

TUPE DEVELOPERS

SR.NO.202, SADESATRA NALI, HADAPSAR, PUNE-28

Date: 01-01-2026

To,
Chief Conservator of Forest
Ministry of Environment, Forest and Climate Change
Regional Office (WCZ), Ground Floor
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001

Sub: Post EC Compliance Report for Period of April 2025 to September 2025 of Residential & Commercial Project at S. No. 202A,202B/1/1 to 202 B/1/7, 202 B/2, 202/ B/3, 202/B/4, Village Hadapsar, Tal-Haveli, Dist. Pune, Maharashtra by M/s. Tupe Developers

Ref.: 1. Environmental Clearance transfer Letter No. EC25B3813MH5599754T 23rd December 2025
2. Environmental Clearance Letter No. EC24B039MH164929 dated 10th September 2024

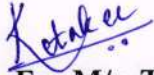
Dear Sir/Madam,

As per the condition laid down in the Environmental Clearance Letter, we are submitting herewith post EC compliance report of our Residential & Commercial Project for period of April 2025 to September 2025. EC Transfer obtained in the name of "M/s. Tupe Developers" Vide no EC25B3813MH5599754T on dated 23.12.2025.

Hope this is in line with your requirement.

Thanking you,

Yours Sincerely,



For M/s. Tupe Developers

CC: 1. MPCB -Member Secretary, Kalpataru Point, 3rd and 4th floor, Opp. Cine Planet, Sion Circle, Sion, Mumbai, Maharashtra 400022.

SIX MONTHLY COMPLIANCE REPORT

OF

**RESIDENTIAL & COMMERCIAL
PROJECT**

AT

**S. NO. 202A,202B/1/1 TO 202 B/1/7, 202 B/2, 202/
B/3, 202/B/4, VILLAGE HADAPSAR, TAL-
HAVELI, DIST. PUNE, MAHARASHTRA.**

BEING DEVELOPED

BY

M/s. Tupe Developers

FOR

April 2025 to September 2025

Six Monthly Compliance Report of M/s. Tupe Developers

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Section1: Purpose of the Report

As per the ‘Sub Para (i)’ of ‘Para 10’ of EIA Notification 2006 and Sr. No. IV under General EC condition mentioned on page no.10 in Environmental Clearance (EC) & letter dated 10th September 2024 & 23rd December, 2025 (Grant of Transfer of Environmental Clearance) (**Annexure 1**), it is mandatory to submit six monthly compliance report to show the status & compliance of all the conditions mentioned in EC letter, along with monitoring of various environmental parameters. Therefore, based on the general conditions mentioned in EC letter detail compliance report is prepared.

Section 2: Project Details

M/s. Tupe Developers have proposed Residential and Commercial Development project at S. No. 202A,202B/1/1 to 202 B/1/7, 202 B/2, 202/ B/3, 202/B/4, Village Hadapsar, Tal-Haveli, Dist. Pune, Maharashtra., Pune. Project is designed as self-sufficient establishment wherein infrastructure facilities such as water supply, power supply and communication facilities are proposed. Further the project proponent has made provision for waste collection and disposal, rain water harvesting and sewage treatment to ensure that project is environment friendly. The project proponent also proposes arrangement for safety, maintenance and security of residents. The main features of the project are as follows:

| Sr. No. | Particulars | Details |
|---------|---|--|
| 1 | Total Plot Area (As per EC) | 89,362.0 m ² |
| 2 | Total BUA (FSI + Non FSI) | 3,95,640.31 m ² |
| 3 | Project Cost | Rs. 682.45cr. |
| 4 | Total Water Requirement | 1787 m ³ /day |
| 5 | Fresh Water Requirement | 1142 m ³ /day |
| 6 | Recycled Water Requirement (For Flushing & Gardening) | Flushing: 592 m ³ /day Gardening: 43 m ³ /day |
| 7 | No. of Tenements | Number of tenements- Total Tenaments- 2389 Shops- 72 |
| 8 | Sewage Generation | 1504 CMD |
| 9 | Capacity of STP | 1 x 1500 KLD, 1 X 80 KLD & 1 x 780 KLD |
| 10 | Solid Waste Generation | Non-Biodegradable Waste: 2162 Kg/day Bio-degradable Waste: 3243kg/day STP Sludge: 75 kg/day E-Waste – 18 kg/day |

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|----|---------------|---|
| 11 | Energy Demand | During Construction Phase: (Demand Load) -100 KW During Operation phase: (Connected load) – 49778 KVA During Operation phase: (Demand load) – 4216 KVA Transformer: 3 x 1000 KVA DG set during operation phase: 1 x 625 KVA 1 x 400 KVA 1 x 500 KVA |
|----|---------------|---|

Section 3: Present Site Conditions

| Sr. No. | Building | Construction Status |
|----------------|---|---|
| 1 | Existing Building A1 | Occupancy Certificate Obtained P + 11 |
| 2 | Existing Building B1 | Occupancy Certificate Obtained P + 11 |
| 3 | Existing Building B3 | Occupancy Certificate Obtained P + 11 |
| 4 | Existing Building D3 | Occupancy Certificate Obtained P + 11 |
| 5 | Existing Building J2 | Occupancy Certificate Obtained P + 11 |
| 6 | Existing Building J1 | Occupancy Certificate Obtained P + 11 |
| 7 | School Building | Under construction (Partly Occupancy Certificate Obtained) |
| 8 | Proposed Residential Building C1 | 12th Slab Completed |
| 9 | Proposed Residential Building D2 | 11th Slab Completed |
| 10 | Proposed Residential Building I | Proposed |
| 11 | Proposed Residential Building K1 & K2 | Proposed |
| 12 | Proposed Residential Building K3 & K4 | Proposed |
| 13 | Proposed Residential Building K5 & K6 | Proposed |
| 14 | Proposed Residential Building E-Owners Building | Proposed |

Section 4: Post Environment Clearance Compliance Report

Proposal is a new construction project. Proposal has been considered by SEIAA in its 262nd (Day-3) meeting held on 12th July, 2023 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-

| Sr. No. | EC Conditions | Compliance Status |
|----------------------------|---|---|
| Specific Conditions | | |
| SEAC Conditions | | |
| I. | PP to submit certified compliance report (CCR), from Regional Office, MoEFCC, Nagpur. | Condition is noted and complied. Reply to the same was presented in 278 th SEIAA meeting dated |

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| | | 22.07.2024. |
| II. | PP to submit copy of revised IOD. | Condition is noted and complied. Reply to the same was presented in 278 th SEIAA meeting dated 22.07.2024. |
| III. | PP to ensure that, school construction work. | Condition is noted and complied. Reply to the same was presented in 278 th SEIAA meeting dated 22.07.2024. |
| IV. | PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. | We are proposed electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. |
| SEIAA Conditions | | |
| I. | PP has provided mandatory RG area of 7231.82 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same. | Condition is noted & agreed. |
| 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. | Condition is noted and shall be complied with. |
| II. | PP to achieve at least 5% of total energy requirement from solar/other renewable sources. | Condition is noted and shall be complied with. |
| IV. | 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 will 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. |
| V. | SEIAA after deliberation decided to grant EC for – FSI- 245405.68 m ² , Non-FSI- 128738.25 m ² , Total BUA- 374143.93 m ² . (Plan approval No-Zone-1/3406, dated 05.08.2024) (Restricted as per approval) | Condition is noted & agreed. |
| 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. | During construction the solid waste will be segregated and recyclable material shall be sold to recyclers. Inert material will be used for site |

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| | | leveling. |
| 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. | All construction waste will be collected and segregated properly at site and most of it will be reused for construction activity. |
| 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. | Used oil generated at site will be disposed through MPCB authorized vendors. |
| 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. | Drinking water and mobile toilets are provided for labors on site. |
| V. | Arrangement shall be made that waste water and storm water do not get mixed. | Separate drainage and storm water system / network will be provided to ensure wastewater 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 | Noted & will be complied |
| VII. | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. | Condition is noted. |
| 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 case of requirement, we will obtain permission to withdraw ground water from competent authority. |
| 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. | Condition is noted and shall be complied with. |
| X. | The Energy Conservation Building code shall be strictly adhered to. | We will adhere to Energy Conservation Building code. |
| XI. | All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. | Yes, we will be storing excavated topsoil, same shall be used for horticulture / landscape development within the project site. |

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| 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. | Construction debris will be used for base preparation of the road and for site leveling. |
| 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 testing was done, according to reports all the parameters are within limit and Monitoring reports are attached as Annexure 2 . The practice shall be continued throughout the construction phase to ensure that there is no threat to ground water. |
| 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. | Condition is noted & agreed. |
| XV. | The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards. | We will use low Sulphur diesel type DG (as per availability) during construction phase, and it will conform to Environment (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. | Construction vehicles will be checked for PUC certificate before entry. |
| 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. | Care is taken to maintain the noise level within limits at site. Construction activities will be limited to daytime only. Noise shields will be provided for heavy construction equipment's. PPE will be provided to labors. |
| 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. | DG set shall be of enclosed type. Stack will be provided as per MPCB norms. |

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| 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. | Dedicated site engineer and supervisory staff is appointed to take care of the monitoring and overall implementation. |
| 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. | We are ready to follow the following practices on site. a) The solid waste generated shall be properly collected and segregated. b) Wet waste will be treated by organic waste converter and compost will be utilized in the existing premises for gardening. c) Dry/inert waste shall 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. | An agreement with SWACH is made for disposal of E- waste. |
| 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. | Sewage Treatment plant will be installed at site for treatment of sewage. The treated sewage will be used for flushing & gardening purpose for existing buildings. Discharge of unused treated affluent conform to the norms of MPCB. |
| 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. | Yes, we will ensure 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 | Condition is noted and we will comply the same. |

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| | 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. | Condition is noted, all parking will be internalized and no public space shall be utilized. |
| VII. | PP to provide adequate electric charging points for electric vehicles (EVs). | We are proposing 30% of total Parking on electrical charging facility. |
| 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. | We will develop green belt as per Local planning authority as they have set up a garden department to ensure compliance guidelines. |
| IX. | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. | Environment Management cell is prepared for implementation of the environmental safeguards. |
| X. | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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 have been allocated for implementation of environmental protection measures/EMP, copy of same is attached as Annexure 3 . |
| 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 | Advertisement was published in Marathi and English Newspaper. The copy of same is attached as Annexure 4 |
| 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. | Condition noted and shall be complied. |

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| XIII. | The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the regional office of MoEF, the respective zonal office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain. | Condition is noted & agreed. |
| C) General EC Conditions: - | | |
| I. | PP has to strictly abide by the conditions stipulated by SEAC & SEIAA. | We will 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. | 'Consent for Establishment' has been obtained from Maharashtra Pollution Control Board Portal dated 16-06-2024. Copy of the same is attached as an Annexure 5 . |
| 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. | Condition is noted and agreed. We have obtained Environmental Clearance before starting construction for our Project, copy of EC attached as Annexure 1 . |
| 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. | We will submit six monthly reports along with necessary documents. |
| 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 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. | Condition is noted & agreed. |
| VI. | No further expansion or modifications, other than mentioned in the EIA notification, 2006 and its | Condition is noted & agreed. |

Six Monthly Compliance Report of M/s. Tupe Developers

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| | 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 does not necessarily implies that forestry & wild life as if applicable & wild life clearance granted to the project which will be considered separately on merit. | Condition is noted & agreed. |
| 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. | Condition is noted & agreed. |
| 5 | The Environmental 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. | Condition is noted & agreed. |
| 6 | In case of submission of false document and non-compliance 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. | Condition is noted & agreed. |
| 7 | Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time. | Condition is noted & agreed. |
| 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 | Condition is noted & agreed. |

Six Monthly Compliance Report of M/s. Tupe Developers

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| | liability Insurance Act, 1991 and its amendments. | |
| 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, within 30 days as prescribed under section 16 of the National Green Tribunal, Act, 2010. | Condition is noted. |

Section 5: Monitoring and Analysis

Monitoring of Air quality, Water quality, Soil quality, Noise level at construction site. Monitoring was done and samples were collected as per standard norms. All samples were analyzed in NABL accredited laboratory. The details of sampling parameters were given in following table.

| Sr. No. | Environmental Components | Monitoring Parameters |
|---------|--------------------------|--|
| 1 | Air | PM ₁₀ , PM _{2.5} , SO ₂ , NO ₂ , O ₃ , Pb, CO, NH ₃ , C ₆ H ₆ , Benzo (a) Pyrene – Particulate Phase only, As, Ni |
| 2 | Water | Colour, Odour, Turbidity, pH, TDS, Total Alkalinity, Total Hardness, Ca, Mg, Cl ⁻ , SO ₄ , NO ₃ , Fe, Mn, F, Pb, Cu, Zn, Cr ⁶⁺ , As, B, Residual Chlorine, Al, Cd, Se, Hg, Pesticides, Mineral Oil |
| 3 | Noise | Leq |
| 4 | Soil | pH, Electrical Conductivity, Total Nitrogen as N, Phosphate as P, Potassium as K, Exchangeable Calcium as Ca, Exchangeable Magnesium as Mg, Exchangeable Sodium as Na, Organic Matter, Texture |

Monitoring results are attached as **Annexure 2** which indicates that parameters of all environmental components are within standard limit and there is no pollution at site.



सत्यमेव जयते

File No:SIA/MH/INFRA2/557288/2025

Government of India

Ministry of Environment, Forest and Climate Change

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



Dated 23/12/2025



To,

Tukaram Tupe
SAI PROVISO HOMES (EARSTWHILE WELLWISHER HOMES)
Sadesatra Nali, Hadpasar, PUNE, MAHARASHTRA, 411028
vj.hadapsar202@gmail.com

Subject: Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/557288/2025 dated 23/12/2025 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

| | |
|---|--|
| (i) EC Identification No. | EC25B3813MH5599754T |
| (ii) File No. | SIA/MH/INFRA2/557288/2025 |
| (iii) Clearance Type | Transfer of EC |
| (iv) Category | B1 |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres |
| (vi) Name of Project | Proposed Residential & Commercial Development "Leisure Town" |
| (vii) Location of Project (District, State) | PUNE, MAHARASHTRA |
| (viii) Issuing Authority | SEIAA |
| (ix) EC Date | 23/12/2025 |
| (x) Details of Transferee | Sadesatra Nali, Hadpasar,Pune,490,27,411028 SAI PROVISO HOMES (EARSTWHILE WELLWISHER HOMES), 1201, 1301 Bhoomiraj Costarica Commercial Complex,Plot No.1 &1A,Sector-18,Off Palm Beach Road, Sanpada, Navi Mumbai-400705 ,Sanpada ,482,27,Off Palm Beach Road,400705 |
| (xi) Details of Transferor | |

Plot/Survey Khasra Nos.: S. No. 202A,202B/1/1 to 202 B/1/7, 202 B/2, 202/ B/3, 202/B/4, Village Hadapsar, Tal-Haveli, Dist. Pune, Maharashtra.

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at [click here](#).
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated null to null under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated .
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated .
5. This issue with the approval of the Competent Authority.

Send Approval Copy To (In case of multiple use comma as separator)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY


No. SIA/MH/INFRA2/557288/2025
Environment & Climate
Change Department,
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To,
M/s. Tupe Developers.
"Leisure Town",
Pune.

Sub : Environmental Clearance for Proposed Residential & Commercial
Development "Leisure Town" at Pune.

Ref : 1. Your application for transfer of EC- SIA/MH/INFRA2/557288/2025
2. EC Letter no. EC24B039MH164929, dated 10.09.2024

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/557288/2025 in prescribed Form -7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.
2. Environment Clearance was granted to M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) vide EC24B039MH164929, dated 10.09.2024 for Residential & Commercial Development "Leisure Town" at Pune. Now, you have applied for transfer of EC dated 08.10.2025 from M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) to M/s. Tupe Developers.
3. You have submitted following documents in support of your application for transfer of EC-
 - i. Undertaking by transferee (i.e. M/s. Tupe Developers.) regarding acceptance of the terms and conditions of the EC.
 - ii. NOC from Transferor (i.e. Sai Proviso Homes (Erstwhile Wellwisher Homes) .
 - iii. Modified Development agreement dated 29. 08.2025.
4. SEIAA noted the above facts in its 313rd meeting and decided to transfer EC dated 10.09.2024 from M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) to M/s. Tupe Developers.
5. All the other terms and conditions mentioned in the EC letter dated 10.09.2024 shall remain the same.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

ENVIRONMENTAL
CLEARANCE

PARIVESH

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



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

To,

The Project Manager
SAI PROVISO HOMES (EARSTWHILE WELLWISHER HOMES)
Survey No. 202,Sade Satra Nali Malwadi ,hadapsar, Pune, Maharashtra
411028 -411028

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/453271/2023 dated 25 Nov 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B039MH164929 |
| 2. File No. | SIA/MH/INFRA2/453271/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | "Leisure Town" Residential and Commercial Development - by M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) |
| 7. Name of Company/Organization | SAI PROVISO HOMES (EARSTWHILE WELLWISHER HOMES) |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 10/09/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH.Please quote identification
number in all future correspondence.*

This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/453271/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Sai Proviso Homes,
(Erstwhile Wellwisher Homes),
Survey No. 202 A, 202 B/1/1 to 202 B/1/7,
202/B/2, 202/B/3, 202/B/4, Hadapsar (Urban),
Pune.

Subject : Environmental Clearance for proposed construction project Leisure
Town Residential and Commercial Development at Survey No. 202 A,
202 B/1/1 to 202 B/1/7, 202/B/2, 202/B/3, 202/B/4, Hadapsar (Urban),
Pune by M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes)

Reference : Application no. SIA/MH/INFRA2/453271/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 188th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 278th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 22nd July, 2024.

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

| | | |
|----|-----------------------------------|---|
| 1 | Proposal Number | SIA/MH/INFRA2/453271/2023 |
| 2 | Name of Project | PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT- "LEISURE TOWN" |
| 3 | Project category | 8a (B1) |
| 4 | Type of Institution | Private |
| 5 | Project Proponent | M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes). |
| 6 | Consultant | Enviro Analysts and Engineers Pvt. Ltd. |
| 7 | Applied for | Environment Clearance |
| 8 | Details of previous EC | Earlier Environment Clearance vide Letter No. SEIAA- vide letter No. SEAC-2212/CR-101/TC-2 dated 16.07.2015 for Total Built up area 1,36,664.10 m ² (FSI: 80,765.546 m ² +Non FSI: 55,898.554 m ²). |
| 9 | Location of the project | Survey No 202A, 202 B/1/1 to 202 B/1/7, 202 B/2, 202/B/3, 202/B/4, Village Hadapsar, Tal. Haveli, Dist. Pune, Maharashtra. |
| 10 | Latitude and Longitude | Latitude: 18°30'45.94"N, Longitude: 73°56'46.13"E |
| 11 | Total Plot Area (m ²) | 89,362.0 |
| 12 | Deductions (m ²) | 17,043.76 |

| 13 | Net Plot area (m ²) | 72,318.24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------|--|--|--|----------|------|------------------|------|----------|-----|--------------|------|--------------|------|---------|------|---------|------|----------------------|------|------------|--------|--------------------|-----|------------------|-----|---|--|---------------|---------------|--------------------------|---|-------------------|--|--|----|------|----|----|------|----|----|------|----|----|------|----|----|------|----|----|------|----|---|-----------------|--|--|-----------------|-----|--|---|-------------------------------|--|--|----|------|-----|----|--------|-----|---|-------|-----|--------|----------|-----|-------|----------|-----|-------|----------|-----|------------------|------|---|---|
| 14 | Proposed FSI area (m ²) | 2,49,794.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Proposed non-FSI area (m ²) | 1,45,846.03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Proposed TBUA (m ²) | 3,95,640.31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | TBUA (m ²) approved by Planning Authority till date | Applied | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | Ground coverage (m2) & Percentage (%) | 32778.98 and 45% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Total Project Cost (Rs.) | Rs. 682.45 Cr. (Existing is Rs. 162.0 Cr. + Proposed Rs. 520.45 Cr.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | CER as per MoeF & CC circular dated 01/05/2018. | CER Shall be implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated September 30, 2020, and its clarification thereof | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | Details of Building Configuration: | | Reason for Modification / Change Expansion and amendment in proposal as Revision | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>Previous EC / Existing Building:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Bldg. A1</td> <td>P+11</td> </tr> <tr> <td>Bldg. B1, B2, B3</td> <td>P+11</td> </tr> <tr> <td>Bldg. B4</td> <td>P+6</td> </tr> <tr> <td>Bldg. C1, C2</td> <td>P+11</td> </tr> <tr> <td>Bldg. D2, D3</td> <td>P+11</td> </tr> <tr> <td>Bldg. E</td> <td>P+10</td> </tr> <tr> <td>Bldg. I</td> <td>P+11</td> </tr> <tr> <td>Bldg. J1, J2, J3, J4</td> <td>P+11</td> </tr> <tr> <td>Commercial</td> <td>Ground</td> </tr> <tr> <td>Bldg. H (Hospital)</td> <td>G+5</td> </tr> <tr> <td>Bldg. G (School)</td> <td>G+5</td> </tr> </tbody> </table> | Tower | Configuration | Bldg. A1 | P+11 | Bldg. B1, B2, B3 | P+11 | Bldg. B4 | P+6 | Bldg. C1, C2 | P+11 | Bldg. D2, D3 | P+11 | Bldg. E | P+10 | Bldg. I | P+11 | Bldg. J1, J2, J3, J4 | P+11 | Commercial | Ground | Bldg. H (Hospital) | G+5 | Bldg. G (School) | G+5 | <p>Proposed Configuration</p> <table border="1"> <thead> <tr> <th></th> <th>Building Name</th> <th>Configuration</th> <th>No. of Tenement s/ Shops</th> </tr> </thead> <tbody> <tr> <td rowspan="7">A</td> <td colspan="3">Existing Building</td> </tr> <tr> <td>A1</td> <td>P+11</td> <td>87</td> </tr> <tr> <td>B1</td> <td>P+11</td> <td>87</td> </tr> <tr> <td>B3</td> <td>P+11</td> <td>87</td> </tr> <tr> <td>D3</td> <td>P+11</td> <td>86</td> </tr> <tr> <td>J2</td> <td>P+13</td> <td>95</td> </tr> <tr> <td>J1</td> <td>P+11</td> <td>87</td> </tr> <tr> <td rowspan="2">B</td> <td colspan="3">School Building</td> </tr> <tr> <td>School Building</td> <td>G+6</td> <td></td> </tr> <tr> <td rowspan="10">C</td> <td colspan="3">Proposed Residential Building</td> </tr> <tr> <td>C1</td> <td>P+16</td> <td>126</td> </tr> <tr> <td>D2</td> <td>P+P+18</td> <td>141</td> </tr> <tr> <td>I</td> <td>5P+15</td> <td>174</td> </tr> <tr> <td>K1& K2</td> <td>G+P+P+23</td> <td>368</td> </tr> <tr> <td>K3&K4</td> <td>G+P+P+23</td> <td>498</td> </tr> <tr> <td>K5&K6</td> <td>G+P+P+23</td> <td>544</td> </tr> <tr> <td>E-Owners Buildin</td> <td>P+10</td> <td>9</td> </tr> </tbody> </table> | | Building Name | Configuration | No. of Tenement s/ Shops | A | Existing Building | | | A1 | P+11 | 87 | B1 | P+11 | 87 | B3 | P+11 | 87 | D3 | P+11 | 86 | J2 | P+13 | 95 | J1 | P+11 | 87 | B | School Building | | | School Building | G+6 | | C | Proposed Residential Building | | | C1 | P+16 | 126 | D2 | P+P+18 | 141 | I | 5P+15 | 174 | K1& K2 | G+P+P+23 | 368 | K3&K4 | G+P+P+23 | 498 | K5&K6 | G+P+P+23 | 544 | E-Owners Buildin | P+10 | 9 | Expansion and amendment in proposal as Revision |
| Tower | Configuration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. A1 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. B1, B2, B3 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. B4 | P+6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. C1, C2 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. D2, D3 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. E | P+10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. I | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. J1, J2, J3, J4 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | Ground | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. H (Hospital) | G+5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. G (School) | G+5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Building Name | Configuration | No. of Tenement s/ Shops | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | Existing Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | A1 | P+11 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | B1 | P+11 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | B3 | P+11 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | D3 | P+11 | 86 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | J2 | P+13 | 95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | J1 | P+11 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | School Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | School Building | G+6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | Proposed Residential Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | C1 | P+16 | 126 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | D2 | P+P+18 | 141 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | I | 5P+15 | 174 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | K1& K2 | G+P+P+23 | 368 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | K3&K4 | G+P+P+23 | 498 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | K5&K6 | G+P+P+23 | 544 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | E-Owners Buildin | P+10 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | | |
|----|--|---------------------------|--|--|----------|--|--|
| | | | g | | | | |
| | | | D | Proposed Commercial Building | | | |
| | | | F1-Commercial | B+G+ 2 | 50 Shops | | |
| | | | F2-Commercial | Ground floor | 12 Shops | | |
| | | | F3-Commercial | Ground floor | 10 Shops | | |
| | | | E | Other | | | |
| | | | Club House | G+1 | | | |
| 22 | Total number of tenements | | Total Tenements: 2389 Nos., Shops: 72 Nos. | | | | |
| 23 | Water Budget | | | | | | |
| | Dry Season (CMD) | | Wet Season (CMD) | | | | |
| | Fresh Water | 1142 | Fresh Water | 1142 | | | |
| | Recycled | 635 | Recycled | 592 | | | |
| | Gardening | 43 | Gardening | - | | | |
| | Flushing | 592 | Flushing | 592 | | | |
| | Swimming Pool | 10 | Swimming Pool | - | | | |
| | Total | 1787 | Total | 1734 | | | |
| | Wastewater generation | 1504 | Wastewater generation | 1504 | | | |
| 24 | Water Storage Capacity for Firefighting / UGT(m ³) | | Details of UGT: Domestic: 1472 m ³ Flushing water tank: 620 m ³ Fire Fighting UGT: 975 m ³ | | | | |
| 25 | Source of water | | From Pune Municipal Corporation | | | | |
| 26 | Rainwater Harvesting (RWH) | | Level of the Ground water table: | Pre-Monsoon: 10 m to 12 m. Post Monsoon: 8 m to 10 m | | | |
| | | | Size and no of RWH tank(s) and Quantity: | NA | | | |
| | | | Quantity and size of recharge pits: | 38nos. of Recharge pits | | | |
| | | | Details of UGT tanks if any: | Details of UGT: Domestic: 1472 m ³ Flushing water tank:620 m ³ Fire Fighting UGT:975 m ³ | | | |
| | | Sewage generation in CMD: | 1504 m ³ /day | | | | |
| | | STP technology: | MBBR Process | | | | |

| | | | | |
|--------------------|--|---|---|------------------------------------|
| 27 | Sewage and Wastewater | Capacity of STP (CMD): | Total 3 Nos. (STP) Existing: -1500 m ³ /day Partly operated (for Residential + Commercial: 780 m ³ /day) Existing: -School: 80 m ³ /day Proposed: - Residential + Commercial: 780 m ³ /day | |
| 28 | Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | | Dry waste: | 18 | Handed over to Authorized vendor |
| | | Wet waste: | 27 | |
| Construction waste | 10000 cum | Will be used for plot leveling, internal road development, gardening. | | |
| 29 | Solid Waste Management during Operational Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | | Dry waste: | 2162 | Handed over to Authorized Agency |
| | | Wet waste: | 3243 | Treated in OWC |
| | | Hazardous waste: | NA | - |
| | | Biomedical waste | NA | - |
| | | E-Waste | 18 | Handed over to Authorized Recycler |
| | | STP Sludge (dry) | 75 | Used as manure |
| 30 | Green Belt Development | Total RG area (m ²): | 8,520.47 | |
| | | Existing trees on plot: | 210 | |
| | | Number of trees to be planted: | 1257 | |
| | | Number of trees to be cut: | | |
| | | Number of trees to be transplanted: | | |
| 31 | Power requirement: | Source of power supply: | By MSEDCL | |
| | | During Construction Phase (Demand Load): | 100 kVA | |
| | | During Operation phase (Connected load): | 49778 kW | |
| | | During Operation phase (Demand load): | 4216 kW | |
| | | Transformer: | Existing: - 1000 kVA X 3 nos. Proposed: - 1000 kVA X 2 nos., 650 kVA X 1 no. | |

| | | | | | |
|---|--|---|--|-----------------|------------------------------------|
| | | DG set | Existing: - 625 kVA X 1 no., 400 kVA X 1 no. Proposed: -500 kVA X 1 no. | | |
| | | Fuel used | Diesel | | |
| 32 | Details of Energy saving | <ul style="list-style-type: none"> • Auto Timer control for external & Common lighting • Use of CFL / LED lamps in all public/ common areas. • Solar powered water heating. • Electronic V3F Drives for Elevators • Solar PV Panel power for common area lighting. | Total saving by Solar PV & Hot water panel is 15.75 % Total project saving 21.41% | | |
| 33 | Environmental Management plan budget during Construction phase | Rs. 50.0 Lakhs | | | |
| Environmental Management plan Budget during Operation phase | | | | | |
| 34 | Component | Details | Capital (lakhs) | O&M (lakhs /Y) | |
| | Storm Water | - | - | - | |
| | Sewage treatment | STP 3 nos. | 175 | 55 | |
| | Water treatment | NA | | | |
| | RWH | 38 Nos. RWH pits | 80 | 35 | |
| | Swimming Pool | | 50 | 10 | |
| | Solid Waste | OWC | 10 | 25 | |
| | Hazardous waste | NA | | | |
| | E-waste | - | 0 | 0 | |
| | Green belt development | - | 550 | 37 | |
| | Energy saving | Solar & LED | | | |
| | Environmental Monitoring | - | From MoEF&CC approved lab | 50 | |
| | Disaster Management + Lightening arrestor | - | 182.3 | 93.85 | |
| 35 | Traffic Management | Type | Required as per DCR | Actual Provided | Area per parking (m ²) |
| | | 4-Wheeler | 1907 | 2665 | 12.5 |
| | | 2-Wheeler | 3388 | 3702 | 2.5 |
| | | Bicycles | 646 | 646 | - |
| 36 | Details of Court cases / litigations w.r.t. the project and project location if any. | | | | |
| | | | | | NA |

The comparative statement for the project is as below:

| No. | Details | As per EC | Proposal | Remark |
|-----|---------|-----------|----------|--------|
|-----|---------|-----------|----------|--------|

| | | | | |
|---|---------------------------------|--|--|---|
| 1 | Name of the project | Leisure Town | Leisure Town | No change |
| 2 | Project Proponent | M/s. Wellwisher Homes | M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) | As per Deed of Addendum dated 03/11/2016 between Sai Skyway Realty LLP, Proviso Construction Company Pvt. Ltd., Shri Kashish Gupta, and Shri Sanjay Gawande, the name of M/s. Wellwisher Homes was changed to M/s. Sai Proviso Homes. |
| 3 | Address | Survey No 202A, 202 B/1/1 to 202 B/1/7, 202 B/2, 202/B/3, 202/B/4, Village Hadapsar, Tal. Haveli, Dist. Pune, Maharashtra. | Survey No 202A, 202 B/1/1 to 202 B/1/7, 202 B/2, 202/B/3, 202/B/4, Village Hadapsar, Tal. Haveli, Dist. Pune, Maharashtra. | No change |
| 4 | Type of project | Mixed Development (Residential Development with Conviniient Shopping, hospital & School) Used with | Mixed Used Development (Residential Development with Conviniient Shopping & School) | Change as the proposal got revised. |
| 5 | Plot area (m ²) | 89,362.0 | 89,362.0 | No change |
| 6 | Deductions (m ²) | 24,275.59 | 17,043.76 | Deduction 7231.83 m ² changes in deduction area, as earlier area details amenity was not considered in deductions, now as per new DCPR it was considered in deduction. |
| 7 | Net Plot Area (m ²) | 65,086.41 | 72,318.24 | Increased by 7231.83 m ² , change as per new DCPR. Changes in deduction area accordingly change in |
| 8 | Proposed FSI (m ²) | 80,765.546 | 2,49,794.28 | As per change in proposal, Increased by 1,69,028.73 m ² |

| 9 | Non FSI (m ²) | 55,898.554 | 1,45,846.03 | As per change in proposal, Increased by 89,947.47 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|-------------|---|----------|------|------------------|------|----------|-----|--------------|------|--------------|------|---------|------|---------|------|----------------------|------|------------|--------|--------------------|-----|------------------|-----|--|---------------|---------------|-------------------------|--|--|--|----|------|----|----|------|----|----|------|----|----|------|----|---|------|----|----|------|----|--------------------------------------|--|--|---|-----|--|----|------|-----|----|--------|-----|---|-------|-----|-------|----------|-----|-------|----------|-----|-------|----------|-----|-------------------|------|---|---------------------------------------|--|--|---------------|-------|----------|---------------|--------------|----------|---------------|--------------|----------|---------------------------|--|--|---|
| 10 | Total Construction Area (m ²) | 1,36,664.10 | 3,95,640.31 | Increase in TBUA by 2,58,976.21 m ² as per expansion and amendment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Proposal | <table border="1"> <thead> <tr> <th>Tower</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Bldg. A1</td> <td>P+11</td> </tr> <tr> <td>Bldg. B1, B2, B3</td> <td>P+11</td> </tr> <tr> <td>Bldg. B4</td> <td>P+6</td> </tr> <tr> <td>Bldg. C1, C2</td> <td>P+11</td> </tr> <tr> <td>Bldg. D2, D3</td> <td>P+11</td> </tr> <tr> <td>Bldg. E</td> <td>P+10</td> </tr> <tr> <td>Bldg. I</td> <td>P+11</td> </tr> <tr> <td>Bldg. J1, J2, J3, J4</td> <td>P+11</td> </tr> <tr> <td>Commercial</td> <td>Ground</td> </tr> <tr> <td>Bldg. H (Hospital)</td> <td>G+5</td> </tr> <tr> <td>Bldg. G (School)</td> <td>G+5</td> </tr> </tbody> </table> | Tower | Configuration | Bldg. A1 | P+11 | Bldg. B1, B2, B3 | P+11 | Bldg. B4 | P+6 | Bldg. C1, C2 | P+11 | Bldg. D2, D3 | P+11 | Bldg. E | P+10 | Bldg. I | P+11 | Bldg. J1, J2, J3, J4 | P+11 | Commercial | Ground | Bldg. H (Hospital) | G+5 | Bldg. G (School) | G+5 | <table border="1"> <thead> <tr> <th>Building Name</th> <th>Configuration</th> <th>No. of Tenements/ Shops</th> </tr> </thead> <tbody> <tr> <td colspan="3">A Existing Building - As per EC</td> </tr> <tr> <td>A1</td> <td>P+11</td> <td>87</td> </tr> <tr> <td>B1</td> <td>P+11</td> <td>87</td> </tr> <tr> <td>B3</td> <td>P+11</td> <td>87</td> </tr> <tr> <td>D3</td> <td>P+11</td> <td>86</td> </tr> <tr> <td>J2 (Vertical expansion proposed for 2 floors)</td> <td>P+13</td> <td>95</td> </tr> <tr> <td>J1</td> <td>P+11</td> <td>87</td> </tr> <tr> <td colspan="3">B School Building - As per EC</td> </tr> <tr> <td>School Building Vertical expansion proposed for 1 floor</td> <td>G+6</td> <td></td> </tr> <tr> <td>C1</td> <td>P+16</td> <td>126</td> </tr> <tr> <td>D2</td> <td>P+P+18</td> <td>141</td> </tr> <tr> <td>I</td> <td>5P+15</td> <td>174</td> </tr> <tr> <td>K1&K2</td> <td>G+P+P+23</td> <td>368</td> </tr> <tr> <td>K3&K4</td> <td>G+P+P+23</td> <td>498</td> </tr> <tr> <td>K5&K6</td> <td>G+P+P+23</td> <td>544</td> </tr> <tr> <td>E-Owners Building</td> <td>P+10</td> <td>9</td> </tr> <tr> <td colspan="3">D Proposed Commercial Building</td> </tr> <tr> <td>F1-Commercial</td> <td>B+G+2</td> <td>50 Shops</td> </tr> <tr> <td>F2-Commercial</td> <td>Ground floor</td> <td>12 Shops</td> </tr> <tr> <td>F3-Commercial</td> <td>Ground floor</td> <td>10 Shops</td> </tr> <tr> <td colspan="3">E Other - Existing</td> </tr> </tbody> </table> | Building Name | Configuration | No. of Tenements/ Shops | A Existing Building - As per EC | | | A1 | P+11 | 87 | B1 | P+11 | 87 | B3 | P+11 | 87 | D3 | P+11 | 86 | J2 (Vertical expansion proposed for 2 floors) | P+13 | 95 | J1 | P+11 | 87 | B School Building - As per EC | | | School Building Vertical expansion proposed for 1 floor | G+6 | | C1 | P+16 | 126 | D2 | P+P+18 | 141 | I | 5P+15 | 174 | K1&K2 | G+P+P+23 | 368 | K3&K4 | G+P+P+23 | 498 | K5&K6 | G+P+P+23 | 544 | E-Owners Building | P+10 | 9 | D Proposed Commercial Building | | | F1-Commercial | B+G+2 | 50 Shops | F2-Commercial | Ground floor | 12 Shops | F3-Commercial | Ground floor | 10 Shops | E Other - Existing | | | Expansion and amendment in proposal as Revision Hospital deleted from proposal. |
| Tower | Configuration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. A1 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. B1, B2, B3 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. B4 | P+6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. C1, C2 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. D2, D3 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. E | P+10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. I | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. J1, J2, J3, J4 | P+11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | Ground | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. H (Hospital) | G+5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg. G (School) | G+5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Name | Configuration | No. of Tenements/ Shops | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A Existing Building - As per EC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A1 | P+11 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B1 | P+11 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B3 | P+11 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D3 | P+11 | 86 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| J2 (Vertical expansion proposed for 2 floors) | P+13 | 95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| J1 | P+11 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B School Building - As per EC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| School Building Vertical expansion proposed for 1 floor | G+6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C1 | P+16 | 126 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D2 | P+P+18 | 141 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I | 5P+15 | 174 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| K1&K2 | G+P+P+23 | 368 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| K3&K4 | G+P+P+23 | 498 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| K5&K6 | G+P+P+23 | 544 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-Owners Building | P+10 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D Proposed Commercial Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F1-Commercial | B+G+2 | 50 Shops | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F2-Commercial | Ground floor | 12 Shops | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F3-Commercial | Ground floor | 10 Shops | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E Other - Existing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | Club House | G+1 | |
|----|--|--|---|-----|--|
| 12 | No of Tenements / Shops | Total Tenements: 1251 Nos., Shops: 22 Nos., Hospital: 240 Nos. Beds, School: 36 Nos. classrooms | Total Tenements: 2389 Nos., Shops: 72 Nos. | | Change as per revised proposal Tenements increased by 1138 Nos. and shops by 50 nos. |
| 13 | Water reqt. (m ³) | 1258 | 1787 | | Increases by 529 m ³ /day |
| 14 | Sewage (m ³) | 847 | 1504 | | Increases by 657 m ³ /day |
| 15 | STP Capacity | Total 2Nos. (STP) Residential + Commercial: 780 m ³ /day School: 80 m ³ /day Total 1No. (ETP) Hospital: 100 m ³ /day | Total 3 Nos. (STP) Existing: -1500 m ³ /day Partly operated for Residential + Commercial: 780 m ³ /day Proposed: - Residential + Commercial: 780 m ³ /day Existing: - School: 80 m ³ /day | | Increases due expansion and expansion in the proposal |
| 16 | Solid Waste (kg/day) Biodegradable Non-Biodegradable Biomedical Waste | Total: 3853 1888 1965 60 | Total: 8180 4703 3478 - | | Increases by 4327 kg/day |

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SEAC-2212/CR-101/TC-2, dated 30.11.2012 for total BUA of 1,78,678.57 m². PP further obtained amendment in EC vide SEAC-2212/CR-101/TC-2 dated 16.07.2015 for Total Built up area 1,36,664.10 m² (FSI: 80,765,546 m²+Non FSI: 55,898.554 m²). PP further obtained extension of validity of Environment Clearance vide SIA/MH/MIS/128270/2019, dated 31.03.2020. Proposal has been considered by SEIAA in its 278th (Day-1) meeting held on 22nd July, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.
2. PP to submit copy of revised IoD.
2. PP to ensure that school construction work
3. PP to submit energy saving details in percentages of different components of total energy saved in percent
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

5. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 7231.82 m² 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. 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.
5. SEIAA after deliberation decided to grant EC for-FSI- 245405.68 m², Non FSI- 128738.25 m², total BUA-374143.93 m². (Plan approval No-Zone-1/3406, dated- 05.08.2024) (Restricted as per approval)

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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by: Shri Pravin C.
Darade, I.A.S.
Designation: Member Secretary
Date and Time: 9/10/2024 12:02:53 PM



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Report No:- : GCI/V/Lab/EM-SP/25-26/May-00/0970
Date: 05/05/2025

ANALYSIS REPORT

| Client details | | Sample Details | |
|------------------------|--|-------------------------|-------------------------|
| Name | M/s.Tupe Developers | Sample Code | GCI/25/J26/AA1 |
| Address | S.NO. 202A, 202B/1/1 TO 202B/1/7, 202 B/2, 202/B/3, 202/B/4, VILLAGE HADAPSAR, TAL. HAVELI, DIST. PUNE, MAHARASHTRA. | Location | NEAR SECURITY GATE |
| | | Date of Sampling | 05/05/2025 |
| Sampling Done By | Mr. Kartik | Date of Sample Received | 06/05/2025 |
| Analysis Starts On | 06/05/2025 | Sampling Instrument | RDS, FPS |
| Analysis Completion On | 10/05/2025 | Sampling Method | IS 5182 : Part 5 : 1975 |

AMBIENT AIR ANALYSIS RESULTS

| Sr. No. | Parameters | Unit | Results | National Ambient Air Quality Standards (NAAQS) amended 2009 | Reference Method |
|---------|---|-------------------|-------------|---|--------------------------|
| 1 | Particulate Matter (PM ₁₀) | µg/m ³ | 74.85 | 100 | IS 5182 : Part 23 : 2006 |
| 2 | Particulate Matter (PM _{2.5}) | µg/m ³ | 42.15 | 60 | NAAQS Guidelines |
| 3 | Sulphur dioxide (SO ₂) | µg/m ³ | 16.92 | 80 | IS 5182 : Part 2 : 2001 |
| 4 | Oxides of Nitrogen (NO _x) | µg/m ³ | 22.77 | 80 | IS 5182 : Part 6 : 2006 |
| 5 | Carbon Monoxide CO | mg/m ³ | 0.60 | 2.0 | IS 5182 : Part 10 : 1999 |
| 6 | Ozone as O ₃ | µg/m ³ | 25.15 | 100 | NAAQS Guidelines |
| 7 | Lead as Pb | µg/m ³ | BDL (<0.1) | 1.0 | NAAQS Guidelines |
| 8 | Nickel as Ni | ng/m ³ | BDL (<1) | 20 | NAAQS Guidelines |
| 9 | Arsenic as As | ng/m ³ | BDL (<1) | 6.0 | NAAQS Guidelines |
| 10 | Ammonia as NH ₃ | µg/m ³ | 12.98 | 400 | NAAQS Guidelines |
| 11 | Benzene , C ₆ H ₆ | µg/m ³ | BDL (<0.01) | 5.0 | IS 5182 (Part 11):2006 |
| 12 | Benzo (a) Pyrene | ng/m ³ | BDL (<0.1) | 1.0 | Gas Chromatography |



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Report No:- : GCI/V/Lab/EM-SP/25-26/May-00/0970
Date: 05/05/2025

ANALYSIS REPORT

| Client details | | Sample Details | |
|------------------------|--|-------------------------|--------------------------|
| Name | M/s. Tupe Developers | Sample Code | GCI/25/J26/AA2 |
| Address | S.NO. 202A, 202B/1/1 TO 202B/1/7, 202 B/2, 202/B/3, 202/B/4, VILLAGE HADAPSAR, TAL. HAVELI, DIST. PUNE, MAHARASHTRA. | Location | SOUTHWEST CORNER OF SITE |
| | | Date of Sampling | 05/05/2025 |
| Sampling Done By | Mr. Kartik | Date of Sample Received | 06/05/2025 |
| Analysis Starts On | 06/05/2025 | Sampling Instrument | RDS, FPS |
| Analysis Completion On | 10/05/2025 | Sampling Method | IS 5182 : Part 5 : 1975 |

AMBIENT AIR ANALYSIS RESULTS

| Sr. No. | Parameters | Unit | Results | National Ambient Air Quality Standards (NAAQS) amended 2009 | Reference Method |
|---------|---|-------------------|-------------|---|--------------------------|
| 1 | Particulate Matter (PM ₁₀) | µg/m ³ | 75.22 | 100 | IS 5182 : Part 23 : 2006 |
| 2 | Particulate Matter (PM _{2.5}) | µg/m ³ | 44.84 | 60 | NAAQS Guidelines |
| 3 | Sulphur dioxide (SO ₂) | µg/m ³ | 15.28 | 80 | IS 5182 : Part 2 : 2001 |
| 4 | Oxides of Nitrogen (NO _x) | µg/m ³ | 22.09 | 80 | IS 5182 : Part 6 : 2006 |
| 5 | Carbon Monoxide CO | mg/m ³ | 0.85 | 2.0 | IS 5182 : Part 10 : 1999 |
| 6 | Ozone as O ₃ | µg/m ³ | 27.82 | 100 | NAAQS Guidelines |
| 7 | Lead as Pb | µg/m ³ | BDL (<0.1) | 1.0 | NAAQS Guidelines |
| 8 | Nickel as Ni | ng/m ³ | BDL (<1) | 20 | NAAQS Guidelines |
| 9 | Arsenic as As | ng/m ³ | BDL (<1) | 6.0 | NAAQS Guidelines |
| 10 | Ammonia as NH ₃ | µg/m ³ | 12.85 | 400 | NAAQS Guidelines |
| 11 | Benzene , C ₆ H ₆ | µg/m ³ | BDL (<0.01) | 5.0 | IS 5182 (Part 11):2006 |
| 12 | Benzo (a) Pyrene | ng/m ³ | BDL (<0.1) | 1.0 | Gas Chromatography |



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Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0970

Date: 05/05/2025

ANALYSIS REPORT

| Client details | | Sample Details | |
|------------------------|--|-------------------------|--------------------------|
| Name | M/s. Tupe Developers | Sample Code | GCI/25/J26/AA3 |
| Address | S.NO. 202A, 202B/1/1 TO 202B/1/7, 202 B/2, 202/B/3, 202/B/4, VILLAGE HADAPSAR, TAL. HAVELI, DIST. PUNE, MAHARASHTRA. | Location | NORTHEAST CORNER OF SITE |
| | | Date of Sampling | 05/05/2025 |
| Sampling Done By | Mr. Kartik | Date of Sample Received | 06/05/2025 |
| Analysis Starts On | 06/05/2025 | Sampling Instrument | RDS, FPS |
| Analysis Completion On | 10/05/2025 | Sampling Method | IS 5182 : Part 5 : 1975 |

AMBIENT AIR ANALYSIS RESULTS

| Sr. No. | Parameters | Unit | Results | National Ambient Air Quality Standards (NAAQS) amended 2009 | Reference Method |
|---------|---|-------------------|-------------|---|--------------------------|
| 1. | Particulate Matter (PM ₁₀) | µg/m ³ | 72.85 | 100 | IS 5182 : Part 23 : 2006 |
| 2. | Particulate Matter (PM _{2.5}) | µg/m ³ | 42.95 | 60 | NAAQS Guidelines |
| 3. | Sulphur dioxide (SO ₂) | µg/m ³ | 16.45 | 80 | IS 5182 : Part 2 : 2001 |
| 4. | Oxides of Nitrogen (NO _x) | µg/m ³ | 25.65 | 80 | IS 5182 : Part 6 : 2006 |
| 5. | Carbon Monoxide CO | mg/m ³ | 0.66 | 2.0 | IS 5182 : Part 10 : 1999 |
| 6. | Ozone as O ₃ | µg/m ³ | 22.92 | 100 | NAAQS Guidelines |
| 7. | Lead as Pb | µg/m ³ | BDL (<0.1) | 1.0 | NAAQS Guidelines |
| 8. | Nickel as Ni | ng/m ³ | BDL (<1) | 20 | NAAQS Guidelines |
| 9. | Arsenic as As | ng/m ³ | BDL (<1) | 6.0 | NAAQS Guidelines |
| 10. | Ammonia as NH ₃ | µg/m ³ | 11.74 | 400 | NAAQS Guidelines |
| 11. | Benzene , C ₆ H ₆ | µg/m ³ | BDL (<0.01) | 5.0 | IS 5182 (Part 11):2006 |
| 12. | Benzo (a) Pyrene | ng/m ³ | BDL (<0.1) | 1.0 | Gas Chromatography |



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Report No. : GCI/V/Lab/EM-SP/25-26/May-00/0970
Date: 05/05/2025

ANALYSIS REPORT

| Client Details | | Sample Details | |
|---------------------|--|---------------------|---------------------------------|
| Name | M/s. Tupe Developers | Sample Code | GCI/25/J26/N1-N3 |
| Address | S.NO. 202A, 202B/1/1 TO 202B/1/7, 202 B/2, 202/B/3, 202/B/4, VILLAGE HADAPSAR, TAL. HAVELI, DIST. PUNE, MAHARASHTRA. | Location | As per table |
| | | Quantity | NA |
| | | Date of Measurement | 05/05/2025 |
| | | Sampling Instrument | Sound Level Meter (HTC/SL-1352) |
| Measurement Done By | Mr. Kartik | Sampling Method | HTC/SL-1352 Inst. Manual |

NOISE MONITORING RESULTS

| Sr. No. | Location Name | Units | Day Time | | Night Time | |
|---------|------------------------------|--------|----------|-------------------|------------|-------------------|
| | | | Results | Permissible Limit | Results | Permissible Limit |
| 1. | Near Security Gate | dB (A) | 48.5 | 55 | 36.6 | 45 |
| 2. | Southwest Corner of the Site | dB (A) | 49.2 | 55 | 35.5 | 45 |
| 3. | Northeast Corner of the Site | dB (A) | 48.9 | 55 | 39.4 | 45 |

Limits: Maharashtra pollution Control Board has prescribed 55 dB (A) as an upper limit of noise level during day time and 45 dB (A) during night time for residential area.



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Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0970

Date: 05/05/2025

ANALYSIS REPORT

| Client Details | | Sample Details | |
|------------------------|--|----------------------|---------------------|
| Name | M/s. Tupe Developers | Sample Code | GCI/25/J26/S1 |
| Address | S.NO. 202A, 202B/1/1 TO 202B/1/7, 202 B/2, 202/B/3, 202/B/4, VILLAGE HADAPSAR, TAL. HAVELI, DIST. PUNE, MAHARASHTRA. | Location | SOIL – Project site |
| | | Quantity | 2.0 kg |
| Sampling Done By | Mr. Kartik | Date of Sampling | 05/05/2025 |
| Analysis Starts on | 06/05/2025 | | |
| Analysis Completion On | 10/05/2025 | Sample Received Date | 06/05/2025 |

SOIL ANALYSIS RESULTS

| Sr. No. | Parameter | Unit | Results | Test Procedure |
|---------|---|----------|-----------|-------------------------|
| 1 | pH (1:5 Soil Suspension) | - | 7.4 | IS 2720 (Part 26):1987 |
| 2 | Electrical Conductivity (1:5 Soil Suspension) | mS/cm | 0.77 | EPA Method 9045 |
| 3 | Total Nitrogen as N | mg/kg | 65.24 | Kjeldahl Method |
| 4 | Phosphate as P | mg/kg | 64.93 | Olsen Method |
| 5 | Potassium as K | mg/kg | 24.85 | EPA 3050 B |
| 6 | Exchangeable Calcium as Ca | meq/100g | 22.84 | EPA 3050 B |
| 7 | Exchangeable Magnesium as Mg | meq/100g | 25.04 | EPA3050 B |
| 8 | Exchangeable Sodium as Na | meq/100g | 0.98 | EPA3050 B |
| 9 | Organic Carbon | % | 1.5 | |
| 10 | Organic Matter | % | 3.55 | Walkey and Black Method |
| 10 | Texture | - | Clay Loam | Robinson Pipette Method |

BDL =Below Detectable Limit

DL =Detectable Limit



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Report No:- : GCI/V/Lab/EM-SP/25-26/May-00/0970

Date: 05/05/2025

ANALYSIS REPORT

| Client Details | | Sample Details | |
|------------------------|--|----------------------|---------------------------------|
| Name | M/s. Tupe Developers | Sample Code | GCI/25/J26/DW1 |
| Address | S.NO. 202A, 202B/1/1 TO 202B/1/7, 202 B/2, 202/B/3, 202/B/4, VILLAGE HADAPSAR, TAL. HAVELI, DIST. PUNE, MAHARASHTRA. | Location | Municipal Water at Project Site |
| | | Quantity | 2000 ml |
| Sampling Done By | Mr. Kartik | Date of Sampling | 05/05/2025 |
| Analysis Starts on | 06/05/2025 | Sampling Method | APHA 1060 |
| Analysis Completion On | 10/05/2025 | Sample Received Date | 06/05/2025 |

DRINKING WATER ANALYSIS RESULTS

| Sr. No. | Parameter | Unit | Results | Permissible Limit as per IS 10500-2012 | Reference Method |
|---------|---|-------|-------------|--|--------------------------------------|
| 1 | Colour | Hazen | Nil | 5 | APHA 22nd EDITION |
| 2 | Odour | - | No Odour | Unobjectionable | APHA 22nd EDITION |
| 3 | Taste | - | Agreeable | Agreeable | APHA 22nd EDITION |
| 4 | Turbidity | NTU | BDL(<0.5) | 1 | IS : 3025 Part 10-1984 (Reaff: 2002) |
| 5 | pH at 25 °C | - | 8.54 | 6.5-8.5 | IS : 3025 Part 11- 1983 (Reaff:2002) |
| 6 | Total Dissolved Solids | mg/l | 295.67 | 500 | IS : 3025 Part 16-1984 (Reaff:2003) |
| 7 | Total Alkalinity as CaCO ₃ | mg/l | 138.47 | 200 | IS : 3025 Part 23- 986(Reaff:2003) |
| 8 | Total Hardness as CaCO ₃ | mg/l | 255.45 | 200 | IS : 3025 Part 21-2009 |
| 9 | Calcium as Ca | mg/l | 40.65 | 75 | IS : 3025 Part 40-1991 (Reaff:2003) |
| 10 | Magnesium as Mg | mg/l | 35.45 | 30 | APHA 22nd EDITION-3500 Mg-B |
| 11 | Chloride as Cl ⁻ | mg/l | 40.12 | 250 | IS : 3025 Part 32-1988 (Reaff:2003) |
| 12 | Sulphate as SO ₄ | mg/l | 42.81 | 200 | APHA 22nd EDN-4500- SO42- E |
| 13 | Nitrate as NO ₃ | mg/l | 40.78 | 45 | APHA 22nd EDN -4500- NO3- B |
| 14 | Iron as Fe | mg/l | 0.45 | 0.30 | IS : 3025 Part 53-2003 |
| 15 | Manganese as Mn | mg/l | BDL (<0.02) | 0.10 | APHA 22nd EDN -3500-Mn D |
| 16 | Fluoride as F | mg/l | 0.88 | 1.00 | APHA 22nd EDN -4500-F B&D |
| 17 | Lead as Pb | mg/l | BDL (<0.03) | 0.05 | IS:3025 Part 47 (Reaff:2003) |
| 18 | Copper as Cu | mg/l | BDL (<0.03) | 0.05 | IS:3025 Part 42 (Reaff:2003) |
| 19 | Zinc as Zn | mg/l | 1.08 | 5.00 | IS:3025 Part:49 (Reaff:2003) |
| 20 | Hexavalent Chromium as Cr ⁶⁺ | mg/l | BDL (<0.03) | 0.05 | IS:3025 Part:37 (Reaff:2003) |
| 21 | Residual Free Chlorine as Cl ₂ | mg/l | BDL (<0.10) | 0.20 | APHA 22nd EDN -4500-Cl B |
| 22 | Cadmium as Cd | mg/l | BDL (<0.03) | 0.003 | IS:3025 Part 48(Reaff:2003) |
| 23 | Sodium as NA | mg/l | 4.51 | NS | IS:3025 Part 2: 2019 |
| 24 | Potassium as K | mg/l | 1.40 | NS | IS:3025 Part 2: 2019 |
| 25 | Aluminum | mg/l | BDL (<0.03) | 0.03 | IS:3025 Part:55 (Reaff:2003) |

BDL =Below Detectable Limit



Authorized Signatory

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Date: 05/05/2025

ANALYSIS REPORT

| Client Details | | Sample Details | |
|------------------------|--|----------------------|----------------------|
| Name | M/s. Tupe Developers | Sample Code | GCI/25/J26/TW1 |
| Address | S.NO. 202A, 202B/1/1 TO 202B/1/7, 202 B/2, 202/B/3, 202/B/4, VILLAGE HADAPSAR, TAL. HAVELI, DIST. PUNE, MAHARASHTRA. | Location | Outlet sample of STP |
| | | Quantity | 2000 ml |
| Sampling Done By | Mr. Kartik | Date of Sampling | 05/05/2025 |
| Analysis Starts on | 06/05/2025 | Sampling Method | APHA 1060 |
| Analysis Completion On | 10/05/2025 | Sample Received Date | 06/05/2025 |

TREATED WATER ANALYSIS RESULTS

| Sr. No. | Parameter | Unit | Results | Concentration not to be exceeded as per recent MPCB standards | Reference Method |
|---------|------------------------|------|---------|---|------------------|
| 1 | pH at 25 °C | - | 6.7 | 5.5-9.0 | APHA 2025 B |
| 2 | BOD (3 days @ 27°C) | mg/l | 6.0 | 10 | APHA 5210 |
| 3 | Total Suspended Solids | mg/l | 9.2 | 20 | APHA 2540 D |
| 4 | COD | mg/l | 44.5 | 50 | APHA 5220 |

BDL =Below Detectable Limit



Authorized Signatory

CORP. OFFICE & R & D : Green Empire (Anupushpam), Above AXIS Bank, Nr. Yash Complex, Gotri Main Road, Vadodara - 390 021 (Gujarat), INDIA.
Tel: +91 - 265 - 2371269 Cell: +91 93285 83835 Email: info@greencircleinc.com Website: www.greencircleinc.com

: ALSO AT :
NEW DELHI GOA PUNE BENGALURU U.K. HYDERABAD KOLKATA DHARWAD MUMBAI PORT BLAIR
: OVERSEAS :
AUSTRALIA OMAN KUWAIT AFRICA VIETNAM BANGLADESH MYANMAR SRI LANKA UAE



GREEN CIRCLE, INC.

Integrated HSEQR Consulting Engineers, Scientists & Trainers
(Recognised By Ministry of Environment, Forest and Climate Change, New Delhi Under EPA 1986)
(F. No. - 15018 / 06 / 2016 - CPW)
(ISO 9001, 14001 & 45001 Certified Organisation)

Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0970
Date: 05/05/2025

ANALYSIS REPORT

| Client Details | | Sample Details | |
|------------------------|--|----------------------|-----------------|
| Name | M/s. Tupe Developers | Sample Code | GCI/25/J26/M1 |
| Address | S.NO. 202A, 202B/1/1 TO 202B/1/7, 202 B/2, 202/B/3, 202/B/4, VILLAGE HADAPSAR, TAL. HAVELI, DIST. PUNE, MAHARASHTRA. | Location | Manure from OWC |
| | | Quantity | 2.0 kg |
| Sampling Done By | Mr. Kartik | Date of Sampling | 05/05/2025 |
| Analysis Starts on | 06/05/2025 | | |
| Analysis Completion On | 10/05/2025 | Sample Received Date | 06/05/2025 |

MANURE ANALYSIS RESULTS

| Sr. No. | Parameter | Unit | Results | Limits as per FCO |
|---------|----------------------|--------------------|-----------------------------|--|
| 1 | pH | - | 6.8 | 6.5-7.5 |
| 2 | Moisture | % | 15.9 | <25 |
| 3 | Colour | - | Blackish Brown | Dark brown to Black |
| 4 | Odour | - | Absence of Foul Smell | Absence of Foul smell |
| 5 | Bulk Density | gm/cm ³ | 0.77 | <1.0 |
| 6 | Total Organic Carbon | % | 16.9 | >14.0 |
| 7 | Total Nitrogen as N | % | 1.4 | >0.8 |
| 8 | Phosphate as P | % | 0.8 | >0.4 |
| 9 | Potassium as K | % | 0.9 | >0.4 |
| 10 | C:N ratio | | 13 | <20:1 |
| 11 | Particle Size | % | 82 % pass through 4mm Sieve | Min 90% material pass through 4mm IS sieve |



Authorized Signatory

CORP. OFFICE & R & D : Green Empire (Anupushpam), Above AXIS Bank, Nr. Yash Complex, Gotri Main Road, Vadodara - 390 021 (Gujarat), INDIA.
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OVERSEAS :
AUSTRALIA OMAN KUWAIT AFRICA VIETNAM BANGLADESH MYANMAR SRI LANKA UAE

| Environmental | Rs. 50.0 Lakhs | | |
|---|------------------|---------------------------|---------------|
| Management plan budget during Construction phase | | | |
| Environmental Management plan Budget during Operation phase | | | |
| Component | Details | Capital (lakhs) | O&M (lakhs/Y) |
| Storm Water | - | - | - |
| Sewage treatment | STP 3 nos. | 175 | 55 |
| Water treatment | NA | | |
| RWH | 38 Nos. RWH pits | 80 | 35 |
| Swimming Pool | | 50 | 10 |
| Solid Waste | OWC | 10 | 25 |
| Hazardous waste | NA | | |
| E-waste | - | 0 | 0 |
| Green belt development | - | 550 | 37 |
| Energy saving | Solar & LED | | |
| Environmental Monitoring | - | From MoEF&CC approved lab | 50 |
| Disaster Management + Lightning arrestor | - | 182.3 | 93.85 |



REGD. NO.D.L.-33004/99

जाहीर सूचना

हे सूचित करण्यासाठी आहे की मे. लेझर टाउन या निवासी व व्यावसायिक विकास प्रकल्प, जुने सर्व्हे क्र. २०२ए, २०२बी/१/१ ते २०२बी/१/७, २०२बी/२, २०२/बी/३, २०२/बी/४, नवीन सर्व्हे नं. २०२/१/२/१/ओपन स्पेस, २०२/१/२/२/अमेनिटी स्पेस १, २०२/१/२/३/अमेनिटी स्पेस २, २०२/१/२/४/१८ मी.रोड, २०२/१/२/५/बिनशेती प्लॉट, साडेसतरा नळी, हडपसर, पुणे ४११०२८. याला राज्यस्तरीय पर्यावरण प्रभाव मूल्यांकन प्राधिकरण (SEIAA), महाराष्ट्र कडून पर्यावरण मंजूरी देण्यात आली आहे. फाईल क्रमांक **SI/MH/INFRA2/453271/2023** आणि **EC** ओळख क्रमांक **EC24B039MH164929**, दिनांक १० सप्टेंबर २०२४ द्वारे. मंजूरी पत्राच्या प्रती पर्यावरण विभाग महाराष्ट्र आणि महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत. हे पर्यावरण, वन आणि हवामान बदल मंत्रालयाच्या वेबसाइटवर देखील पाहिले जाऊ शकते. <https://parivesh.nic.in>

मे. साई प्रोव्हिजो होम्स (गतकालीन वेलविशर होम्स)

पत्ता १२०१/१२०२, भूमिराज कोस्टारिका, सेक्टर १८, प्लॉट नं १ & १A, प्लम बीच रोड, सानपाडा, नवी मुंबई - ४००७०५.

तर्फे भागीदार श्री रुचीन गुप्ता तर्फे

अधिकृत हस्ताक्षरकर्ता वकील नितीन भोंडवे

मो नं. ७३८७६२५२७६/९८६०५५०५०५

HOME

ज्याअर्थी, निम्नस्वाक्षरीकार सिक्कुरिटायझेशन अॅन्ड रिक सहाचता सिक्कुरिटी इंटरेस्स जारी करून पुढील कर्जदारां रकमेची परतफेड करण्यात पु १३ चे उप कलम (४) सहव मिळकर्तीचा कब्जा येथे खाल

| अ. क्र. | कर्ज व सह-कर्ज |
|---------|------------------------------|
| १ | LXDAU0 अमोल ज्ञानदेव ज |
| २ | LXDAU0 तुषार दत्तात्रय दे |

विशेषतः कर्जदार आणि स केल्यास मोतीलाल ओस्वा तारण मत्तांचे विमोचन कर

स्थळ : महाराष्ट्र

दिनांक : १९.०९.२०२४



ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Veraval, Gujarat-362266 Branch Office- No 83/D/A, 1st Floor, HR Heights, CT5 No 8336/D/A Solapur Railway Lines Solapur - 413001

APPENDIX IV

[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

Possession Notice (for Immovable Property)

Whereas, The undersigned being the authorized officer of **Aditya Birla Housing Finance Limited** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 09-07-2024 calling upon the borrowers **Prakash Anjan Shavane, Umesh Anjan Shavane** mentioned in the notice being of Rs. 38,19,029.00/- (Rupees Thirty-Eight Lac Nineteen Thousand Twenty Nine Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 16th day of September of the year, 2024.

PUBLIC NOTICE

This is to inform that the project "Leisure Town" Residential & Commercial Development located at Old Survey No 202A, 202 B/1/1 to 202 B/1/7, 202 B/2, 202/B/3, 202/B/4, New Survey No 202/1/2/1/Open Space, 202/1/2/2/Amenity Space 1, 202/1/2/3/Amenity Space 2, 202/1/2/4/18 Mtr Road, 202/1/2/5/NA Plot, Village Hadapsar, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes), has been accorded Environmental Clearance from State Level Environment Impact Assessment Authority (SEIAA), Maharashtra, vide No. File No. SIA/MH/INFRA2/453271/2023 and EC Identification No. EC24B039MH164929, dated 10 September 2024. The copies of the clearance letter are available with the Environment Department Maharashtra and Maharashtra Pollution Control Board. It may also be seen on the website of Ministry of Environment, Forest and Climate Change (MOEF & CC) at <https://parivesh.nic.in>
M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) address 1201/1202, BhoomirajCostarica, Sector 18, Plot No 1 & 1A Off Palm Beach Rd, Sanpada, Navi Mumbai - 400705.

Through Partner Mr. Ruchin Gupta through
Authorized Signatory Adv. Nitin D. Bhondave.
Mob. 7387625276/9860550505



Branch Address : Office No 01, Ganga Osian Square ,A Building, Next to Croma Showroom, Wakad, Pune 411 057
Branch Mail ID: br0864@sib.co.in

Gold Auction for Mortgages at Bank

Whereas, the authorized officer of **The South Indian Bank Ltd.**, issued Sale notice(s) calling upon the borrower to clear the dues in gold loan availed by him. The borrower had failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned will conduct online auction of the gold ornaments strictly on "As is What is Basis" & "Whatever there is Basis" & "Without recourse Basis". The auction will be conducted online through <https://egold.auctiontiger.net> on 24.09.2024 from 12:00 pm to 03:00pm for the borrower **PRAKASH M BHATI** account number 0864653000000450

Please contact Auction Tiger on 6352632523 for more information.

Sd/- Manager
The South Indian Bank Ltd.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@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/CC/UAN No.0000206557/CR/2503000058

Date: 02/03/2025

To,
M/s Wellwisher Homes "Liesure"
At-S.No. 202/A, 202B/1/1 To 202/B/1/7.
202/B/2 To 202/B/4, Village
Hadpsar, Haveli, Pune,



Sub: Re-validation of Consent to Establish with EXPANSION for Residential Construction Project under Red Category

- Ref:**
1. Application submitted by SRO - Pune I vide No. MPCB-CONSENT-0000206557
 2. Consent to Establish - Format1.0/BO/JD (WPC)/UAN-065908/CE/CC-1905000258 dated 04/05/2019
 3. Environmental Clearance - SEAC 2212/CR 101/TC-2 dated 16/07/2015
 4. Minutes of 12th Consent Committee Meeting 2024-25 held on 04/12/2024.
 5. Minutes of 15th Consent Committee Meeting 2024-25 held on 12/02/2025.

Your application NO. MPCB-CONSENT-0000206557

For: grant of Consent to Renewal under Section 26 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:

1. **The Revalidation of Consent Establish with EXPANSION is hereby granted for a period up to a Commissioning of the project or of 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.682.45 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for Residential Construction Project named as M/s Wellwisher Homes "Liesure", At-S. No. 202/A, 202B/1/1 To 202/B/1/7. 202/B/2 To 202/B/4, Village Hadpsar, Haveli, Pune, Maharashtra, on Total Plot Area of 89,362 SqMtrs for construction BUA of 3,74,143.93 SqMtrs as per EC granted dated 16/07/2015 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|--|-------------------|-------------|
| 1 | Consent to Establish dated 04/05/2019 | 89362.00 | 136664.10 |
| 2 | Environmental Clearance dated 16/07/2015 | 89362.00 | 136664.10 |
| 3 | Environmental Clearance dated 10/09/2024 | 89362.00 | 374143.93 |

4. **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 | 1504 | 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 |
|---------------------|--------------------------------------|------------------------|---------------------------------|
| S1, S2, S3, S4 & S5 | DG Set - 750 KVA | 5 | As per Schedule -II |

6. **Conditions under Solid Waste Rules, 2016:**

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|--------------|----------------------|---------------------------|--|-----------------------------------|
| 1 | DRY GARBAGE | 2162 Kg/Day | Segregation and storage in covered shed. | Handed over to authorized vendor. |
| 2 | WET GARBAGE | 3243 Kg/Day | Storage in covered shed and treatment in OWC | USED as MANURE FOR GARDENING |
| 3 | STP SLUDGE | 75 Kg/Day | Storage in covered shed/SDB. | USED as MANURE FOR GARDENING |

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 |
|--------------|-----------------------|-----------------|------------|------------------|-----------------|
| 1 | 5.1 Used or spent oil | 100 | Ltr/A | REPROCESSOR | REPROCESSOR |

8. **Conditions under E-Waste Management:**

| Sr No | Type of Waste | Quantity | UoM | Disposal Path |
|--------------|----------------------|-----------------|------------|-----------------------------------|
| 1 | E-waste | 18.00 | Kg/Day | Sale to authorized party/ vendor. |

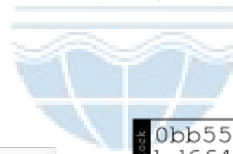
- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- 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.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.

15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC 2212/CR 101/TC-2 dtd 16/07/2015 for construction project having total plot area of 89362.0 Sqm and total construction BUA of 136664.10 Sqm as per specific condition of EC.
17. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
19. This consent is issued as per the 15th Consent Committee Meeting dated 12/02/2025.
20. This consent is issued after receipt of the additional consent fees of Rs. 9,07,900/- as in the latest EC dated 10/09/2024, total proposed CI of the project is Rs. 682.45 Cr, out of which Consent to Operate (Part-III) with amalgamation of renewal of consent to operate (Part I & II) obtained dated 27/02/2023 for Rs. 105 Cr. Thus applicable consent fees for remaining part for C to E is for Rs. 577.45 Cr. i.e. Rs. 11,54,900/-. Out of this PP has already paid consent fees of Rs. 2,47,000/-. Thus it is required to pay remaining consent fees of Rs. 9,07,900/-. Payment Received.

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.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-03-02 12:23:30 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 247000.00 | TXN2405000908 | 06/05/2024 | Online Payment |
| 2 | 270.00 | TXN2501004274 | 23/01/2025 | Online Payment |
| 3 | 907900.00 | MPCB-DR-32351 | 25/02/2025 | RTGS |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the renewed Bank Guarantee of Rs. 10 Lakhs from the PP as per Schedule III.
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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **1510 CMD for treatment of domestic effluent of 1504 CMD.**
- B] The Applicant shall operate the sewage treatment plants (03 nos of STPs) 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 | 1734.00 |
| 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 | 0 |

- 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:

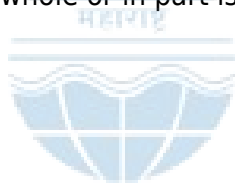
- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|---------------------|---------------------------|------------------------------|----------------------|---------------|-----------------------|-----------|-----------|
| S1, S2, S3, S4 & S5 | DG Set - 750 KVA (5 No.s) | Acoustic Enclosure | 5.00 | HSD 250 Kg/Hr | 1 | SO2 | 40 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 |
|-------------------------|---------------|------------------------|

- 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).



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 (REVALIDATION + EXPANSION) | Rs.10 Lakhs (Existing BG extended) | Submit renewed copy within 15 days | Towards Compliance of EC & Consent Conditions | 28/02/2030 | 28/02/2031 |

** 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 |
|-------|-----------------------|----------------------|-------------------|---------------|-------------------------|-------------------------|
| 1 | - | - | - | - | - | - |

BG Return details

| Srno. | Consent (C2E/C2O/C2R) | BG imposed | Purpose of BG | Amount of BG Returned |
|-------|-----------------------|------------|---------------|-----------------------|
| 1 | - | - | - | - |



SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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.
7. 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.
8. 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.

- 9 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwater @mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-067220/CO/CC-1906000208

Date 06/06/2019

To,
M/s. Wellwisher Homes "Liesure"
At S.No. 202/A, 202B/1/1 to 202B/1/7, 202B/2
to 202B/4 ,Vill: Hadapsar Tal: Haveli, Dist: Pune

Sub: Consent to Operate (Part) for Residential Development with convenient shopping Construction Project Under Red Category.

Ref : 1. Consent to Establish granted vide BO/ JD (WPC) /UAN No. 065908/CE/CC-1905000258 dt.04/05/2019
2. Your Application Vide UAN No. -0000067220 Dated: 16/02/2019
3. Amended EC obtained vide SEAC2212/CR 101/TC-2 dt.16.07.2015
4. Minutes of Consent Committee meeting held on 03/05/2019

For: Consent to Operate (Part) for Residential development with convenient shopping Construction project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) 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:

1. The consent is granted for a period up to 30.04.2020
2. The proposed capital investment of the project is Rs. 25.0 Cr.
(As per CA certificate by project proponent)

The Consent to Operate (Part) is valid for construction for Residential development with convenient shopping projects named as **M/s. Wellwisher Homes "Liesure"** At S. No. 202/A, 202B/1/1 to 202B/1/7, 202B/2 to 202B/4 ,Vill: Hadapsar Tal: Haveli, Dist: Pune For total plot area of 89,362.0 Sq. Mtrs completed constructon BUA 16,319.07 sqm out of total construction built up area 1,36,664.10 Sq.Mtrs including utilities and services as per Construction Commencement Certificate issued by local body.

3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

| Sr. No. | Description | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal |
|---------|-------------------|---------------------------------------|--------------------------|---|
| 1. | Trade effluent | NIL | NA | NA |
| 2. | Domestic effluent | 50.0 | As per Schedule -I | 60% should be reused & recycled and remaining should be discharged in municipal sewer |

4. Conditions under Air (P&CP) Act, 1981 for air emissions:


| Sr. No. | Description of stack/ source | Capacity | Number Of Stack | Standards to be achieved |
|---------|------------------------------|----------|-----------------|--------------------------|
| 1 | DG Set | 320 KVA | 1 | As Per Schedule -II |

5. Conditions under Solid Waste Management Rules, 2016:

| Sr. no. | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---------|---------------|----------------|--|---|
| 1 | Wet garbage | 218.0 Kg/Day | Organics waste Converter with composting facility / Biogas digester with composting facility | Used as Manure |
| 2 | Dry garbage | 317.0 Kg/Day | -- | Segregate and Hand over to Local Body for recycling |
| 3. | STP sludge | 5.0 Kg/day | STP | Used as manure |

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. 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.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in environmental Clearance Obtained from SEIAA , Environment Department , Government of Maharashtra , dtd .16.07.215 for total plot area 89,362.0 Sqm and total construction BUA 1,36,664.10 Sqm.

**For and on behalf of the
Maharashtra Pollution Control Board**


**(E. Ravendiran, IAS)
Member Secretary**

Received Consent fee of –

| Sr. No. | Amount (Rs.) | Transaction . No. | Date | Drawn On |
|---------|--------------|--------------------|------------|-------------------------------|
| 1 | 50,000/- | KKBKH1904049688508 | 18/02/2019 | KOTAK MAHINDRA Bank ltd |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I -- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have Provided of Sewage Treatment Plants (STP) with the design capacity of **50.0 CMD**
- B] The Applicant shall operate the effluent 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 | Standards prescribed by Board |
|--------|---------------------------|---|
| | | Limiting Concentration in mg/l, except for PH |
| 01 | BOD (3 days 27°C) | 10 |
| 02 | Suspended Solids | 20 |
| 03 | COD | 50 |
| 04 | Residual chlorine | 1 ppm |

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) The industry should 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|----------------------------|----------------------------------|
| 1. | Domestic purpose | 69.0 |

- 4) 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 provided the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

| Sr. No. | Stack Attached To | APC System | Height in Mtrs. | Type Of Fuel | Quantity | UOM | S% | SO ₂ |
|---------|-------------------|--------------------|-----------------|--------------|----------|--------|----|-----------------|
| 1. | DG Set (320 KVA) | Acoustic Enclosure | 3.0 | HSD | 65.0 | Lit/Hr | -- | -- |

* Above roof of the building in which it is installed.

2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

| | | |
|--------------------|---------------|--------------------------|
| Particulate matter | Not to exceed | 150 mg/Nm ³ . |
|--------------------|---------------|--------------------------|

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. 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).

Schedule-III
Details of Bank Guarantees

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|--|-------------------|---------------|
| 1 | Consent to operate | Rs. 10 lakh | 15 Days | Towards Compliance of EC and consent conditions. | Continues | 30.06.2020 |



Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 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 Rules, 2016 and E-Waste (Management) Rules, 2016.
- 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) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) 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.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 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 Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The treated sewage shall be disinfected using suitable disinfection method
- 9) 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
- 10) **The Applicant shall make an application for renewal of the consent at least 60 days before the date of expiry of the consent.**



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000110940/CR 2107000862

Date: 15/07/21

To,
M/s Wellwisher Homes "Liesure"
At-S.No. 202/A, 202B/1/1 To 202/B/1/7.
202/B/2 To 202/B/4, At. Village Hadpsar,
Tal. Haveli, Dist. Pune, State- Maharashtra



Sub: Consent to operate (Part-II) with renewal of 1st part consent to operate for Construction of Residential development with convenient shopping construction projects granted under red category.

- Ref:**
1. Consent to Operate (Part) for construction of granted vide no. Format1.0/BO/JD(WPC)/UAN No.067220/CO/CC-1906000208 dtd.06.06.2019.
 2. Amendment in Environment Clearance granted no. SEAC-2212/CR-101/TC-2 dtd. 16.07.2015.
 3. Revalidation of Environment Clearance granted vide no. SJA/MH/MIS/I 28270/2019 DATE 31.03.2020
 4. Minutes of 4th consent Committee Meeting held on 27.05.2021 & 28/05/2021

Your application NO. MPCB-CONSENT-0000110940

For: grant of 2nd part Consent to operate with Renewal of first part consent consent to operate under Section 26 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:

1. **The Consent to Renewal is granted for a period up to 30.04.2022**
2. **The capital investment of the project is Rs.63 (Part-I 25 Cr + Part-II 38.0 cr) Cr. (As per undertaking submitted by pp).**
3. **The Consent to operate (Part-II) with renewal of 1st part consent to operate is valid for Construction of Residential development with convenient shopping construction projects named as M/s Wellwisher Homes "Liesure", At-S. No. 202/A, 202B/1/1 To 202/B/1/7. 202/B/2 To 202/B/4, At. Village Hadpsar, Tal. Haveli, Dist. Pune, State- Maharashtra, on Total Plot Area of 89362 .0 SqMtrs for completed construction BUA of 33881.47 sqm [Part-I-BUA 16,319.07 sqm + Part-II-17562.42 Sqm] out of Total Construction BUA of 136664.10 SqMtrs as per EC granted date 31.03.2020 including utilities and services & As per Architect certificate submitted by Project proponent.**

4. 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 | 95 | As per Schedule - I | 60% should be reused & recycled and remaining should be discharged in municipal sewer |

5. Conditions under Air (P & CP) Act, 1981 for air emissions:

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|-----------|-------------------------------|-----------------|--------------------------|
| S-1 | DG Set 320 KVA | 2 | As per Schedule -II |

6. Conditions under Solid Waste Rules, 2016:

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|-------|---------------|----------------|--|---|
| 1 | WET GARBAGE | 440 Kg/cycle | Organics waste Converter with composting facility / Biogas digester with composting facility | Used as Manure |
| 2 | DRY GARBAGE | 650 Kg/Day | - | Segregate and Hand over to Local Body for recycling |
| 3 | STP SLUDGE | 10 Kg/Day | STP | Used as manure |

7. Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:

| Sr No | Category No. | Quantity UoM | Treatment | Disposal |
|-------|-----------------------|--------------|---------------|------------------------------|
| 1 | 5.1 Used or spent oil | 50 | Ltr/A recycle | sent to Authorized Recyclers |

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- 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
- PP shall comply with the conditions stipulated C to O and submit BG of Rs. 10 Lakhs towards compliance of the same.
- PP shall install online monitoring system to the O/L of STP for monitoring pH, SS BOD and flow.
- The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, fire fighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body.

14. Project Proponent shall operate and maintain Organic waste digester with composting facility or Bio gas digester with composting facility.
15. Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking.
16. Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.
17. . The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd. 31/03/2020

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 200000.00 | MPCB-DR-5116 | 21/03/2021 | RTGS |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune 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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **750 CMD for treatment of domestic effluent of 95 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 | 119.00 |
| 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) 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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

| Stack No. | Stack Attached To | APC System | Height in Mtrs. | Type of Fuel | Quantity & UoM |
|-----------|-----------------------|--------------------|-----------------|--------------|----------------|
| S-1 | DG SET 320 KVA x 2 no | Acoustic Enclosure | 3.58 | DIESEL/HSD | 65 Ltr/Hr |

- 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 |
|-------------------------|---------------|------------------------|

- 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).

SCHEDULE-III

Details of Bank Guarantees:

| Sr. No. | Consent (C2E/C20/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|------------------------------|-------------------|-------------------|--|-------------------|---------------|
| 1 | Consent to Operate (Part-II) | Rs. 10 lakh | 15 Days | Towards O and M of pollution control system Compliance consent conditions. | Continuous | 31/12/2022 |

** 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/C20/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/C20/C2R) | BG imposed | Purpose of BG | Amount of BG Returned |
|-------|-----------------------|------------|---------------|-----------------------|
| NA | | | | |



SCHEDULE-IV

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.



Maharashtra Pollution Control Board
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- 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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary





Maharashtra Pollution Control Board
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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@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/CC/UAN No.0000206542/CR/2503000059

Date: 02/03/2025

To,
M/s Wellwisher Homes "Liesure"
At-S.No. 202/A, 202B/1/1 To 202/B/1/7.
202/B/2 To 202/B/4, Hadpsar, Haveli, Pune



Your Service is Our Duty

Sub: Renewal of Consent to Operate for Mixed Use Development Convenient shopping, hospital and school construction project under Red Category

- Ref:**
1. Application submitted by SRO - Pune I vide No. MPCB-CONSENT-0000206542
 2. Consent to Establish (Revalidation) - Format1.0/BO/JD(WPC)/UAN-065908/CE/CC-1905000258 dated 04/05/2019
 3. Consent to Operate - Format1.0/CC/UAN No.0110940/CR-2107000862 dated 15/07/2021
 4. Consent to Operate - Format1.0/CC/UAN No.0000138020/CO/2302001954 dated 27/02/2023
 5. Environmental Clearance vide no. SEAC2212/CR 101/TC-2 dated 16/07/2015
 6. Minutes of 12th CC Meeting of 2024-25 held on 04/12/2024.
 7. Minutes of 15th CC Meeting of 2024-25 held on 12/02/2025.

Your application NO. MPCB-CONSENT-0000206542

For: grant of Consent to Renewal under Section 26 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:

1. **Renewal of Consent to Operate is hereby granted for the period up to 30/04/2025.**
2. **The capital investment of the project is Rs.105 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for construction project named as M/s Wellwisher Homes "Liesure", At - S.No. 202/A, 202B/1/1 To 202/B/1/7. 202/B/2 To 202/B/4, Village Hadpsar, Tal. Haveli, Dist. Pune on Total Plot Area of 89362 SqMtrs for construction BUA of 53307.29 Applied for C20 Renewal (Part -I Part II Part-III) Out of 136664.10 SqMtrs as per EC granted dated 31/03/2020 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---------------------------------------|-------------------|-------------|
| 1 | Consent to Establish dated 04/05/2019 | 89362.00 | 136664.10 |
| 2 | Consent to Operate 15/07/2021 | 89362.00 | 33881.47 |

| | | | |
|---|--|----------|-----------|
| 3 | Consent to Operate dated 27/02/2023 | 89362.00 | 136664.10 |
| 4 | Environmental Clearance dated 16/07/2015 | 89362.00 | 136664.10 |

4. **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 | 218 | 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 |
|-----------|-------------------------------|-----------------|--------------------------|
| S1 & S2 | DG set - 320 KVA (2 No.s) | 2 | As per Schedule -II |
| S3 | DG Set - 75 KVA | 1 | As per Schedule -II |

6. **Conditions under Solid Waste Rules, 2016:**

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|-------|---------------|----------------|--------------|----------|
| 1 | STP SLUDGE | 21 Kg/cycle | FILTER PRESS | MANURE |
| 2 | DRY GARBAGE | 1050 Kg/Day | SEGREGATION | SALE/PMC |
| 3 | WET GARBAGE | 616 Kg/Day | OWC | MANURE |

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 |
|-------|-----------------------|----------|-------|-------------|-------------|
| 1 | 5.1 Used or spent oil | 75 | Ltr/A | REPROCESSOR | REPROCESSOR |

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 operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC-2212/CR.101/TC-2 dtd 16/07/2015 for construction project having total plot area of 89362.0 Sqm and total construction BUA of 136664.10 Sqm as per specific condition of EC.
16. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
18. This consent is issued as per the 15th Consent Committee Meeting dated 12/02/2025.
19. This consent is issued after receipt of the 12% BG interest fees of Rs. 331068.49/- as As per C to O dated 15/07/2021 and as per C to O dated 27/02/2023 the BG of Rs. 10 lakhs submitted on 17/04/2024 valid up to 24/02/2026. Thus 12% BG interest fees = 12% of Rs. 10 lakhs x 1007 days / 365= Rs. 331068.5/-. Payment Received.
20. This consent is issued after receipt of the 12% BG interest fees of Rs. 674958.90/- as the BG of Rs. 10 lakh as per C to E dated 04/05/2019 submitted on 31/12/2024 i.e. after 2,068 days. Thus 12% BG interest fees calculated as = 12% of Rs. 10 lakhs x 2068-15/365= Rs. 674958.9/-. Payment Received.

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.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-03-02 12:24:32 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 210000.00 | TXN2404005332 | 29/04/2024 | Online Payment |
| 2 | 331068.49 | MPCB-DR-31849 | 30/01/2025 | NEFT |
| 3 | 674958.90 | MPCB-DR-32353 | 25/02/2025 | RTGS |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the renewed Bank Guarantee of Rs. 10 Lakhs from the PP as per Schedule III.
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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **750 CMD for treatment of domestic effluent of 218 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 | 251.00 |
| 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 | 0 |

- 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 provided the Air pollution control (APC) system and erected 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 |
|------------------|-------------------|-------------------------------------|-----------------------------|---------------------|------------------------------|------------------|-----------------|
| S1 & S2 | DG SET | Acoustic Enclosure | 4.00 | HSD 65 Kg/Hr | 1 | SO ₂ | 10.4 Kg/Day |
| S3 | DG Set- 75 KVA | Acoustic Enclosure | 2.00 | HSD 11 Kg/Hr | 1 | SO ₂ | 1.76 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 |
|-------------------------|---------------|------------------------|

- 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).



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 | C2R | Rs.10 Lakhs (Existing BG extended) | Submit renewed copy within 15 days | Towards Operation & Maintenance of Pollution Control Systems and compliance of consent conditions | 30/04/2025 | 30/04/2026 |

** 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 |
|-------|-----------------------|----------------------|-------------------|---------------|-------------------------|-------------------------|
| 1 | - | - | - | - | - | - |

BG Return details

| Srno. | Consent (C2E/C2O/C2R) | BG imposed | Purpose of BG | Amount of BG Returned |
|-------|-----------------------|------------|---------------|-----------------------|
| 1 | - | - | - | - |



SCHEDULE-IV

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

