

पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय

Ministry of Environment, Forest and Climate Change

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View Half Yearly Compliance Report at Project Proponent

Proposal Details

Proposal No

SIA/MH/INFRA2/448852/2023

Category

INFRA-2

Name of Project

Proposed Residential Project at S.NO. 220/1, 2, 3, 4, 5, 6, 7, 8 S. No. 140/9,10, Village: Ghodbunder, Taluka - Thane, District- Thane

Plot / Survey/ Khasra No.

S.NO. 220/1, 2, 3, 4, 5, 6, 7, 8 S. No. 140/9,10,

Village(s)

Kasbe Ghodbandar

Sub-District(s)

Thane

State

MAHARASHTRA

District

THANE

MoEF File No

SIA/MH/INFRA2/448852/2023

Name of the Entity/**Corporate Office**

M/s. Prithvi Land Developers

Entity's PAN

*****REQUIRED

Entity Name as per PAN

PRITHVI LAND DEVELOPERS

Entity details mentioned above is correct ?

Agree

Covering Letter

Covering Letter

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Compliance Reporting Details

Reporting Year

2025

Reporting Period

01 Dec(01 Apr - 30 Sep)

Remark(if any)

April 2025 - September 2025

Details of Production and Project Area

Date of Commencement of Project/Activity

	Project Area as per EC Granted(ha.)	Actual Project Area in Possession(ha.)
Private	0.819	3.1476
Revenue Land	0	0
Forest	0	0
Others	0	0
Total	0.819	3.1476

Land Documents

NA

Sr.No.	Name of the Product	Units	As per EC Granted	As per CTO Granted	CTO ID	Valid Up To	Production during last financial year
1	NA	Others:NA	NA	NA	NA	null	NA

Conditions

Specific Conditions

Sr.No.	Condition Heading	Condition Details	Status of Compliance,Remarks / Reason and Supporting Documents	
1	Statutory compliance	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory/required RG on mother earth as Hon'ble Supreme Court Order.	PPs Submission	PP has obtained plan approval from Vasai Virar City Municipal Corporation. vide permit (Plan approval No-, MBIMNPINR/2294/2023-2024, Dated 23/10/2023), Copy of approved plan attached as Annexure 1 Complied 22-11-2025 Attachment: Click to View
2	Statutory compliance	PP to submit following NOCs and remarks: a) CFO NOC for building no. 1; b) SWM/ C and D NOC; c) Nalla remarks.	PPs Submission	PP obtained following NOC Refer Annexure .2 Complied 22-11-2025 Attachment: Click to View
3	Statutory compliance	PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.	PPs Submission	PP Shall submit architect certificate mentioning that they have provided all required RG on mother earth as per the Honorable Supreme Court order regarding RG area. attached as Annexure 3 Complied 22-11-2025 Attachment: Click to View
4	Statutory compliance	PP to submit revised Architect certificate mentioning construction done with chrnnology of building approvals i.e CC received and FSI, Non -	PPs Submission	PP to submit architect certificate as Refer Annexure 4. Complied 22-11-2025

		FSI area wise, configuration wise construction done on site.		Attachment: Click to View
5	Statutory compliance	Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.	PPs Submission	PP Agreed to this Condition. PP will use excess treated water in nearby garden/construction activities. Refer Annexure .5. Complied 22-11-2025 Attachment: Click to View
6	WATER QUALITY MONITORING AND PRESERVATION	PP to reduce discharge of treated water up to 35 percent; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.	PPs Submission	PP agreed to this mentioned condition. Undertaking regarding use of excess treated water is attached as. Refer Annexure 6 Complied 22-11-2025 Attachment: Click to View
7	Risk Mitigation and Disaster Management	PP to submit fire tender movement plan showing Six-meter clear drive away and Nine Mtr. turning radius all around the proposed/existing buildings.	PPs Submission	PP to submit fire tender movement plan showing Six-meter clear drive away and Nine Mtr. turning radius Refer Annexure 7. Complied 22-11-2025 Attachment: Click to View
8	Corporate Environmental Responsibility	PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.	PPs Submission	PP submit undertaking for dust mitigation and revised EMP of construction phase . Refer Annexure 8. Complied 22-11-2025

				Attachment: Click to View
9	GREENBELT	PP has provided mandatory RG area of 802.32 m2 on mother earth without any construction Local planning authority to ensure the compliance of the same.	PPs Submission	PP has provided mandatory RG area of 813.46 m2 on mother earth without any construction. Agreed to Comply 22-11-2025 Attachment:NA
10	WATER QUALITY MONITORING AND PRESERVATION	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 and strength to increase the water permeable area as well as to allow effective fire tender movement.	PPs Submission	PP agreed to this condition RG required 802.32 m2 RG provided on Ground (Mother Earth)- 813.46 m2 Provided RG on Podium - NIL Total RG proposed- 813.46 m2 Agreed to Comply 22-11-2025 Attachment:NA
11	ENERGY PRESERVATION MEASURES	PP to achieve at least 5 percent of total energy requirement from solar/other renewable sources.	PPs Submission	PP agreed to this condition. Agreed to Comply 22-11-2025 Attachment:NA
12	Statutory compliance	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.	PPs Submission	PP agreed to this condition. Agreed to Comply 22-11-2025 Attachment:NA
13	Statutory compliance	SEIAA after deliberation decided to grant EC for- FSI-28026.84 sqm, Non FSI- 3449.65 m2, total BUA- 31476.49 m2. (Plan approval No- MB/MNP/NR/2294/2023-2024, Dated 23/10/2023)	PPs Submission	PP has obtained plan approval from Vasai Virar City Municipal Corporation. vide permit (Plan approval No-, MBIMNPINR/2294/2023-2024, Dated 23/10/2023) Complied

22-11-2025
Attachment:NA

General Conditions

Sr.No.	Condition Heading	Condition Details	Status of Compliance,Remarks / Reason and Supporting Documents	
1	WASTE MANAGEMENT	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.	PPs Submission	During operational phase generated solid waste would be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter method. The dry waste will be handed over to authorized recyclers. The dried sludge and compost will be used as manure for landscaping. Solid waste generation details: a. Total solid waste: 1050 Kg/Day b. Biodegradable waste: 424 Kg/Day c. non-biodegradable waste: 626 Kg/Day Please refer Annexure - 9 for details of OWC Agreed to Comply 22-11-2025 Attachment: Click to View
2	WASTE MANAGEMENT	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	PPs Submission	PP has provided designated areas for temporary storage of mucks and are being handed over to concerned authority on daily basis. Being Complied 22-11-2025 Attachment:NA

		approval of competent authority.		
3	WASTE MANAGEMENT	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.	PPs Submission	Negligible quantities of oil spillage from construction machineries and vehicles is being generated which is disposed off as per rules and norms of MPCB. Being Complied 22-11-2025 Attachment:NA
4	WATER QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	An adequate drinking water and onsite sanitation facility has been provided to the construction workers. The sewage generation from the labor hutments is drained in municipal sewer lines. Debris generated during construction phase is handed to MCGM. Being Complied 22-11-2025 Attachment:NA
5	WATER QUALITY MONITORING AND PRESERVATION	Arrangement shall be made that waste water and storm water do not get mixed.	PPs Submission	Covered sewage system has been proposed which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed of into the sewer drain. Being Complied 22-11-2025 Attachment:NA
6	WATER QUALITY MONITORING	Water demand during construction should be reduced by use of pre-mixed	PPs Submission	For construction purpose ready mix concrete is being used.

	AND PRESERVATION	concrete, curing agents and other best practices.		Being Complied 22-11-2025 Attachment:NA
7	WATER QUALITY MONITORING AND PRESERVATION	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	PPs Submission	No extraction of ground water from site for construction activities. Not Complied 22-11-2025 Attachment:NA
8	WATER QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	Use of only Tanker water for construction practice. Not Complied 22-11-2025 Attachment:NA
9	WATER QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	PP agrees to the condition. LFDs have been proposed. Agreed to Comply 22-11-2025 Attachment:NA
10	ENERGY PRESERVATION MEASURES	The Energy Conservation Building code shall be strictly adhered to.	PPs Submission	Energy Conservation Building code has been complied. Proponent proposed CFL, T8, LED lights to conserve energy. Agreed to Comply 22-11-2025 Attachment:NA
11	GREENBELT	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	PPs Submission	Condition is noted. excavated soil is being reused at the site. Being Complied 22-11-2025 Attachment:NA

12	GREENBELT	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.	PPs Submission	Condition is noted. Agreed to Comply 22-11-2025 Attachment:NA
13	WATER QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	Soil testing was done, according to the reports all the parameters are within limit and so there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants. Complied 22-11-2025 Attachment:NA
14	Statutory compliance	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.	PPs Submission	Condition is noted. Agreed to Comply 22-11-2025 Attachment:NA
15	AIR QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	DG 500 and 250 KVA capacity shall be used as backup during construction phase. These are environment friendly make and provided with acoustic enclosure to avoid noise emission. Being Complied 22-11-2025 Attachment:NA
16	AIR QUALITY MONITORING AND PRESERVATION	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport and Highways Department. The vehicle shall be adequately	PPs Submission	Condition is noted and we shall comply the same. Agreed to Comply 22-11-2025 Attachment:NA

		covered to avoid spillage/leakages.		
17	Noise Monitoring & Prevention	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.	PPs Submission	Following care will be taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. Being Complied 22-11-2025 Attachment:NA
18	AIR QUALITY MONITORING AND PRESERVATION	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.	PPs Submission	1. D.G. sets will be provided as back up for Residential buildings. 2. 500 and 250 KVA D.G. set will be provided with silencer and acoustic enclosures. The stacks shall be provided as per MPCB norms. Agreed to Comply 22-11-2025 Attachment:NA
19	Corporate Environmental Responsibility	Regular supervision of the above and other measures for monitoring should be in place all through the	PPs Submission	Regular supervision done by our site engineer to take care of the construction activity

		construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.		and of the surroundings. Being Complied 22-11-2025 Attachment:NA
20	WASTE MANAGEMENT	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.	PPs Submission	Segregation of non-biodegradable and biodegradable garbage on site. 1. Treatment of biodegradable waste: By OWC 2. Segregation, storages facilities for all solid waste streams 3. Non- biodegradable garbage: Will be segregated into recyclable and non-recyclable waste. Recyclable waste shall be handed over to recyclers and non-recyclable waste shall be handed over to MCGM. 4. E waste generated during operation phase shall be stored separately and disposed of to the recyclers authorized by MPCB Agreed to Comply 22-11-2025 Attachment:NA
21	WASTE MANAGEMENT	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	PPs Submission	Yes, developer has agreed to follow the mentioned condition. E-waste will be disposed through Authorizes vendor as per E-waste (Management and Handling) rules, 2016. Agreed to Comply 22-11-2025 Attachment:NA
22	WATER QUALITY	a) The installation of the Sewage Treatment Plant	PPs Submission	A) Noted. PP will submit certificate after

	MONITORING AND PRESERVATION	(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 percent 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 percent treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 percent of water, Local authority should ensure this.		installation of STP. During operational phase 244 m3/day sewage will be generated which will be treated in STP of total capacity 270 KLD. Treated effluent emanating from STP will be recycled/reused for gardening and flushing. Flushing: 94 KLD plus Gardening: 04 KLD (Total: 98 KLD) Proper ventilation will be provided to mitigate the Odor problem for STP. Section of STP is given in Annexure - 10 B) Sewerage line remarks has been obtained Refer Annexure 11 Agreed to Comply 22-11-2025 Attachment: Click to View
23	Corporate Environmental Responsibility	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.	PPs Submission	During operational phase 244 KLD sewage will be generated which will be treated in STP of total Capacity 270 KLD capacity of MBBR type. Agreed to Comply 22-11-2025 Attachment:NA
24	Statutory compliance	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity	PPs Submission	PP will apply for the Occupancy Certificate to local planning authority to the project only after ensuring

		of sewer line to the project site and proper disposal of treated water as per environmental norms.		sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms. Agreed to Comply 22-11-2025 Attachment:NA
25	Noise Monitoring & Prevention	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.	PPs Submission	This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the air control and management section. Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. Partially Complied 22-11-2025 Attachment:NA

26	ENERGY PRESERVATION MEASURES	PP to provide adequate electric charging points for electric vehicles (EVs).	PPs Submission	Agreed. PP will provide adequate electric charging points for electrical vehicles. Agreed to Comply 22-11-2025 Attachment:NA
27	GREENBELT	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	PPs Submission	Landscape area: Total RG area provided: 813.46 m2 No. of trees to be planted: On ground 280 nos. Refer Annexure - 12 for details of landscape plan. Agreed to Comply 22-11-2025 Attachment: Click to View
28	Corporate Environmental Responsibility	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PPs Submission	The Existing environment management cell have qualified staff that is looking after the EHS activities and during operational phase society chairman will timely keep update of environment services. Being Complied 22-11-2025 Attachment:NA
29	Corporate Environmental Responsibility	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.	PPs Submission	Separate funds are allocated for environment protection measures. Refer Annexure C the Budgetary allocation and expenditure done up till now for Environment STP Plan. Annexure- 13 Complied 22-11-2025

				Attachment: Click to View
30	Statutory compliance	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	PPs Submission	The advertisement was published in Marathi and English language local newspaper. In Marathi newspaper Mumbai Lakshadeep dtd. 14-04-2024 and in English newspaper active time dtd. 15.02.2024. Refer Annexure 14. Complied 22-11-2025 Attachment: Click to View
31	Statutory compliance	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.	PPs Submission	Environment clearance copy of total municipal corporation Developers have submitted copy of EC Agreed to Comply 22-11-2025 Attachment:NA
32	Statutory compliance	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at	PPs Submission	We are submitting six monthly report copies to MPCB, CPCB and MoEF regional office. Being Complied 22-11-2025 Attachment:NA

		a convenient location near the main gate of the company in the public domain.		
33	Statutory compliance	PP has to strictly abide by the conditions stipulated by SEAC and SEIAA.	PPs Submission	Yes, developer has agreed to follow the mentioned condition. Agreed to Comply 22-11-2025 Attachment:NA
34	Statutory compliance	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.	PPs Submission	PP has obtained Consent to Establish vide letter no. Format1.0/JD (WPC)/UAN No.0000187917/CE/2402000555 dated 07-02-2024 Refer Annexure 15 Consent to Establish copy Complied 22-11-2025 Attachment: Click to View
35	Statutory compliance	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.	PPs Submission	Received Environmental Clearance from MoEF EC Identification No. - EC24B038MH171352 dated 08/02/2024 Attached as Annexure 16 Complied 22-11-2025 Attachment: Click to View

36	Statutory compliance	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.	PPs Submission	We are enclosing status of the project along with six monthly report to respective MoEF regional office, MPCB and CPCB office both in hard copy and as well as by email format. Being Complied 22-11-2025 Attachment: Click to View
37	Statutory compliance	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.	PPs Submission	Noted and agreed. Being Complied 22-11-2025 Attachment:NA
38	Statutory compliance	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.	PPs Submission	Received Environmental Clearance from MoEF EC Identification No. - EC24B038MH171352 dated 08/02/2024 Attached as Annexure 16 Agreed to Comply 22-11-2025 Attachment: Click to View

39	Statutory compliance	This environmental clearance is issued subject to obtaining NOC from Forestry and Wild life angle including clearance from the standing committee of the National board of Wild life as if applicable and this environment clearance does not necessarily implies that Forestry and Wild life clearance granted to the project which will be considered separately on merit.	PPs Submission	Not Applicable as the project site is not in the forest area and also does not fall in Eco-Sensitive zone of SGNP. Not Complied 22-11-2025 Attachment:NA
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Document uploaded by the PP

Last Site Visit Report (if available)

NA

Last Site Visit Report Date (if available)

Additional Attachment (if any)

NA

Additional Remarks (if any)

- ☒ I 'M/s. Prithvi Land Developers' hereby give undertaking that the data and information given in the filed compliance and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information found to be false or misleading at any stage, the clearance given to the project will be revoked at our risk and cost. In addition to above, I hereby give undertaking that no activity such as change in project layout, construction, expansion, etc. has been taken up without due approval.

Cover Letter From RO/SRO

Cover Letter From RO/SRO

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