



Nice Builders <nicebuilders11@gmail.com>

Six Monthly Compliance Monitoring Report for the period of October 2025 to March 2026_Nice Builders

1 message

Nice Builders <nicebuilders11@gmail.com>

Wed, Jul 8, 2026 at 2:18 PM

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance letter **no. EC22B038MH123240 dated 04.05.2022** from SEIAA, Department of Govt. of Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report for the period of October 2025 to March 2026** along with a duly filled data sheet for Residential Cum Commercial development on plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of village - Kausa, Mumbra, District- Thane, Maharashtra.

Thanks & Regards,

Nice Builders**Six Monthly Compliance Monitoring Report_Nice Builders_October 2025 to March 2026.pdf**
4037K



NICE WORLD

THE NEW CITY OF FUTURE ...

NICE BUILDERS

Plot.184, Hissa No.2, Opp. Global Village, Shil - Mumbra, Dist. Thane - 400612

Date:20-06-2026

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

Sub: Submission of Compliance Report for proposed Residential Cum Commercial development on plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of village - Kausa, Mumbra, District- Thane, Maharashtra. By **M/s Nice Builders**

Ref: Environmental Clearance letter no. EC22B038MH123240 dated 04.05.2022.

Dear Sir,

This is with reference to Environmental Clearance letter no. EC22B038MH123240 dated 04.05.2022 from SEIAA, Department of Govt. of Maharashtra.

We are enclosing here with the detailed Compliance report (from October 2025 to March 2026) along with duly filled data sheet.

Thanking you,
Yours faithfully,

For M/s Nice Builders

For NICE BUILDERS

Authorized Signatory 
Partners

Enclosed: Copy of Compliance Report for the period of (October 2025 to March 2026).

Cc:

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

Site Office : Nice World, Next to MM Valley, Kausa, Mumbra, Thane - 400612.

E.mail : nicebuilders2020@gmail.com | Web : www.niceworld.in

Call us on : 8097171712 / 8097171713 / 8097171714

COMPLIANCE REPORT

(OCTOBER 2025 TO MARCH 2026)

For

PROPOSED RESIDENTIAL CUM COMMERCIAL DEVELOPMENT

(ENVIRONMENTAL CLEARANCE LETTER NO. EC22B038MH123240 dated 04/05/2022)

**At Plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of Village
- Kausa, Mumbra, District- Thane, Maharashtra**

Proposed By

NICE BUILDERS

Project Details

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/other (specify)	Construction Project
2	Name of the Project	Proposed Residential Cum Commercial development
3	Clearance letter(s)/OM and Date	EC letter No.: EC22B038MH123240 dated 04/05/2022
4	Location	On plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of village - Kausa, Mumbra, District- Thane, Maharashtra.
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	Latitude: 19°09'55.64" N Longitude: 73°02'01.15" E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	M/s NICE BUILDERS Mr. Irshad Ahmed Munir Khan S. No. 184/2 opp. Global Village, Mumbra, Shil Road, Shil, Thane. 400612
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	The project will have 11 Residential cum commercial buildings with 1,749 flats, 6 bungalows, commercial area of 9,533 m ² and 1 Club House.
	b) of the Environmental Management Plan	Details of the total Sewage Treatment Plants 2 of total 1,200 KLD capacity (i.e MBBR tech), Solar system, Rain Water Harvesting and Solid waste management through OWC are given in Annexure
7	Break up of the project area	
	a) submergence area : forest & non-forest	NA
	b) Others	Total Plot area: 29,806 m ²
		FSI area 1,39,570.90 m ²
		Non FSI area 5,874.94 m ²
		Total Construction Area 1,45,445.84 m ²
8	Break up of the project affected population with enumeration of those	

	losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b)others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 274 Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Construction Cost	530 Lakhs
		Operation & Maintenance Cost	107 Lakhs/yr
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far	N.A.	
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach rods), if any with quantitative information	N.A.	
12	Status of construction		
	a) Date commencement (Actual and/or planned)		
	b) Date of completion (Actual and/or planned)		
13	Reasons for the delay if the project is yet to start	NA	
14	Dates of site visits		

	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	Not yet finalized.
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	Environmental Clearance letter No. EC22B038MH123240 dated 04/05/2022. Received from government of Maharashtra.

PRESENT STATUS OF RESIDENTIAL CUM COMMERCIAL PROJECT

BUILDING NAME	CURRENT STATUS (COMPLETED WORK)
BUILDING 01	22 th SLAB
BUILDING 02	22 ^h SLAB
BUILDING 03	22 th SLAB
BUILDING 04	22 st SLAB

Compliance to Environmental Clearance letter No.: EC22B038MH123240 dated 04/05/2022

SPECIFIC CONDITIONS		
A. SEAC CONDITIONS:-		
	Conditions	Compliance
1.	PP to submit IOD/IOA/Concession Document/Plan approval or any other form of document as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environmental Department, Govt. of Maharashtra.	We have Obtained the approval plan from TMC vide no.- TMC/TDD/TPD-29/3398 dated 15/12/2021 and same approval has been submitted during the meeting. Accordingly, committee has granted EC to the project.
2.	PP to obtain following NOCs & remarks: a) Water supply, b) Sewer Connection, c) HRC, d) CFO, e) SWD, f) Tree NOC, g) SWM, Construction & Demolition waste NOC.	We have received Water, Sewer, SWD and CFO NOC. Same is shown here. HRC NOC is not applicable for the project as all the building heights are less than 70 m.
3.	PP to reduce the discharge of treated sewage to 35%. PP to submit NOC from concern authority for use of excess treated water in nearby Garden reservation/ Construction.	Noted and complied.
4.	PP to submit cross section drawing of all STPs showing dimensions and ground level; PP to include storage tank of treated water in STP design.	We have already provided the cross section of STP with dimensions and storage water tank in STP before 151 th (Part B) SEAC II Meeting on 03/08/2021
5.	PP to submit revise calculations of mandatory RG area provided as per prevailing norms on virgin land excluding area of STP & Club house which is shown in RG area.	Complied Submitted during the appraisal of the project. We have excluded the area of STP club house from the RG Area
6.	PP to plant greater number of native species and accordingly submit revise tree list.	Complied during the meeting
7.	PP to include cost of Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase EMP.	We have already included Low Flow Devices (LFD) and Sensors as water conservation measures in operation phase EMP and same was shown 151 th (Part B) SEAC II Meeting held on 03/08/2021.

8.	PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.	Project site is located outside the ESZ of Thane creek flamingo sanctuary (TCFS) at a distance of 5 km from the protected area of TCFS.
B. SEIAA CONDITIONS:-		
1.	This EC restrict for building no 5 to 10 up to 21 st floors only (i.e up to 64.10 m height) as per CFO NOC dated 10.01.2022.	Noted
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	We will achieve the around 9.5 % of the Energy saving through Renewable source.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	We agree
5.	SEIAA after deliberation decided to grant EC for - FSI- 139570.90 m ² , Non FSI-5,874.94 m ² and Total BUA-145445.84 m ² (Plan approval-TMC/TDD/TPD-29/3398, dated - 15.12.2019).	We agree
General Conditions		
A. Construction Phase:-		
(i)	The solid waste generated should be properly collected and segregated, Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material	Solid waste generated is properly collected and segregated. Dry waste is handed over to Municipal corporation bin.

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

(viii)	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project,	We are not using ground water in the project.
(ix)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water efficient sanitary fixtures will be provided.
(x)	The Energy Conservation Building code shall be strictly adhered to.	We agree
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top layer of soil is reused for the development of green belt.
(xii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved	Natural drainage system of area will not disturb.
(xiii)	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil and water analysis is carried regularly from MoEF recognized laboratory. Monitoring reports are attached.
(xiv)	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted
(xv)	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	The D. G. set is enclosed type and as per CPCB norms. 1x320 & 2x400 nos. of the DG having 1120 kVA capacity will be installed on site for the construction phase. DG will be used for the emergency backup only.

(xvi)	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	We agree
(xvii)	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used. Adequate parking space is also be made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
(xviii)	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	The noise levels as well as air pollution are monitored regularly from MoEF recognized laboratory. Monitoring reports are attached.
(xix)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	We have complied to above & make necessary arrangements. The DG sets are provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986.

(xx)	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
B). Operation Phase:-		
(i)	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Solid waste will be collected and segregated at source. Wet garbage will be treated in Mechanical composting machine and generated manure is used for the Gardening. Dry solid waste is disposed of on municipal solid waste management system.
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste generated from Household will be disposed through authorized vendor.
(iii)	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.	STP will be installed. STP is certified by an independent expert. Sewage is treated up to tertiary level. The treated sewage is reused for gardening and flushing purpose. The dual plumbing system will be provided at site to recycle the treated water for flushing purpose The plant will be designed as per standards prescribed by Maharashtra Pollution Control Board.

(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.	STP, MSW disposal, green belt facility will be provided before the OC.
(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.	We agree.
(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.	The site is accessible by 30 m wide Maulana Azad Road which is connected to the old Mumbai-Pune Road at a distance of 500 m. Entry & Exit to the project will be located in such way that it won't affect traffic on the adjoining roads. Also, sufficient parking space will be provided for completed buildings.
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	We agree

(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.	Landscape will be developed considering CPCB guidelines including selection of plant species. The tree species which planted will be of local variety. 37 Nos of the trees planted on site. 
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards	At present project head himself is managing environment issues. However, the Cell shall be formed and it shall be responsible for necessary 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.	Separate funds are allocated for implementation of environmental protection measures. Break – up of EMP budget is attached The funds for implementation of environmental protection measures/EMP are provided as per planned requirement. Expenditure on EMP will be done as planned. However, year-wise expenditure was not submitted to MPCB & Env. Dept. as the project is still under progress.
(xi)	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	Noted and complied.
(xii)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	We have submitted the half yearly compliance reports to MPCB, Environment Department MoEF & Regional office.
(xiii)	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted and complied.

(xiv)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data. The monitoring Reports are sent with Compliance reports to RO MPCB, Environment Department Mantralaya, RO MoEF & CC, Nagpur.
C). General EC Conditions:-		
(i)	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We agree and complying the conditions stipulated by SEAC & SEIAA.
(ii)	If applicable Consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act, and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent for establish was obtained vide letter no Format 1.0/CC/UAN No.0000111394/CE 2108000979 dated 18/08/2021.
(iii)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have started the work on site after the receipt of the EC.
(iv)	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	The monitoring Reports are sending with Compliance reports to RO of MPCB. Environment Mantralaya RO MoEF & CC, Nagpur.

(v)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Six monthly reports regarding the status of compliance of EC conditions are regularly sent to all mandated authorities Noted
(vi)	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	We agree
(vii)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Not applicable

(4)	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	We understand the issue and shall be abided accordingly
(5)	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	We agree
(6)	In case of submission of false document and noncompliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We agree
(7)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted

(8)	The above stipulations would be enforced among others under the Water (Prevention and control of pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted
(9)	Any appeal against this environmental clearance shall lie with the National Green Tribunal ,(Western Zone Bench, Pune) ,New Administrative Building, 1 st Floor, D- Wing, Opposite Council Hall, Pune, if preferred ,within 30 days as prescribed under Section 16 of the National Green Tribunal Act ,2010.	Noted

ANNEXURE – I

PROJECT DETAILS

Project Name: Proposed Residential cum Commercial Bldg. construction project on plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of village - Kausa, Mumbra, District- Thane, Maharashtra.

Developers Name: NICE BUILDERS

AREA STATEMENT

Sr. No.	Particulars	Area
1.	Plot Area	29,806 m ²
2.	FSI Area	1,39,570.90 m ²
3.	Non FSI AREA	5,874.94 m ²
4.	Total Construction area	1,45,445.84 m ²

ANNEXURE – II

SOLID WASTE MANAGEMENT PLAN

- Wet Garbage: 2,918 kg/day.
- Dry Garbage: 1,946 kg/day.
- E Waste: Separate storage place is provided for E Waste
- The biodegradable and non-biodegradable waste will be segregated at source of waste generation. Then non- biodegradable waste is separately disposed in municipal waste disposal system.
- Biodegradable garbage will be composted using Organic waste converter.

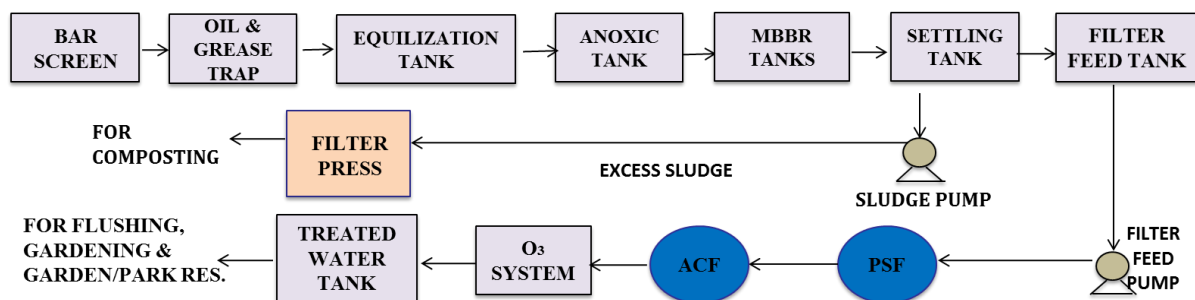
ANNEXURE III

SEWAGE TREATMENT PLANT

Sewage Generation: 1,146 KLD

Total 2 STP's Capacity: 1,200 KLD

Technology Used: MBBR



ANNEXURE IV

WATER BUDGET

Water Demand	Quantity	Unit
Water consumption	1,235	KLD
Sewage generation	1,146	KLD
STP capacity (2 nos.)	1,200	KLD
Recycling		KLD
Treated water is recycled & used for flushing	1,135	KLD
Treated water used for gardening	378	KLD
Excess Treated Water is disposed in Municipal Sewer Line	343	KLD

WATER BALANCE

Particulars	No of Flats / Area	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Residential Flats	1,755	5	8,775	90	45	135	1,185
Com. Area	9533.05	1person/10m2	953	25	20	45	43
Commercial Visitor	(15% of com. population	143	143	5	10	15	2
Swimming Pool							5
Total			9,871				1,235
Sewage Generation				90 % of Domestic & 100 % of Flushing Requirement			1,146
Sludge				1 % of Sewage Generation			11
Recycling for Flushing							
Residential Flats	1,755	5	8,775		45	45	395
Com. Shops	9533.05	1person/10m2	953		20	20	19
Commercial Visitor	(15% of com. population	143	143		10	10	1,430
Total for flushing			9,728				414
Recycling for Gardening (m ²)		5673.83				5l/m ²	28
Recycling for Green Pavers (m ²)		10,000.00				5l/m ²	50
Recycling for Garden Reservation							200
Recycling for Avenue plantation on DP Road							100
Total Recycled water							792
Excess Treated Water to sewer line							343
* Basis for Water supply is taken from BIS: National Building Code of India 2016: Part 9 pg 12							

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

ANNEXURE V

Environmental Management Plan during Construction Phase

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

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

ANNEXURE VI**EMP COST**

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)
STP (Tertiary)	240	48
Solar System	75	03
Rain Water Harvesting	45	02
Solid waste Composting plant	120	48
Landscape development	50	06
Environmental Monitoring	-	03
Total Cost	530	107

ANNEXURE VII

SITE PHOTOGRAPHS





Project site photo



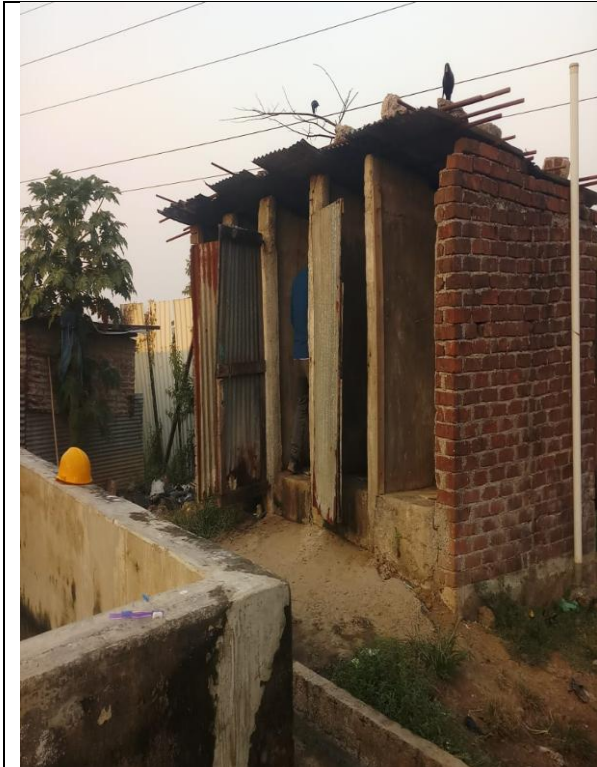
Project site photo



Labour Camp on Site



Labour Camp on Site



Toilets



Drinking water tanks



Tree plantation on project site



Strom water drains



Strom water drains



Strom water drains



DG sets on site

HEALTH CHECK-UP WORKERS

HLL Lifecare Limited
(A Government of India Enterprise)

Beneficiary Name : JAYDEBSUBAL PAL
Contact No : 7477503344
Age (Yr) : 34
Height (cm) : 168
Registration Number : 20040009224
Register Worker Name : Self
District : Thane
Address : House No., Nice World Labour Campkausa, Kausa B.O, Thane, Thane, Maharashtra, 400612

Date Of Screening : 16/07/2023
Gender : Male
Weight (Kg) : 69
Relation With Registered Worker : Self
Taluka :
Pincode : 400612

Blood Pressure :

Systolic :	134.00 (mmHg)	Diastolic :	85.00 (mmHg)
------------	---------------	-------------	--------------

Random Sugar : 127 mg/dL

Health History :
NIL

Pathology Investigation:

Sr No.	Test	Result
1	CBC, ESR, Malaria-Parasite	Report Attached
2	LFT, KFT, Lipid Profile, Iron, Magnesium, RA	Report Attached
3	Thyroid Profile, Vitamin B12 & D3, CEA	Report Attached
4	HIV, HBV, HCV, VDRL	Report Attached

Audiometry Test:

Right Ear:	Normal Hearing	Left Ear:	Normal Hearing
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Vision Test :

	Right Eye	Left Eye
Snellen Chart Reports :	6/6	6/6
	Normal Vision	Normal Vision
Near Vision :	N6	N6
Observation :	Normal Vision	Normal Vision

Lung Function Test : Test Result : NORMAL

FVC (Litre)	FEV1 (Litre)	FEV1/FVC (%)
3.19	2.83	88.71

Major Findings :

Sr No.	Investigation	Result	Normal Range
1	Cancer & Tumor Marker - CEA	1	0 - 0 ng/mL

Post Camp Recommendation :

- 1) Observation - Patient is normal based on clinical report
- 2) All reports are within acceptable range.
- 3) Clinical Recommendations - Normal

Dr. Ashish Arun Undre
Registration No : 062519-2017

ANNEXURE VIII

ADVERTISEMENT

Marathi Newspaper (Thane Vaibhav)

Date:05/02/2024

“नाईस बिल्डर्स”

आमच्या प्रस्तावित सर्वेक्षण क्रमांक ५३, ५४, ५५(पार्ट), ५६ (पार्ट), ५८ (पार्ट), कौसा-मुंब्रा गांव, तालुका आणि जिल्हा-ठाणे, महाराष्ट्र येथील रहिवासी व व्यावसायिक प्रकल्पाला पर्यावरण व वातावरणीय बदल विभाग, महाराष्ट्र शासन मुंबई, यांच्याकडून पर्यावरण विषयक मंजूरी देण्यात आली आहे.

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

English News Paper (The free Press Journal)

Date: 16/02/2024

THE FREE PRESS JOURNAL www.freepressjournal.com

“NICE BUILDERS”

Our proposing Residential cum Commercial Bldg. construction project on plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of village - Kausa, Mumbra, District- Thane, State- Maharashtra was accorded the Environmental Clearance from the Environment and Climate Change Department, Government of Maharashtra.

The copy of the Environmental clearance letter is available on the web site of Ministry of Environment Forest and Climate Change, Government of India <http://environmentclearance.nic.in>



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

TEST REPORT

Test Report No: -	GESEC/PRO/AAQM/2025-26/01/1150	Report Date	19.01.2026
Sample ID: -	GESEC/PRO/AAQM/2025-26/01/1150		

Name & Address of the Customer	NICE BUILDERS Proposed Residential Cum Commercial development On plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of village - Kausa, Mumbra, District- Thane, Maharashtra.
--------------------------------	--

AMBIENT AIR SAMPLE DETAILS

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

Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
12.01.2026	13.01.2026	13.01.2026	17.01.2026

Parameters	Method	Unit	NAAQ Standards	Result
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	74.3
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	25.4
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	19.7
Oxide of Nitrogen (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	31.2

Remark-

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



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

END OF REPORT

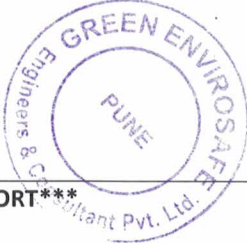
Page 1 of 1

Terms and conditions

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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
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- MoEF approved Lab by Govt. of India. till 28.02.2026.



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TEST REPORT			
Test Report No: -	GESEC/PRO/ANLM/2025-26/01/1151	Report Date	19.01.2026
Sample ID: -	GESEC/PRO/ANLM/2025-26/01/1151		
Name & Address of the Customer	NICE BUILDERS Proposed Residential Cum Commercial development On plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of village - Kausa, Mumbra, District- Thane, Maharashtra.		
AMBIENT NOISE SAMPLE DETAILS			
Type	Ambient Noise		
Sample Collected By	Pristine Consultants		
Standard method	As Per IS: 9989:2020		
Date of Monitoring	12.01.2026		
Timing of Monitoring	Unit	Results	CPCB Standards dB(A)
Location	Project site		
Day	dB(A) Leq	54.7	55
Night	dB(A) Leq	44.3	45
Remark-			
➤ Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.) Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)			
			 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

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TEST REPORT

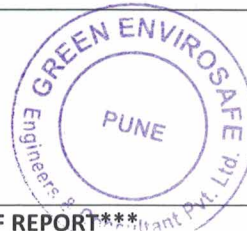
Test Report No – GESEC/PRO/DW/2025-26/01/1152	Date of Reporting	19.01.2026
Sample ID - GESEC/PRO/DW/2025-26//01/1152	Sample Details	Drinking Water
Name & Address of the Customer - NICE BUILDERS Proposed Residential Cum Commercial development On plot bearing S. No.53, 54, 55(pt.), 56(pt.), 58(pt.) of village-Kausa,Mumbra,District- Thane, Maharashtra.	Type of Sample	Drinking Water
	Volume Of Sample	2 Lit Plastic Can
	Sample Status	Sealed
	Date of Sample Collection	12.01.2026
	Date of Sample received in lab	13.01.2026
	Analysis End Date	17.01.2026
	Sampling Location :	Project site

WATER ANALYSIS REPORT

Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B24 th Edition:2023
TDS	104	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter				
pH	7.14	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	132	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	84	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	BDL	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	4.3	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	3.6	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	4.1	Max 30	mg/l	IS 3025 (Part 46):2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
E.coli.	Absent	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023

Remark(s):

- The above water sample is Comply with required limit as per IS 10500: 2012 (Reaff.2023) for above tested parameters.



Vinod Hande
Mr. Vinod Hande
(Technical Manager)
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TEST REPORT			
Test Report No: GESEC/PRO/SL/2025-26/01/1153		Date of Report	19.01.2026
Sample ID: GESEC/PRO/SL/2025-26//01/1153		Date of Sampling	12.01.2026
Name and Address of the Customer - NICE BUILDERS Proposed Residential Cum Commercial development On plot bearing S. No. 53, 54, 55(pt.), 56(pt.), 58(pt.) of village - Kausa, Mumbra, District- Thane, Maharashtra.	Start Date of Analysis		13.01.2026
	End Date of Analysis		17.01.2026
	Sample Details		soil
	Nature of sample		solid
	Sample Collected By		Pristine Consultants
Parameter	Result	Unit	Standard Method
Colour	Black	--	By Visual
pH	8.05	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Water Content/Moisture	2.6	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	8.4	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Organic Carbon	16.3	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Cation Exchange Capacity	74.6	Meq/100gm	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Nitrogen	81.2	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorous as PO4	66.3	mg/Kg	ISRIC, Page No.14-1:2002
Available Potassium as K	54.2	mg/Kg	Food and agriculture organization Sec III,8-1, Page no115
Sodium	3.8	mg/kg	USEPA SW 846/6010 C
Copper	<2	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Zinc	<2.5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Chromium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Cadmium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead	<1	mg/kg	GESEC/LAB/SOP/ICP-OES/05



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