. m				
16	Non-FSI (sq. m.)	12,890.06 Sq. m				
17	Proposed built-up area (FSI + Non FSI) (sq. m.)	35,474.08 Sq. m				
18	FSI area (m2) approved by Planning Authority till date	LOI received vide letter NO. CIDCO/BP-18764/TPO(NM)/2024/5321 dated 18.04.2024 for Total BUA : 35474.08 Sq. m(FSI Area : 22,584.02 Sq. m . Non-FSI Area: 12,890.06 Sq. m)				
19	Earlier EC details with Total Construction area, if any.	Nil				
20	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)	Nil				
21	Previous EC / Existing Building		Proposed Configuration		Reason for Modification / Change	
	Building Name	Configuration	Height (m)			
	Nil		Wing A	Part Stilt +1 st & Upper First Parking + 2 nd To 12 th Flr.	40.45	Nil
			Wing B	Ground + Part Stilt + 1 st Flr. (Shops) + Upper First Parking + 2 nd To 12 th Flr.	40.45	Nil
		Wing C	Ground + Part Stilt + 1 st Flr. (Shops) + Upper First Parking + 2 nd To 12 th Flr.	40.45		

22	No. of Tenements & Shops	Existing: 0 Proposed : Total flats – 264 , Shops – 24 Nos		
23	Total Population	1482 Nos.		
24	Total Water Requirements CMD	212 KLD		
25	Under Ground Tank (UGT) location	Flushed to grounds with raised walls		
26	Source of water	City and Industrial Development Corporation of Maharashtra Limited (CIDCO)		
27	Sewage Generation CMD & % of sewage discharge in sewer line	176 KLD and 35% of available Treated water i.e. 62 KLD will be discharge in sewer line		
28	STP Capacity & Technology	1 STP of capacity 215 KLD		
29	STP Location	On Ground 40 % Open to sky		
30	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	45	Will be segregated and Handed over to Authorized recyclers
		Wet waste	30	Handed over to VVCMC by daily collection system
		Construction waste	Will be of different types	Will be segregated at site Broken bricks and tiles will be used for Plinth filling, Landscaping, waterproofing Etc.
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	400	Handed over to Authorized recyclers
		Wet waste	267	Wet garbage treatment in 1 OWC's of 270 Kg capacity
		E-Waste	813	Handed over to Authorized recyclers
		STP Sludge (dry)	39	Will be treated in OWC and then used as manure.
32	R.G. Area in sq. m.	RG required – 687.944 sq.mt		
		RG provided on Mother earth – 690.01 sq.mt		
		RG Provided on Podium - 268.52 Sq.mt.		
		Total – 958.53 Sq.mt.		
		Existing trees on plot: 0 nos.		
		Number of trees to be cut: 0		
		Number of trees to be transplanted: 0		
		Number of trees to be retained : 0		
		Number of trees to be planted as per Net plot area calculation:		

		a) In RG area: 86 Nos Will be planted around the site. b) In Miyawaki Plantation (with area): 104 Nos. (34.50 sq.mt.) Total No.s of trees After Development : 190 Nos.								
33	Power requirement	During Operation Phase: <table><tr><th>Details</th><th>Operational phase</th></tr><tr><td>Source</td><td>MSEB</td></tr><tr><td>Connected Load (kW)</td><td>1977 KW</td></tr><tr><td>Demand Load (kW)</td><td>1049 KVA</td></tr></table>	Details	Operational phase	Source	MSEB	Connected Load (kW)	1977 KW	Demand Load (kW)	1049 KVA
Details	Operational phase									
Source	MSEB									
Connected Load (kW)	1977 KW									
Demand Load (kW)	1049 KVA									
34	Energy Efficiency	a) Total Energy saving (%): 22.26 % b) Solar energy (%): 6.83 %								
35	D.G. set capacity	Construction phase:-1 DG set of 100 kVA Operational phase: - 1 DG Set of 500 KVA will be provided for Common Lighting and Fire fighting.								
36	No. of 4-W & 2-W Parking with 25% EV	• 4W: Required : 190, Provided: 190 • 2W : Required: 96, Provided: 183 • EV Points : for cars & Scooters : 25 % of Total provided cars and scooters • EV cars: 48 EV points • 46 scooters will be provided with EV points								
37	No. & capacity of Rain water harvesting tanks /Pits	1 RWH tank of total 194 cum (proposed) capacity								
38	Project Cost in (Cr.)	Rs. 90.74 Cr								
39	EMP Cost	a) Construction phase: 1.Capital cost: 42.8 Lakhs 2.O & M Cost: 20.39 Lakhs b) Operation phase : 1.Capital cost: 197.97 Lakhs 2.O & M Cost: 42.58 Lakhs								
40	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per F. No. 22-65/2017-IA.III dated 30 September 2020 Office Memorandum the OM dated 1st may 2018 is suppressed. Hence, we will go along with SEAC recommendation.								
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil.								

3. Proposal was considered by SEIAA in its 309th (Day-1) meeting held on 14th October, 2025 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 obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.

2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain NOCs (i) Water Supply NOC ,(ii) Solid Waste Management NOC,
4. (iii) SWD NOC, (iv) Sewer NOC, (v) Tree NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
5. PP to complete tree plantation within the site during construction phase.
6. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 690.01m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI-22,584.02 m², Non FSI-12,890.06 m², total BUA-35474.08 m². (Plan approval No. CIDCO/BP-18764/TPO(NM)/2024/5321 dated 18.04.2024)

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:-

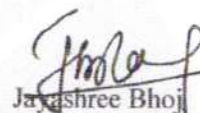
- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work 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.



(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, Raigad.
6. MD, CIDCO, Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai.



Signed by
Jayashree Shrikant Bhoj
Date: 21-11-2025 13:27:17
Reason: Verified and
signed

Annexure No. 26: Data Sheet for Annexure A,B and C

**Monitoring the Implementation of Environmental Safeguards Ministry of Environment,
Forests & Climate Change Regional Office (W), Nagpur.**

**Monitoring Report
PART I - DATA SHEET**

Date: 1st June 2026

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	Proposed residential building with Shop line
2.	Name of the project		:	Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.
3.	Clearance letter (s) / OM No. and Date		:	EC25C3801MH5469150N Dated: 21/11/2025
4.	Location		:	
	a.	District (S)	:	Raigad
	b.	State (S)	:	Maharashtra
	c.	Latitude/ Longitude	:	Latitude-18°58'34.95"N Longitude-73°4'42.98"E
5.	Address for correspondence		:	
	a.	Address of Concerned Project Supervisor	:	
6.	Salient features		:	
	a.	of the project	:	Annexure –A
	b.	of the environmental management plans	:	Annexure -B
7.	Breakup of the project area		:	
	a.	Submergence area forest & non-forest	:	Project site is not a forest area.
	b.	Others	:	Annexure - A
8.	Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan		:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable

	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Rs. 90.74 Cr
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	Annexure – C
	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.	:	Yes
	e.	Actual expenditure incurred on the environmental management plans so far	:	
10.	Forest land requirement		:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information		:	Not Applicable
12.	Status of construction		:	

	a.	Date of commencement (Actual and/or planned)	:	
	b.	Date of completion (Actual and/of planned)	:	
13.		Reasons for the delay if the Project is yet to Start	:	Not Applicable
14		Dates of site visits	:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not Applicable
	b.	Date of site visit for this monitoring report	:	May 2026
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	:	Not Applicable
		(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.)	:	-

ANNEXURE – A

1. PROJECT DETAILS

Name & Location	:	Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures.
Total no. of workers to be employed during the construction phase.	:	
Total Project cost	:	Rs. 90.74 Cr
Project infrastructure	:	Proposed Residential Cum Commercial Project On Plot No. 43, Sector 4, At Pushpak Nagar, Panvel Project by M/s. Shagun ventures. The site has started its work as per EC Received EC25C3801MH5469150N Dated: 21/11/2025. The project involves the development of residential cum commercial project.
Area Statement	:	Total Plot Area: 6,879.44 Sq. m. Built Up Area as per FSI: 22,584.02 m ² Non FSI Area: 12,890.06 m ² Total Construction area: 35474.08 m ² R. G. Area on the ground: RG provided on Mother earth - 690.01 sq.mt RG Provided on Podium - 268.52 Sq.mt. Total 958.53 Sq.mt.
Water Requirement and Sources	:	Source: CIDCO During Construction Phase – For Workers: 11 KLD For Construction: Tankers: 10-20 KLD (Depending upon the activity). During Operational Phase - Total Water Requirement.: 212m ³ / day For Domestic: 137 m ³ / day For Flushing: 72 m ³ / day For Gardening: 3 m ³ / day
Sewage generated	:	195 KLD
Power	:	During Construction Phase - 1.DG sets: 1 DG set of 100 KVA During Operational Phase – 1.Power Requirement: Total Connected Load – 1977 KW Maximum demand – 1049 KW

		Total 1 DG sets of capacity 500 KVA Transformers: 2 x 630 KVA
Gaseous emissions	:	• Vehicle carrying materials to be transported must have PUC certificate. • Heavy vehicle movement will be allowed only during nighttime. • Construction equipment with idling control technologies will be used. • Regular maintenance of the equipment's will be carried out.
Solid waste from: Garbage: 1. Wet 2. Dry		a. Total solid waste: 667 kg/day b. Biodegradable waste: 267 kg/day c. Non- biodegradable waste: 400 kg/day d. STP sludge (Dry sludge) : 39 kg/day e. E waste: 813 Kg/yr. f. Wet garbage along with STP sludge is being treated in Organic waste converter (OWC). g. Dry waste is handed over to Authorized recyclers. h. E waste is handed over to authorized recyclers

ANNEXURE – B

EMP for Construction Phase

Sr. No.	Environmental Component	Activity	Impacts	Precautionary measures
1.	Ambient Air Quality & Noise level	• Site Clearance • Excavation • Construction of Structures • Heavy vehicle traffic • Use of DG Set • Openburning of waste	• Increased level of dust & other air pollutants • Increased Noise level.	For controlling air pollution: • Water Sprinkling • Cover on trucks • Use of RMC • Vehicles with valid PUC • Maintaining smooth traffic flow • DG sets: As per CPCB norms, Proper Maintenance, Use of Low sulphur fuel. Restricting open burning of solid waste. For controlling noise pollution: • Barricades along the periphery of the site. • Ear Plugs for Laborers. • D.G. sets with acoustic Annexure no's. • No noise polluting work in night shifts. • Using electrically operated construction equipment.
2	Water	• Use of fresh water for Construction activity / labours • Wastewater generation • Disposal of site Run off into SWD Water logging	• Strain on the water supply in the vicinity • Sedimentation, • Pollution of nearby water courses. Unhygienic condition for surrounding residents.	• Use of tanker water for construction. No burden on municipal supply • Provision of temporary toilets and bathing facilities. • Provision of septic tanks and soak pits. • Construction water will be channelised properly and silt traps will be

				provided before disposal into natural drain. Disposal of logged water periodically.
3	Soil	• Preconstruction and excavation debris • Storage of construction material / chemicals • Transportation of hazardous material • Residual paints Solvents/ bituminous material etc. • Heavy vehicle operation / maintenance Generation of garbage by labourers	• Loss of good fertile soil • Soil erosion, • Soil contamination due to mixing of construction material/ accidental spillage of chemicals /oils	• Top soil will be stock piled and maintained for green belt development. • Contouring and minimizing the steepness of site; Mulching in exposed areas • Recycle of Debris as far as possible in construction area. • Disposal of debris to authorized sites/ recognized landfill sites • Proper and Separate storage of construction material • Storage of all petroleum products on impervious layers viz. concrete. • Usage of Oil trays wherever oil spillage is expected. • Transportation, storage and handling, disposal of HW as per their guidelines and handing it over to authorized agencies. • Most use of electrically operated machinery. • Segregation of garbage
	Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.			
4	Ecology	• Site clearance,	• Disturbing	• Plantation of local

		- Construction of structures - Cutting of trees.	natural flora and fauna Loss of vegetation from chemical spills from vehicles	tree species. Plantation of trees will start in mid of construction phase. Regulation of vehicular trips and speed and proper maintenance of machinery.
5	Socio economic environment	Construction work Labour hutments	- Positive impact: Employment generation - Safety and hygiene at site may be affected during construction	- Adequate drinking water, toilet and bathing facilities. - Regular analysis of drinking water. - Personal protective and safety equipment will be provided. - First aid facility. - Regular health check up - Regular pest control at site. - Crèche for worker's children - Educational and awareness programme for safety measures.

EMP for Operation Phase

Sr. No.	Environmental Component	Activity	Impacts	Precautionary measures
1	Ambient Air Quality & Noise level	Increased vehicular trips, Use of DG sets	• Traffic congestion • Air Pollution • Increase in noise level	• Adequate Parking provision; well organized traffic management plan for smooth flow of vehicles. • Regular PUC check-up for vehicles. • DG sets: As per CPCB norms, Proper Maintenance, Use of Low Sulphur fuel. • Acoustic Annexure nos for DG sets • Provision of green belt around the Site which will reduce air pollution and also act as noise buffer.
2	Water	• Increased demand of natural water, • Generation of waste water • Increased paved structure	• Stress on existing water supply • Pollution of water bodies • Increased run off from site.	• Use of water saving practices • Adoption of dual flush system • Rain water harvesting and use of rain water • Plantation of less water consuming trees. • Treatment of waste water for Sale Building • Recycling of STP treated water for secondary requirements • Disposal of excess treated sewage in to municipal sewer line • Oil & grease traps will be installed on Sewers and S.W.D. at the discharge points • Use of paver blocks

				instead of fully impervious pavement to control run off along with green belt development
3	Land	• Solid waste generation, • Transportation of hazardous material Increased paved structure	• Improper disposal of waste, • accidental spillage of hazardous chemicals leads to soil contamination Increased run off from site.	• Waste minimization recovery and reuse • Segregation at source for all solid waste streams • Recycling of dry garbage • Treatment of wet garbage by OWC for Sale building and its use as manure • Use of dried STP sludge as manure Transportation, storage and handling, disposal of HW / E waste as per their guidelines and handing it over to authorized agencies. • Strom water drainage of adequate Capacities. • Use of paver blocks for percolation of rain water along with green belt development
	Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site			
4	Ecology	Introduction of new tree species	• Disturbing natural flora and fauna • Increased Exposure to anthropogenic activities.	• Landscaping, avenue plantation • Plantation of local tree species. Green line will be used at periphery of the roads and compound to separate the vehicular pollution and noise pollution from public utility

				area.
5	Socio economic environment	Development of new land use, influx of people	- Stress on all utilities, risk and danger due to natural and manmade disaster - Positive impact: Employment generation	Environmental awareness programme for surrounding area. Emergency preparedness plan and Disaster management plan will be Prepared and explained with the help of local NGO's and surrounding people and authority.

HAZARDOUS WASTE MANAGEMENT PLAN

Construction Phase:

Environmental Management Plan for Hazardous Waste Generation

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures
1	Leakages and spillage oil or fuel	* Contaminated soil if any shall be disposed off to Authorized Disposal Site. * Bituminous materials /any other chemicals shall not be allowed to leach into the soil.
2	Residual Paints/Solvents	--do--

Other hazardous wastes, if any, shall also be handled in the similar way through authorized dealers only.

Operational Phase:

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures	Disposal
1.	Waste Oil from D.G Sets	-	Waste oil will be handed over to authorized recyclers.