



Six Monthly Compliance Report for period October 2024 to March 2025 for Residential & Commercial project by M/s. Vilas Javdekar Eco Housing LLP

From Ace Enviroment <info@aceenvironment.in>

Date Mon 30/06/2025 09:30

To EC Compliance Maharashtra <ecompliance-mh@gov.in>; cc-cacdesk@mpcb.gov.in <cc-cacdesk@mpcb.gov.in>

Cc sropune1@mpcb.gov.in <sropune1@mpcb.gov.in>

 1 attachment (12 MB)

Six Monthly Compliance Report_51 Balewadi_October 2024 to March 2025_compressed.pdf;

Dear Sir/Madam,

Please find the Post EC Compliance Report attached herewith for Period of October 2024 to March 2025 of Residential and Commercial project proposed on Plot A, S.

No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2

Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra by M/s. Vilas Javdekar Eco Housing LLP, with reference to Environmental Clearance Letter No. EC23B038MH154505 dated –23rd February 2023, for which further expansion has been obtained having Environmental Clearance (EC) letter Identification no. EC24B039MH181005 dated 06th February 2024.

Hope this is in line with your requirement.

Thanking you

Yours Sincere

M/s. Vilas Javdekar Eco Housing LLP

Date: 23.02.2024

To,
Ministry of Environment and Forest & Climate Change
Regional Office (WC2), Ground Floor,
East Wing, New Secretariat Building, Civil Line,
Nagpur- 440001

Subject: Post EC Compliance Report for Period of October 2024 to March 2025 for residential & commercial project at Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra by M/s Vilas Javdekar Eco Housing LLP.

Ref.: 1. Environmental Clearance Letter Identification No. EC23B038MH154505 – 23.02.2023
2. Expansion in Environmental Clearance Letter Identification No. EC24B039MH181005 – 06.02.2024

Dear Sir,

This is in reference to the requirement stated in the Environmental Clearance No. EC23B038MH154505 dated 23.02.2023 for which we have further obtained Expansion Environmental Clearance No. EC24B039MH181005 dated 06.02.2024 for our above mentioned residential & commercial project at at Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra by M/s Vilas Javdekar Eco Housing LLP.

In accordance to your requirement please find enclosed herewith following documents for post EC for the subject project for your kind reference:

1. Compliance report
2. Environment Clearance Letter
3. Monitoring Report
4. Swach Agreement
5. Budgetary provision for EMP
6. Advertisement Copy
7. Consent to Establish Copy
8. CGWA NoC
9. Form V
10. CCR

Hope you will find the above in line with your requirement.

Thanking you,

Yours Sincerely,


For, M/s. Vilas Javdekar Eco Housing LLP.

Authorized Signatory

CC to:

1. The Environmental Secretary, Room No. 217, 2nd floor, Environment Department, Govt. of Maharashtra Mantralaya, Mumbai- 400 032
2. The Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3rd & 4th floor, Opp. Cine Planet, Sion Circle, Mumbai- 400022, India

Vilas Javdekar Eco Housing LLP.

306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038 INDIA

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**SIX MONTHLY COMPLIANCE REPORT OF
RESIDENTIAL & COMMERCIAL PROJECT**

AT

**PLOT A, S. NO. 51/5, 51/6, 51/7A, 51/7B(P), 51/8,
51/50/ PLOT NO. A16, 51/50/PLOT NO. A17, 50/6/2/2
VILLAGE: BALEWADI, TAL: HAVELI, DIST.
PUNE**

DEVELOPED BY

M/s. VILAS JAVDEKAR ECO HOUSING LLP

FOR

OCTOBER 2024 TO MARCH 2025

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Section1: Purpose of the Report

As per the 'Sub Para (i) of 'Para 10' of EIA Notification 2006 Sr. No. IV under General EC condition mentioned on page no. 10 in Environmental Clearance (EC) letter (EC23B038MH154505) dated 23rd February 2023 (**Annexure 2A**), for which further expansion has been obtained having Environmental Clearance (EC) letter Identification no. **EC24B039MH181005** dated 06th February 2024 (**Annexure 2B**), 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 specific and general conditions mentioned in EC letter detail compliance report is prepared.

Section 2: Project Details

M/s. Vilas Javdekar Eco Housing LLP, is constructing Residential & commercial project at Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra. The project is designed as a 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)	34,597.50 Sq.m
2	Net Plot Area	24,062.80 Sq.m
3	Proposed FSI area	1,39,624.08 Sq.m
4	Proposed non- FSI area	71,567.14 Sq.m
5	Proposed TBUA	2,11,191.22 Sq.m
6	Total Water Requirement	744 m ³ /day
7	Fresh Water Requirement	470 m ³ /day
8	Recycled Water Requirement (For Flushing & Recycled water)	Flushing: 243 m ³ /day Gardening: 31 m ³ /day
9	Sewage Generation	616 KLD
10	Capacity of STP	500 KLD, 115KLD & 45KLD
11	Solid Waste Generation	Non-Biodegradable Waste: - 1153 kg/day Bio-degradable Waste: -1585 kg/day STP Sludge: -132 kg/day
12s	Energy Demand	During Construction Phase (Demand Load): 100 KW During Construction phase DG set: 1 x 62.5 KVA

		During Operation phase (Connected load): 11416.87 KW During Operation phase (Demand load): 4811.15 KW Transformer: 7 X 630 KVA + 1 X 1000 KVA DG set: 2 X 750 KVA, 1 X 500 KVA, 1 X 200 KVA
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Section 3: Present Site Conditions

Sr. No.	Name of Buildings	Current Status
1	Wing- A	Construction Complete
2	Wing- B	Construction Complete
3	Wing- C	Construction Complete
4	Tower 1	Under Construction
5	Tower-2	Under Construction
6	Tower-3	Under Construction
7	Tower-4	Under Construction
8	Tower-5	Under Construction
9	Building D (Commercial + Inclusive Housing)	Under Construction
10	Commercial Building	Proposed
11	Club House- 1	Under Construction
12	Club House-2	Proposed
13	Podium Parking structure	Proposed

Section 4: Post Environment Clearance Compliance Report

The proposal has been considered by SEIAA in its 272nd (Day-2) meeting held on 14th December, 2023 & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Sr. No.	EC Conditions	Compliance Status
Specific Conditions		

SEAC Conditions		
I.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle, 2021	We shall 30% of total parking with electric charging facility in AC/DC combination
II.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction	We ensure that, we will not use drinking water for construction phase. We shall use recycled water or tanker non potable water for proposed construction
SEIAA Conditions		
I.	PP to provide mandatory RG area of 2685.60 m ² on mother earth without any construction i.e Club House, Swimming Pool etc. Local Planning Authority to ensure the compliance of the same.	Condition is noted and 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 agreed.
III.	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 – 136834.1 m ² , Non FSI- 67708.90 m ² , Total BUA – 204543.05 m ² . (Plan approval No. Zone-3/6060, dated- 28.01.2023) (Restricted as per approval)	Condition is noted & agreed
General Conditions		
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 phase, the solid waste is segregated and recyclable material is handed over to authorized vendor. Inert material will be used for site leveling. The same will be adopted in proposed construction.
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	All construction waste is collected and segregated properly at site and most of it will be reused for construction activity.

	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.	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 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 have obtained permission to withdraw ground water from CGWA. Attached as Annexure 8 .
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 strictly 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 have stored excavated topsoil on site. Same shall be used for 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.	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 3 . 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 Environments (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 has been taken to maintain the noise level within limits at site. Construction activities are limited to daytime only. Noise shields provided for heavy construction equipment's. PPE is 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.
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	We will follow the following practices on site. a) The solid waste generated shall be properly collected and segregated. b) Wet waste will be treated by

	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.	organic waste converter and compost will be utilized for gardening. c) Dry/inert waste shall 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 and copy of same is attached as an Annexure 4
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 used for flushing & gardening purpose.
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 ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Condition is noted and we will comply the same.
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. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds have been allocated for implementation of environmental protection measures/EMP, copy of same is attached as Annexure 5
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 6
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.
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.	DG set will be provided for power back up for operation phase. DG set will be provided with silencer and acoustic enclosures. Stack provided shall be as per MPCB norms.
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	'Consent for Establishment' from Maharashtra Pollution Control Board is obtained, a copy of the same is attached

	be submitted to the Environment department before start of any construction work at the site.	as an Annexure 7A . 'Consent to Operate' from Maharashtra Pollution Control Board is obtained, a copy of the same is attached as an Annexure 7B .
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 2 .
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal office of CPCB and the SPCB.	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.	Latest submitted Form V is attached as Annexure 9 .
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.	CCR report received from RO Nagpur dated 29 th January 2025. Same is attached as Annexure 10
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	Condition is noted & agreed.

	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.	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 liability Insurance Act, 1991 and its amendments.	Condition is noted & agreed.
9	Any appeal against this environmental 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, 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	Monitqoring Parameters
1	Air	PM10, PM2.5, SO2, NO2, O3, Pb, CO, NH3, C6H6, Benzo (a) Pyrene – Particulate Phase only, As, Ni
2	Water	Colour, Odour, Turbidity, pH, TDS, Total Alkalinity, Total Hardness, Ca, Mg, Cl-, SO4, NO3, Fe, Mn, F, Pb, Cu, Zn, Cr6+, 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, Potasium as K, Exchangeable Calcium as Ca, Exchangeable Magnesium as Mg, Exchangeable Sodium as Na, Organic Matter, Texture

Monitoring results are attached as **Annexure 3** which indicates that parameters of all environmental components are within standard limit and there is no pollution at site.



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

To,

The owner

MEGA SPACES LLP

Kunal House, 796/A-2, Dr. Ketkar road, Opp. Kamala Nehru Garden,
Pune, Maharashtra -411004

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/INFRA2/403774/2022 dated 25 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH154505
2. File No.	SIA/MH/INFRA2/403774/2022
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Residential & Commercial project at At Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No.A17(P), Village- Balewadi, Tal.- Haveli, Dist.-Pune
7. Name of Company/Organization	MEGA SPACES LLP
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: 23/02/2023

(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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/403774/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mr. Anil E. Yelwande,
Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50,
Plot No. A16(P), 51/50/Plot No. A17(P),
Village- Balewadi, Tal. - Haveli, Dist.-Pune.

Subject : Environmental Clearance for Proposed residential & Commercial project at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No. A17(P), Village- Balewadi, Tal. - Haveli, Dist.-Pune by Mr. Anil E. Yelwande

Reference : Application no. SIA/MH/INFRA2/403774/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 159th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/INFRA2/403774/2022	
2	Name of Project	Proposed residential & Commercial project at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No. A17(P), Village- Balewadi, Tal. - Haveli, Dist.-Pune.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Anil E. Yelwande
		Regd. Office address	6, Padmaja Apartment, 3rd Floor, Tanna Towers, S.No.45/3, Law College road, Erandwane, Pune-411004
		Contact number	9822743094
		e-mail	anil.aey@gmail.com
6	Consultant	Sneha Hi-tech Products	
7	Applied for	Proposed Building Construction Project	
8	Details of previous EC	NA	
9	Location of the project	Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No. A17(P), Village- Balewadi, Tal.- Haveli, Dist.-Pune.	
10	Latitude and Longitude	18°34'41.86"N 73°46'42.74"E	

11	Total Plot Area (m ²)	21,597.50				
12	Deductions (m ²)	1,982.53				
13	Net Plot area(m ²)	19,614.97				
14	Proposed FSI area (m ²)	80,696.04				
15	Proposed non-FSI area (m ²)	61,291.74				
16	Proposed TBUA (m ²)	1,41,987.78				
17	TBUA (m ²) approved by planning Authority till date	18,173.05				
18	Ground coverage (m ²) &%	12,693.04				
19	Total Project Cost (Rs.)	Rs.345.38 Crs.				
20	CER as per MoEF& Circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		CER not applicable as per Memorandum 22-65/2017-IA-III dated 25th February 2021				
21	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops=Sh>					Reason for Modification/ Change
Existing buildings			Proposed Configuration			
Buildi ng Name	Configur ation	Heig ht (m)	Building Name	Configuration	Hei ght (m)	
Wing- A (Inclusi ve Housin g)	B+ Gr/P1+P2 +8 floors	29.9 5	Wing- A	B+Gr/P1+P2+15 floors	50. 25	Change in planning
Wing- B	B+ Gr/P1+P2 +12 floors	41.5 5	Wing- B	B+Gr/P1+P2+15 floors	50. 25	Change in planning
Wing- C	B+ Gr/P1+P2 +12 floors	41.5 5	Wing- C	B+Gr/P1+P2+15 floors	50. 25	Change in planning
NA			T1	B2+B1+LG+ 25floors	82. 35	-
			T2	B2+B1+LG+ 25 floors	82. 35	-
			T3	B1+LG+25 floors	82. 35	-
			T4	B1+LG+25 floors	82. 35	-
			Building D (Commerci al + Inclusive	Gr/P+9 floors	33. 90	-

		Housing)			
		Club House	G (On Podium) +1 floor	9.60	-
		Podium parking structure	B2+B1+LG+UG+P1+ Podium	9.30	
22	Total number of tenements	652 nos. (Residential) + 217.86 sq. m. (Commercial)			
	Total number of Population	3444 (Residential) +59 (Commercial)+50 (Club House)			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	312.60	Fresh Water	312.60
		Recycled water (flushing)	157.15	Recycled water (flushing)	157.15
		Recycled water (gardening)	30.10	Recycled water (gardening)	0.00
		Total	499.85	Total	469.75
		Waste Water generation	423	Waste Water generation	423
24	Water Storage Capacity for Firefighting/ UGT		Firefighting	700 m ³	
Flushing			187 m ³		
Domestic			469m ³		
25	Source of water		PMC+ Recycled water		
26	Rainwater Harvesting (RWH)	Level of the Ground water table		Pre Monsoon: - 7 to 9 m. BGL Post Monsoon: - 5 to 8 m. BGL	
		Size and no. of RWH tank(s) and Quantity		NA	
		Quantity and size of recharge pits		No. recharge pits: 7 Pits Size: 2.25 x 2.25 x 2.0 m	
		Details of UGT tanks if any		NA	
27	Sewage and Waste water	Sewage generation in CMD		423.00 KLD	
		STP technology		MBBR	
		Capacity of STP (CMD)		300 KLD + 150 KLD	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)		Treatment/disposal
		Dry waste	10 kg/day		Shall be handed over to Authorized vendor.
		Wet waste	15 kg/day		Shall be handed over to Authorized vendor.
		Construction waste	At actual		Excavated earth material will be used for filling of plinth area
29	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)		Treatment/disposal
		Dry waste	707 kg/day		Handed over to authorize recycler for further handling & disposal purpose.

		Wet waste	1,046 kg/day	Wet waste will be treated in onsite organic waste converter machine
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E-Waste	4.9 kg/day	Handed over to authorize vendor
		STP Sludge (dry)	90 kg/day	Will be used as manure
30	Green Belt Development	Total RG area (m ²)	2079.75 sq.m.	
		Existing trees on plot	52 nos.	
		Number of trees to be planted	256 nos.	
		Number of trees to be cut	46 nos.	
		Number of trees to be retained	6 nos.	
		Number of trees to be transplanted	0	
		Total no. of trees including compensatory trees	381 nos.	
31	Power	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load)	200 KW	
		During construction phase DG set	1 x 320 KVA	
		During Operation phase (Connected load)	6280.95 KW	
		During Operation phase (Demand load)	2745.24 KW	
		Transformer	5 Nos. of 630 KVA	
		DG set	1 No. x 500 KVA + 1 No. x 500 KVA + 1 No. x 100 KVA	
		Fuel used	HSD	
32	Details of Energy saving	Solar Water Heating Systems Solar lights for common amenities like Street lighting & Garden lighting. CFL & LED lighting in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc. Auto Timer Switches for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights Water Level Controllers with Timers for Water Pumps. % of saving: 16.76%		
33	Environmental Management plan budget during Construction phase	Type	Details	Cost in Lakh
		Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	30.00
		O & M	Details	Cost in Lakh/year

			1. Water for Dust Suppression		1.50	
			2. Site Sanitation, Disinfection & Safety		2.00	
			3. Environmental Monitoring		2.00	
			4. Health Check up		3.00	
			5. Environment Management Cell		8.40	
			6. Total		16.90	
34	Environmental Management plan Budget during Operation phase	Component	Detail		Capital Cost (Rs.in Lakh)	O & M (Rs. in Lakhs/Year)
		Sewage Treatment	STP and Operation and its maintenance		151.98	29.48
		RWH	Construction of Recharge pits		26.50	0.80
		Solid Waste	Collection Segregation and management of MSW		19.90	3.24
		e-waste	Collection of E waste		0	0.15
		Green Belt development	Plantation of new trees and maintenance of existing trees		20.05	2
		Energy Saving	Energy saving measures		129.20	2.58
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure		-	4
		Basement Ventilation	Ventilation for basements		80	0.8
		Disaster management	Emergency preparedness plan to develop and implement on site		204.30	30
		Biomedical waste	Handling, segregation and management of waste like mask, shields, PPE kits etc.		-	1.2
		Environment Management Cell	-		-	8.40
		Total	-		631.93	82.65
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m ²)	
		4-Wheeler	557	557	12.50	
		2-Wheeler	1935	1935		
36	Details of Court cases/ litigations w.r.t. the project and project location if any		NA			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 256th (Day-2) meeting 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 the undertaking regarding unutilized FSI of 300Sq.mt is remaining which they will not intend to utilize in future also.
2. PP to submit the Aviation NoC.
3. It is noted that some trees will be planted outside the project site, PP to submit the undertaking for maintenance of the same for the period of 7 years or project completion whichever is later.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI area - 80696.04 m², Non FSI area - 61291.74 m² and total BUA - 141987.78 m². (Plan approval No. Zone No. 3/6150, dated-16.01.2023).

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. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.
Member Secretary

Date: 2/23/2023 3:41:24 PM



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

To,

The -1

VILAS JAVDEKAR ECO HOUSING LLP

306 Siddharth Tower, Sangam Press road, Kothrud -411038

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/INFRA2/442509/2023 dated 31 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B039MH181005
2. File No.	SIA/MH/INFRA2/442509/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Expansion in Environmental Clearance of Residential & Commercial project
7. Name of Company/Organization	VILAS JAVDEKAR ECO HOUSING LLP
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: 06/02/2024

(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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/442509/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Vilas Javdekar Eco Housing LLP,
Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P),
51/8, 51/50/ Plot No. A16, 51/50/
Plot No. A17, 50/6/2/2, Village: Balewadi,
Tal: Haveli, Dist. Pune.

Subject : Environmental Clearance for Proposed expansion in Residential cum Commercial project at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, Village: Balewadi, Tal: Haveli, Dist. Pune by M/s. Vilas Javdekar Eco Housing LLP

Reference : Application no. SIA/MH/INFRA2/442509/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 183rd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 272nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th December, 2023.

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

1	Proposal Number	SIA/MH/INFRA2/442509/2023	
2	Name of Project	Proposed expansion in Residential cum Commercial project at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, Village: Balewadi, Tal: Haveli, Dist. Pune, Maharashtra	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Sarvesh V. Javdekar M/s. Vilas Javdekar Eco Housing LLP
		Regd. Office address	306 Siddharth Towers, Sangam Press Road, Kothrud, Pune, 411038
		Contact number	020-67648000
		e-mail	ananya.awasare@javdekars.com
6	Consultant	Sneha Hi-tech Products	
7	Applied for	Expansion in Proposed Building Construction Project	
8	Details of previous EC	Received on 23/02/2023 vide No. EC23B038MH154505	
9	Location of the project	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune	

10	Latitude and Longitude	18°34'41.86"N 73°46'42.74"E					
11	Total Plot Area (m²)	34,597.50					
12	Deductions (m²)	10,534.70					
13	Net Plot area(m²)	24,062.80					
14	Proposed FSI area (m²)	1,39,624.08					
15	Proposed non-FSI area (m²)	71,567.14					
16	Proposed TBUA (m²)	2,11,191.22					
17	TBUA (m2) approved by planning Authority till date	Under process					
18	Ground coverage (m²) &%	14,303.86 (59.44 % of Net plot area)					
19	Total Project Cost	Rs.688.45/- Cr.					
20	CER as per MoEF& Circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		CER not applicable as per Memorandum 22-65/2017-IA-III dated 25th February 2021					
21	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops=Sh>					Reason for Modification/ Change	
	Existing buildings			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Wing- A	B+Gr/P1+P2+15 floors	50.25	Wing- A	B+Gr/P1+P2+15 floors	50.25	No Change
	Wing- B	B+Gr/P1+P2+15 floors	50.25	Wing- B	B+Gr/P1+P2+15 floors	50.25	No Change
	Wing- C	B+Gr/P1+P2+15 floors	50.25	Wing- C	B+Gr/P1+P2+15 floors	50.25	No Change
	T1	B2+B1+LG + 25 floors	82.35	Tower 1	LG+35 floors	113.90	2 basements removed & 10 upper floors increased
	T2	B2+B1+LG + 25 floors	82.35	Tower-2	B1+LG+35 floors	110.85	1 basement removed & 10 upper floors increased
	T3	B1+LG+25 floors	82.35	Tower-3	B1+LG+35 floors	110.85	10 upper floors increased
	T4	B1+LG+25 floors	82.35	Tower-4	B1+LG+35 floors	110.85	
	-	-	-	Tower-5	B1+LG+35 floors	113.85	Newly proposed
	Building D (Commercial + Inclusive Housing)	Gr/P+9 floors	33.90	Building D (Commercial + Inclusive Housing)	Gr/P+12 floors	39.30	3 upper floors increased
	-	-	-	Commercial	B2+B1+LG+	17.40	Newly

				al Building	4 Floors		proposed
				Club House- 1	G +1 floor (On Ground)	9.60	Newly proposed
	Club House	G (On Podium) +1 floor	9.60	Club House-2	G +1 floor (on Podium)	10.10	Height increased.
	Podium parking structure	B2+B1+LG +UG+P1+Podium	9.30	Podium Parking structure	B2+B1+LG+ +P1+P2+P3+ Landscape podium	13.80	Podium- 2 level parking added
22	Total number of tenements			980 nos. (Residential) + 5824.75 sq. m. (Commercial)			
	Total number of Population			4900(Residential) +1053 (Commercial)+97 (Club House) – Total 6050 nos.			
23	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water		470	Fresh Water		470
		Recycled water (flushing)		243	Recycled water (flushing)		243
		Recycled water (gardening)		31	Recycled water (gardening)		0.00
		Total		744	Total		713
		Waste Water generation		616	Waste Water generation		616
24	Water Storage Capacity for Firefighting/ UGT				Firefighting	800 m ³	
					Flushing	187 m ³	
					Domestic	600m ³	
25	Source of water				PMC+ Recycled water		
26	Rainwater Harvesting (RWH)	Level of the Ground water table			Pre Monsoon: - 7 to 9 m. BGL Post Monsoon: - 5 to 8 m. BGL		
		Size and no. of RWH tank(s) and Quantity			NA		
		Quantity and size of recharge pits			No. recharge pits: 9 Pits Size: 2.25 x 2.25 x 2.0 m		
		Details of UGT tanks if any			NA		
27	Sewage and Wastewater	Sewage generation in CMD			616 KLD		
		STP technology			MBBR		
		Capacity of STP (CMD)			500 KLD, 115KLD & 45KLD		
28	Solid Waste Management during Construction Phase	Type		Quantity (kg/d)		Treatment/disposal	
		Dry waste		30 kg/day		Shall be handed over to Authorized vendor.	
		Wet waste		20 kg/day		Shall be handed over to Authorized vendor.	
		Construction waste		At actual		Excavated earth material will be used for filling of plinth area	
29	Solid Waste Management during Operation Phase	Type		Quantity(kg/d)		Treatment/disposal	
		Dry waste		1153 kg/day		Handed over to authorize recycler for further handling & disposal purpose.	

		Wet waste	1585 kg/day	Wet waste will be treated in onsite organic waste converter machine
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E-Waste	8 kg/day	Handed over to authorize vendor
		STP Sludge (dry)	132 kg/day	Will be used as manure
30	Green Belt Development	Total RG area (m ²)	2685.60 sq.m.	
		Existing trees on plot	126 nos.	
		Number of trees to be planted	350 nos.	
		Number of trees to be cut	10 nos.	
		Number of trees to be retained	74 nos.	
		Number of trees to be transplanted	42	
		Total no. of trees including compensatory trees	601 nos.	
31	Power	Source of power supply:	MSDCL	
		During Construction Phase (Demand Load)	100 KW	
		During construction phase DG set	1 x 62.5 KVA	
		During Operation phase (Connected load)	11416.87 KW	
		During Operation phase (Demand load)	4811.15 KW	
		Transformer	7 X 630 KVA + 1 X 1000 KVA	
		DG set	2 X 750 KVA 1 X 500 KVA 1 X 200 KVA	
		Fuel used	HSD	
32	Details of Energy saving	Total % of saving: 23.57% Renewable Energy: 16.20 %		
	Environmental Management plan budget during Construction phase	Type	Details	Total Cost (Rs. Lakhs)
		Capital Cost (Rs. Lakhs)	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets& Debris Management	30
		O & M Cost (Rs. Lakhs per annum)	Water for Dust Suppression	2.50
			Site Sanitation, Disinfection &	2.00

			Safety		
			Environmental Monitoring	2.00	
			Health Check up	3.00	
			Environment Management Cell	8.40	
				17.90	
Environmental Management plan Budget during Operation phase					
			Capital Cost (Rs. Lakhs)	O&M (Rs. Lakhs/Y)	
Sewage treatment	STP Operation and its maintenance		232.12	57.4	
RWH	Recharging existing ground water table		28.4	0.85	
Solid Waste	Collection Segregation and management of MSW		38	8.52	
E waste	--		0	0.15	
Green belt development	Plantation of new trees and maintenance of existing trees		43	4.00	
Energy saving	Energy saving measures		132	2.23	
Environmental Monitoring	To monitor sustainability of Environmental Infrastructure		0	4.00	
Disaster Management	Emergency preparedness plan to develop and implement on site		204.30	30.00	
Environment Management Cell	To implement environmental mitigation measures		0	8.4	
Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.		--	1.2	
Basement Ventilation	---		80	0.8	
For Pumping	---		75	0.75	
D G Set	maintain records of events and report		220	11	
Total			1052.82	129.3	
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m ²)
		4-Wheeler	1011	1011	30-35
		2-Wheeler	1645	1645	
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:

Sr	Description	Details as per EC received dated 23.02.2023	Proposed amendment	Remarks
1	Project Proponent	Mr. Anil Yelwande	Mr. Sarvesh Javdekar	Changed
2	Company Name	Mega Spaces LLP	M/s. Vilas Javdekar Eco Housing LLP	Changed

Sr	Description	Details as per EC received dated 23.02.2023	Proposed amendment	Remarks
3	Plot address	Proposed Residential cum Commercial project at plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50, Plot no. A16(P), 51/50/Plot No. A17(P), Village: Balewadi, Tal: Haveli, Dist. Pune	Proposed Residential cum Commercial project at plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot no. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune	Addition of one Survey no.
4	Total Plot Area (sq.m.)	21,597.50	34,597.50	Increased by 13,000 sq.m due to addition of plots
5	Deductions (sq.m.)	1,982.53	10534.70	Increased by 8552.17
6	Net Plot Area (sq.m.)	19,614.97	24062.80	Increased by 4447.83
7	Proposed FSI (sq.m.)	80,696.04	1,39,624.08	Increased by 58928.04
8	Non FSI Area (sq.m.)	61,291.74	71,567.14	Increased by 10,275.4
9	Total Construction Area (sq.m.)	1,41,987.78	2,11,191.22	Increased by 69,203.44
10	Project Cost	Rs.345.38/- Crs.	Rs.688.45/Cr.	Increased by Rs.343.07/Cr.
11	Building Configuration	Wing A: B+Gr/P1+P2+15 floors	Wing A: B+Gr/P1+P2+15 floors	No change in Wing A, B, & C
		Wing B: B+Gr/P1+P2+15 floors	Wing B: B+Gr/P1+P2+15 floors	
		Wing C: B+Gr/P1+P2+15 floors	Wing C: B+Gr/P1+P2+15 floors	
		T1: B2+B1+LG+25 floors	Tower 1: LG+35 floors	2 basements removed from Tower 1 & 10 floors increased
		T2: B2+B1+LG+25 floors	Tower 2: B1+LG+35 floors	1 basement removed from Tower 2 & 10 floors increased.
		T3: B1+LG+25 floors	Tower 3: B1+LG+35 floors	Tower 3 & Tower 4- 10 floors increased.
		T4: B1+LG+25 floors	Tower 4: B1+LG+35 floors	
		-	Tower 5: B1+LG+35 floors	Newly added
		Bldg. D (Comm.+Inclusive Housing): Gr/P+9 floors	Bldg. D (Comm.+Inclusive Housing): Gr/P+12	3 floors increased

Sr	Description	Details as per EC received dated 23.02.2023	Proposed amendment	Remarks
			floors	
		-	Commercial Building: B2+B1+LG+4 Floors	Newly added
		Club House: G (on podium)+1 floor	Club House: G + 1 floor on podium	No Change
			Club House: G +1 floor	Newly added
		Podium Parking structure: B2+B1+LG+UG+P1+Podium	Podium Parking structure - B2+B1+LG+ P1+P2+P3+Landscape podium	Podium- 2 level parking added
12	No. of tenements & shops	Tenements: 652 nos. Commercial: 217.86 sq.m.	Tenements: 980 nos. Commercial: 5824.75 sq.m.	Increased by Tenements: 328 nos. Commercial: 5606.89 sq.m.
13	No. of expected users	Residential: 3444 nos. Commercial: 59 nos. Club house: 50 nos. Total: 3553 nos.	Residential: 4900 nos. Commercial: 1053 nos. Club house: 97 nos. Total: 6050 nos.	Increased by 2497
14	Domestic water requirement	312.60 KLD	470 KLD	Increased by 157.40
15	Flushing water requirement	157.15 KLD	243 KLD	Increased by 85.85
16	Landscaping water requirement	30.10 KLD	31KLD	Increased by 1.0
17	Sewage Generation	423 KLD	616 KLD	Increased by 193
18	STP capacity	300 KLD & 150 KLD	500 KLD, 115KLD & 45KLD	Increased capacity by 210KLD
19	Dry Waste	707 kg/day	1153 kg/day	Increased by 446
20	Wet Waste	1046 kg/day	1585 kg/day	Increased by 539
21	Sludge generation	90 kg/day	132 kg/day	Increased by 42
22	E-waste	4.9 kg/day	8 kg/day	Increased by 3.1
23	No. of Recharge Pits	7 nos. 2.25 x 2.25 x 2.0 m	9 Nos. 2.25 m X 2.25 m x 2 m	Increased by 2 nos,
24	Total Connected Load (KW)	6280.95 KW	11416.87 KW	Increased by 5135.92
25	Maximum Demand Load (KW)	2745.24 KW	4811.15 KW	Increased by 2065.91
26	No. of DG sets (KVA)	2 X 500KVA & 1 X 100 KVA	2 X 750 KVA 1 X 500 KVA 1 X 200 KVA	Increased capacity
27	No. of	5 X 630 KVA	7 X 630 KVA	Increased capacity

Sr	Description	Details as per EC received dated 23.02.2023	Proposed amendment	Remarks
	transformers (KVA)		1 X 1000 KVA	
28	RG Area (sq.mt)	2079.75 Sqm.	2685.60	Increased by 605.85sq.m.
29	Total no. of trees	381 nos. Including compensatory trees	881 nos. Including compensatory trees	Increased by 500 Nos.
30	Parking			
	Cars	557 nos.	1011 nos.	Increased by 454 nos.
	Two Wheelers	1935 nos.	1645 nos.	Decreased by 290 nos.

3. The proposal has been considered by SEIAA in its 272nd (Day-2) meeting held on 14th December, 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-

Specific Conditions:

A. SEAC Conditions-

1. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
2. 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 2685.60 m² on mother earth without any construction i.e. Club House, Swimming pool etc. 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-136834.15m², Non FSI-67708.90 m², total BUA-204543.05 m². (Plan approval No-Zone-3/6060, dated-28.12.2023) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

1. 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: 2/6/2024 12:29:36 PM

Report No:-GCI/V/Lab/EM-SP/24-25/FEB-00/0413

Date: 07/02/2025

ANALYSIS REPORT

Client details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/AA1
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	NEAR SECURITY GATE
		Date of Sampling	01/02/2025
Sampling Done By	Mr. kartik	Date of Sample Received	03/02/2025
Analysis Starts On	03/02/2025	Sampling Instrument	RDS, FPS
Analysis Completion On	07/02/2025	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	73.8	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	51.4	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	9.2	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	35.3	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.74	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	20.9	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	2.9	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



Authorized Signatory

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

Report No:-GCI/V/Lab/EM-SP/24-25/FEB-00/0413

Date: 07/02/2025

ANALYSIS REPORT

Client details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/AA2
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	SOUTHWEST CORNER OF SITE
		Date of Sampling	01/02/2025
Sampling Done By	Mr. kartik	Date of Sample Received	03/02/2025
Analysis Starts On	03/02/2025	Sampling Instrument	RDS, FPS
Analysis Completion On	07/02/2025	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	74.5	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	57.3	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	7.5	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	47.1	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.70	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	36.3	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	3.3	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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NEW DELHI GOA PUNE BENGALURU U.K. : ALSO AT : HYDERABAD KOLKATA DHARWAD MUMBAI PORT BLAIR
AUSTRALIA OMAN KUWAIT AFRICA : OVERSEAS : VIETNAM BANGLADESH MYANMAR SRI LANKA UAE

Report No:-GCI/V/Lab/EM-SP/24-25/FEB-00/0413

Date: 07/02/2025

ANALYSIS REPORT

Client details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/AA3
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	NORTHEAST CORNER OF SITE
		Date of Sampling	01/02/2025
Sampling Done By	Mr. kartik	Date of Sample Received	03/02/2025
Analysis Starts On	03/02/2025	Sampling Instrument	RDS, FPS
Analysis Completion On	07/02/2025	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	76.4	100	IS 5182 : Part 23 : 2006
2.	Particulate Matter (PM _{2.5})	µg/m ³	62.5	60	NAAQS Guidelines
3.	Sulphur dioxide (SO ₂)	µg/m ³	8.1	80	IS 5182 : Part 2 : 2001
4.	Oxides of Nitrogen (NO _x)	µg/m ³	34.6	80	IS 5182 : Part 6 : 2006
5.	Carbon Monoxide CO	mg/m ³	0.79	2.0	IS 5182 : Part 10 : 1999
6.	Ozone as O ₃	µg/m ³	33.4	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	5.8	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



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

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

Report No:-GCI/V/Lab/EM-SP/24-25/FEB-00/0413

Date: 07/02/2025

ANALYSIS REPORT

Client Details			Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.		Sample Code	GCI/24/E100/N1-N3
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra		Location	As per table
			Quantity	NA
			Date of Measurement	01/02/2025
			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)	53.4	55	40.2	45
2.	Southwest Corner of the Site	dB (A)	52.5	55	45.5	45
3.	Northeast Corner of the Site	dB (A)	46.8	55	43.9	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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AUSTRALIA OMAN KUWAIT AFRICA : OVERSEAS : VIETNAM BANGLADESH MYANMAR SRI LANKA UAE

Report No:-GCI/V/Lab/EM-SP/24-25/FEB-00/0413

Date: 07/02/2025

ANALYSIS REPORT

Client Details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/S1
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	SOIL – Project site
		Quantity	2.0 kg
Sampling Done By	Mr. kartik	Date of Sampling	01/02/2025
Analysis Starts on	03/02/2025		
Analysis Completion On	07/02/2025	Sample Received Date	03/02/2025

SOIL ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Test Procedure
1	pH (1:5 Soil Suspension)	-	6.9	IS 2720 (Part 26):1987
2	Electrical Conductivity (1:5 Soil Suspension)	mS/cm	0.59	EPA Method 9045
3	Total Nitrogen as N	mg/kg	65.32	Kjeldahl Method
4	Phosphate as P	mg/kg	67.78	Olsen Method
5	Potassium as K	mg/kg	22.94	EPA 3050 B
6	Exchangeable Calcium as Ca	meq/100g	22.34	EPA 3050 B
7	Exchangeable Magnesium as Mg	meq/100g	24.89	EPA3050 B
8	Exchangeable Sodium as Na	meq/100g	0.79	EPA3050 B
9	Organic Carbon	%	2.23	
10	Organic Matter	%	2.33	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/24-25/FEB-00/0413

Date: 07/02/2025

ANALYSIS REPORT

Client Details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/DW1
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	Municipal Water at Project Site
		Quantity	2000 ml
Sampling Done By	Mr. kartik	Date of Sampling	01/02/2025
Analysis Starts on	03/02/2025	Sampling Method	APHA 1060
Analysis Completion On	07/02/2025	Sample Received Date	03/02/2025

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	-	7.1	6.5-8.5	IS : 3025 Part 11- 1983 (Reaff:2002)
6	Total Dissolved Solids	mg/l	278.34	500	IS : 3025 Part 16-1984 (Reaff:2003)
7	Total Alkalinity as CaCO ₃	mg/l	133.48	200	IS : 3025 Part 23- 986(Reaff:2003)
8	Total Hardness as CaCO ₃	mg/l	237.56	200	IS : 3025 Part 21-2009
9	Calcium as Ca	mg/l	40.23	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	38.64	250	IS : 3025 Part 32-1988 (Reaff:2003)
12	Sulphate as SO ₄	mg/l	34.24	200	APHA 22nd EDN-4500- SO ₄ 2- E
13	Nitrate as NO ₃	mg/l	41.10	45	APHA 22nd EDN -4500- NO ₃ - B
14	Iron as Fe	mg/l	0.28	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	0.65	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	0.88	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	3.12	NS	IS:3025 Part 2: 2019
24	Potassium as K	mg/l	0.83	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



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महाराष्ट्र MAHARASHTRA 29 AUG 2023 2023

CA 946507

अनु.क्र. २२२८ दि. २९.८.२०२३

दस्तावा प्रकार Agreement

दस्ता नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक ठिकाण वेंगळवाचे नांव Vihar, Jaydehar, Eco housing up
वत्ता ३३८, Siddharth, Tower, Kothrud, Pune ४११००४

दुसऱ्या बक्षकराचे नांव Swachh, Pune

हस्ता ठेवणारी नांव व वत्ता Shubham Shinde

सौ. गंगल रा. गाडोले
परवाना क्र. २२०१०४७
मुद्रांक ठिकाण वेंगळवाची नवी डी-२२/५, देवेंद्र, कोथरुड, पुणे-४११००४



Agreement





AGREEMENT

This Agreement ("Agreement") is entered into as on 23/08/2023

Between

M/s. Vilas Javdekar Eco Housing LLP, through its Partner Mr. Sarvesh Vilas Javdekar having its registered office at 306 Siddharth Towers, Sangam Press Road, Kothrud, Pune, 411038, (herein after referred to as the "Developer") **Party No.1**

AND

SWaCH Pune Seva Sahakari Sanstha Maryadit, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the "Party No. 2"), **Party No.2**

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of "Proposed residential & Commercial project" situated at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/Plot No.A16, 51/50/Plot No.A17, Village- Balewadi, Tal. - Haveli, Dist.- Pune (herein after referred to as the "said Site"). 50/6/2/2

AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

AND WHEREAS, Party No. 2 has assured the Developer that it can ensure the provision of such services through waste-picker members of the cooperative in accordance with local, state and central regulations;

AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which is accepted by the Party No. 2 subject to the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH HEREAFTER


1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 1153 Kg/Day, E waste – 2920 Kg/Year) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.



R. Mahajan

4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first above written.


Mr. Sarvesh Vilas Javdekar
Partner

M/s. Vilas Javdekar Eco Housing LLP



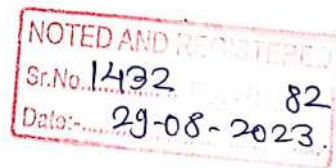
(Developer)


SWaCH Cooperative,
Poonam.V.sonaawane
Through



(Party No. 2)





BEFORE ME

PARNAM P.K.
ADVOCATE & NOTARY
B-301, Overa Bridge,
Bhawani Peth, Pune-411 004
Mob. 9020547111

Environmental Management plan budget during construction phase

Construction phase		
Type	Details	Total Cost (Rs. Lakhs)
Capital Cost (Rs. Lakhs)	Site Barricading, Personal Protective Equipment, Site Sanitation-Mobile toilets & Debris Management	30
O & M Cost (Rs. Lakhs per annum)	Water for Dust Suppression	2.50
	Site Sanitation , Disinfection & Safety	2.00
	Environmental Monitoring	2.00
	Health Check up	3.00
	Environment Management Cell	8.40
	Total	17.90

Environmental Management plan budget during operation phase

Component	Detail	Capital Cost(Rs. Lakhs)	O&M (Rs.Lakhs/Y)
Sewage treatment	STP Operation and its maintenance	232.12	57.4
RWH	Recharging existing ground water table	28.4	0.85
Solid Waste	Collection Segregation and management of MSW	38	8.52
E waste	-	0	0.15
Green belt development	Plantation of new trees and maintenance of existing trees	43	4
Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	0	4
Environment Management Cell	To monitor sustainability of Environmental Infrastructure	0	8.4
Energy savings	Energy savings measures	132	2.23
Disaster Management cost	Emergency preparedness plan to develop and implement onsite	204.30	30.00
Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.	--	1.2
Basement Ventilation	---	80	0.8
For Pumping	---	75	0.75
D G Set	maintain records of events and report	220	11
Total		1052.82	129.3

तडाखा

भंडार्यात गारपीट

भंडारा जिल्ह्यात शनिवारी मध्यरात्री जोरदार पाऊस आणि गारपीट झाल्याने रब्बी पिकांचे नुकसान झाले आहे. वांगी, टमाटर, मिरची, कोबीसह इतर पिके तसेच हरभरा, मूंग, गहू, आणि शेतात उभी असलेल्या इतर पिकांची नासाडी झाली आहे. नुकसान झालेल्या पिकांचा प्रशासनाने लवकर पंचनामा करावा अशी शेतकऱ्यांची मागणी आहे. चंद्रपूर जिल्ह्यातील वरोरा, भद्रावती, चंद्रपूर, पोंभूर्णा या तालुक्यात अवकाळी पावसासह गारपीट तर ब्रह्मपुरी, नागभंड, राजुरा, कोरपना, मूल तालुक्यात अवकाळी पाऊस झाला. त्यामुळे हरभरा, गहू, तूर, ज्वारी, जवस व इतर पिकांचे नुकसान झाले. या नुकसानीचे त्वरित पंचनामे करून नुकसानग्रस्तांना तातडीने मदत देण्यात यावी, असे निर्देश पालकमंत्री सुधीर मुनगंटीवार यांनी जिल्हाधिकाऱ्यांना दिले.

ल पिकांचे
घात ८८०
४६ हेक्टर
भाजीपाला
मदार डॉ.
तहसीलदार

मीरा पागोरे, तालुका कृषी अधिकारी
सुरेश गावंडे, नायब तहसीलदार
डॉ. पी. बदकी यांनी मुबारकपूर,
सावंगी, हदगाव, गोंधळी, किन्ही या
गावात जाऊन नुकसानीची पाहणी
केली.

शेतकऱ्यांच्या खात्यात नुकसानभरपाई जमा

नगर : नगर जिल्ह्यात २०२२-२३ या कालावधीत झालेली अतिवृष्टी, सततचा पाऊस, गारपीट आणि अवेळी पावसामुळे शेतीचे मोठे नुकसान झाले होते.

त्या सहा लाख ५६ हजार ९५९ शेतकऱ्यांना सुमारे ६३७ कोटी ७८ लाख रुपयांचे अनुदान मंजूर झाले आहे. हे अनुदान थेट शेतकऱ्यांच्या खात्यात जमा करण्यात आले आहे, अशी माहिती पालकमंत्री राधाकृष्ण विखे पाटील यांनी दिली. सप्टेंबर, ऑक्टोबर २०२२मध्ये झालेल्या अतिवृष्टीत सुमारे दोन लाख ५५ हजार ६८ शेतकऱ्यांच्या शेती पिकांचे नुकसान झाले होते. महसूल आणि कृषी विभागाने केलेल्या पंचनाम्यातून या शेतकऱ्यांना २९१ कोटी रुपयांचे अनुदान मंजूर झाले आहे. अतिवृष्टीच्या निकषाबाहेरील सततच्या पावसामुळे शेती पिकांच्या झालेल्या नुकसानीची भरपाई म्हणून, दोन लाख ९२ हजार ७५० शेतकऱ्यांना विशेष बाब म्हणून २४१ कोटी रुपयांची मदत सरकारने दिल्याचे विखे पाटील यांनी सांगितले.

शिक्षण हे बदलाचे प्रभावी माध्यम

उपराष्ट्रपती जगदीप धनखड यांचे प्रतिपादन

म. टा. वृत्तसेवा, गोंदिया

'शिक्षण हे बदलाचे व समाजातील विषमता दूर करण्याचे प्रभावी माध्यम आहे. गोंदिया जिल्ह्यामध्ये मनोहरभाई पटेल यांनी शाळा, महाविद्यालये, स्थापन करून जणू शिक्षणाची गंगाच या भागात प्रवाहित केली आहे. त्यांनी निर्माण केलेला आदर्श कार्याचा वसा गोंदिया शिक्षण संस्थेच्या माध्यमातून निष्ठा व प्रामाणिकपणे जपल्या यात आहेत,' असे उपराष्ट्रपती जगदीप धनखड म्हणाले.

येथील धोटे बंधू विज्ञान महाविद्यालयाच्या परिसरात मनोहरभाई

पटेल यांच्या ११८व्या जयंती समारंभात प्रमुख पाहुणे म्हणून धनखड बोलत होते. या वेळी उपराष्ट्रपती यांच्या पत्नी डॉ. सुदेश धनखड, राज्यपाल रमेश बैस, मुख्यमंत्री एकनाथ शिंदे, अन्न व औषध प्रशासन मंत्री तथा पालकमंत्री धर्मरावबाबा आत्राम, खासदार प्रफुल्ल पटेल, सुनील मेंडे, डॉ. श्रीकांत शिंदे, डॉ. सी. रमेश आदी उपस्थित होते.

धनखड म्हणाले, 'संस्देने नारी शक्ती वंदन विधेयक मंजूर केले असून, यामुळे येत्या काळात संसदेसह राज्याच्या विधिमंडळांमध्ये महिलांचा मोठा सहभाग दिसून येणार आहे. या पार्श्वभूमीवर नारीशक्तीच्या साह्याने देशाच्या अमृत काळात ठेवण्यात आलेल्या उद्दिष्टाच्या दिशेने विकसित भारताची वाटचाल अधिक मजबुतीने होईल.' या वेळी गुणवंत विद्यार्थिनींना सुवर्णपदके प्रदान करण्यात आली.

हेत्य घाटन

करण्याचा
तीचे प्रदर्शन
झाले आहे.
ला असून,
पिप्ती कशी
सामान्यांचा
लेखाण होणे
मत साहित्य
नेते, सातारा
पक्ष कृष्णात

आणि संस्कृती
'च्या शाहुपुरी
॥ सुमित्रा राजे
ताब्दीनिमित्त
संमेलनाच्या
खोत बोलत
शेवेंद्रसिंह राजे
ळ, श्यामराव
कहाळ आदी
संमेलनाच्या
ब राजे भोसले
च्या सहभागाने
माली. त्याला
गला. दिंडीत
गात सहभागी

'समृद्धी'वरील अपघातात तीन जणांचा मृत्यू

नातेवाइकभेटीसाठी जाणाऱ्यांवर काळाचा घाला

म. टा. प्रतिनिधी, छत्रपती संभाजीनगर

शहरातून नाशिकला नातेवाइकांच्या भेटीसाठी निघालेल्या एका कारचा अब्दीमंडी गावाजवळ अपघात घडला. या अपघातात तीन जणांच्या बळी गेला आहे. या अपघातात अपघातग्रस्त वाहनाचा चुराडा झाला आहे. हा अपघात शनिवारी रात्री १२ वाजेच्या दरम्यान घडला.

या अपघातात शिवाजी थोरार (वय ५८, रा. द्वारकानगर हडको), राहुल आनंद निकम (वय ४७, रा. हडको), अण्णा रामराव मालोदे (वय ७१, रा. संजीवनी कॉलनी) अशी अपघातामध्ये मृत्युमुखी पडलेल्या तिघांची नावे आहेत.

समृद्धी महामार्गावर एका ट्रॅक्टरच्या अपघातात १२ जणांचा बळी गेला होता. यानंतर विविध उपाय योजना राबविण्यात आलेली आहे. काही दिवशी समृद्धी महामार्गावर अपघात काही दिवस बंद



चित्र : एआय

होते. मात्र, पुन्हा अपघाताची मालिका पुन्हा सुरू झाले आहेत. शनिवारी (११ फेब्रुवारी) रात्री कुटुंब चारचाकी वाहनाने छत्रपती संभाजीनगर येथून नाशिककडे नातेवाइकांना भेटण्यासाठी जात होते. ही कार छत्रपती संभाजीनगरवरून निघाल्यानंतर अब्दीमंडी गावाजवळ मुरमुरा फॅक्टरीशेजारी मुंबई लेनवर समृद्धी महामार्गावर भरधाव वेगात असलेली कार अज्ञात वाहनाला पाठीमागून धडकली. या अपघातात कार (क्रमांक एमएच २० ईई ०७४५) या कारचा चुराडा झाला. या अपघातात तीन जणांचा बळी गेला. या प्रकरणात दौलताबाद पोलिस ठाण्यात गुन्हा नोंदविण्यात आला आहे, अशी माहिती पोलिस निरीक्षक जनार्दन साळुंके यांनी दिली.

जाहीर सूचना

आम्ही, मे. विलास जावडेकर इको हौसिंग एल एल पी सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या प्लॉट अ, सर्वे नं. ५१/५, ५१/६, ५१/७अ, ५१/७ब(पार्ट), ५१/८, ५१/५०/प्लॉट अ१६, ५१/५०/प्लॉट अ१७, ५०/६/२/२, बालेवाडी गाव, तालुका हवेली, जिल्हा पुणे, महाराष्ट्र येथील गृह आणि व्यावसायिक प्रकल्पाला दिनांक ०६ फेब्रुवारी २०२४ रोजी पत्र क्रमांक EC24B039MH181005 अन्वये पर्यावरणाच्या दृष्टीकोनातून विस्तारित मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in> संकेतस्थळावर उपलब्ध आहे.

मे. विलास जावडेकर इको हौसिंग एल एल पी

जाहीर सूचना

आम्ही, मे. विलास जावडेकर इन्फिनीटी डेव्हलपर्स प्रायव्हेट लिमिटेड सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या गट नं. १३२१/१ ते ७/२, वाघोली गाव, तालुका हवेली, पुणे, महाराष्ट्र येथील गृह प्रकल्पाला दिनांक ०६ फेब्रुवारी २०२४ रोजी पत्र क्रमांक EC24B039MH110544 अन्वये पर्यावरणाच्या दृष्टीकोनातून पर्यावरणीय विस्तारित मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे.

मे. विलास जावडेकर इन्फिनीटी डेव्हलपर्स प्रायव्हेट लिमिटेड

जाहीर सूचना

महाराष्ट्र सरकार, पर्यावरण विभाग, खोली क्र. २१७, दुसरा मजला, मंत्रालय, मुंबई - ४०००३२ यांनी त्यांच्या पत्र क्र. SIA/MH/INFRA2/435870/2023 दिनांक ०८ फेब्रुवारी २०२४, द्वारे मे. वैष्णवी महिला उन्नती संस्था, पुणे ह्यांच्या रहिवासी प्रकल्पासाठी पर्यावरण विषयक परवानगी दिली आहे.

सदर पर्यावरण विषयक परवानगीच्या प्रती आपल्या माहितीसाठी महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध असून महाराष्ट्र शासन पर्यावरण विभागाच्या पुढील संकेतस्थळावर पाहू शकता. <https://parivesh.nic.in>

मे. वैष्णवी महिला उन्नती संस्था, 'वैष्णवी सिटी फेज २'

सं. नं. 23/3/1, 23/3/2, 23/3/3, उरुळी देवाची, हांडेवाडी रोड. JSPM कॉलेज जवळ, ता. हवेली, जिल्हा. पुणे.

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Car Deliveries Getting Impacted: Audi India

Muonio | Finland: The situation in the Red Sea is creating supply chain issues for German luxury carmaker Audi, impacting car deliveries to customers in India in the first quarter but recovery is expected in the coming months, according to a senior company official. With electrification on its primary agenda, the company is also evaluating the possibility of assembling electric cars in India, said Audi India Head Balbir Singh Dhillon. "We are also challenged from time to time by various factors. Very recently because of the Red Sea situation there is a supply chain constraint that we're facing in the quarter one of 2024. -PTI

The government is also signing some FTAs, where the company might get some relief in duty,

operations rose to ₹3,688 crore for the October-December period against ₹3,613 crore in the year-ago period. "We are very optimistic in terms of the medium to long-term demand, which is coming in. We are seeing that private sector capex cycles have really started to kick in," Singhania said. There is an increase in disposable incomes, which is leading to positive buying sentiments, he added. "So, in all, we see that the economy is going to be in good shape in the coming years. With that, the auto sector should

year, is wrapping up... we have also announced further expansion, which we will be completing in two years' time by the end of FY 26," Singhania said. "So, this will definitely keep the momentum going for our top line and profitability," he added. When asked if the industry is taking steps to collaborate with farmers to reduce rubber imports, Singhania said that four companies are working with rubber growers in the Northeast. The companies aim to grow two lakh hectares in the Northeast with an outlay of ₹1,100 crore, he added.

निगम
SURANCE
(Govt. of India)



उप क्षेत्रीय कार्यालय, पंचदीप भवन, सर्वे नं. 689/690, विवेकवाडी, पुणे, महाराष्ट्र - 411 037.
Sub-Regional Office, Panchdeep Bhawan, Survey No. 689/690, Bibhewadi, Pune, Maharashtra - 411 037.
Phone: 020-24211138/39, Fax: 020-24215153, Email: dir-pune@esic.nic.in

NOTICE OF HEARING AGAINST PROPOSED AMENDMENT OF CONTRIBUTION

is drawn regarding proposed assessment of contribution as shown of hearing is being afforded before passing of ex-parte order u/s afforded earlier.

Sl. No.	Code No.	Date of Issue of Notice	Amount (in ₹)	Date of Hearing Now Fixed
1. Mitra	33000651 120000699	C-18 (Adhoc) 04.01.2024	1,17,810/-	14.02.2024
2. V.	33000756 220001099	C-18 (Adhoc) 13.10.2023	4,620/-	29.02.2024
3.	33000756 220001099	C-18 (Adhoc) 19.12.2023	6,07,068/-	13.02.2024
4. Goff	33000577 370000606	C-18 (Adhoc) 19.12.2023	5,05,890/-	13.02.2024
5. Wak	33000653 180000999	C-18 (Adhoc) 14.12.2023	3,13,814/-	27.02.2024
6. Jain) dewadi	33000477 860001009	C-18 (Adhoc) 11.11.2023	1,14,576/-	26.02.2024
7. Jar	33000686 620001099	C-18 (Adhoc) 13.12.2023	20,328/-	11.03.2024
8. Trade Corp.,	33000631 490000999	C-18 (Adhoc) 24.11.2023	1,08,570/-	05.03.2024

...al hearing on date as mentioned above is not availed, the order
Sd/-
(Authorised Officer)
...ce Number, In whatever company you are
...benefits, every time, everywhere

PUBLIC NOTICE

We, M/s. Vilas Javdekar Infinitree Developers Pvt. Ltd. hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded Environmental Clearance for our Expansion Residential Project located at **New Gut No. 1321/1 to 7/2, Village. Wagholi, Taluka-Haveli, Pune Maharashtra** vide letter dated **6th February 2024** bearing file No. **EC24B039MH110544**. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in>
M/s. Vilas Javdekar Infinitree Developers Pvt. Ltd.

PUBLIC NOTICE

We, M/s. **VILAS JAVDEKAR ECO HOUSING LLP** hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded Expansion Environmental Clearance for our Residential and Commercial Project located at **Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(Part), 51/8, 51/50/Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, Village Balewadi, Taluka. Haveli, Dist. Pune, Maharashtra** vide letter dated **6th February 2024** bearing file No. **EC24B039MH181005**. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in/>
M/s. VILAS JAVDEKAR ECO HOUSING LLP

Public Notice

Government of Maharashtra, Environment Department, Room No.217, 2nd Floor, Mantralaya Annexe, Mumbai - 400 032. has accorded Environmental Clearance No SIA/MH/INFRA2/435870/2023 Dated. 08th February, 2024 for Residential Project of Mis. Vaishnavi Mahila Unnati Sanstha, Pune. Copies of the Clearance letter are available with Maharashtra Pollution Control Board & May also be seen at website of Government of Maharashtra, Department of Environment <https://parivesh.nic.in>
M/s. Vaishnavi Mahila Unnati Sanstha "Vaishnavi City Phase 2"
S. No. 23/3/1, 23/3/2, 23/3/3, Uruli Devachi, Handewadi Rd, Near JSPM Collage. Tal. Haveli, Dist. Pune.

RFP for appointment of consultant for development plan of Viper Island and Tourism Circuit in A&N Islands

Andaman & Nicobar Islands Integrated Development Corporation Ltd. (ANIIDCO), Port Blair invites RFP for appointment of consultant for development plan of Viper Island and Tourism Circuit in A&N Islands. Details of the RFP can be obtained from the website <https://aniidco.and.nic.in> and <https://eprocure.andaman.gov.in>
A pre bid meeting will be held at 04.00 pm on 27.02.2024 in the conference hall, Vikas Bhawan, ANIIDCO, Port Blair and also through video conference and the link will be uploaded on <https://aniidco.and.nic.in> & on <https://eprocure.andaman.gov.in> The last date for submission of RFP is 3.00 pm on 28.03.2024.
Managing Director, ANIIDCO reserves the right to accept or reject any proposal and to annul the bidding process and reject all the proposals, at any time without any liability to anyone.
Managing Director, ANIIDCO
F.No. 1-1778/ANIIDCO/Projects/2023-24/ 3465 Dt.08.02.2024

Published in the Economic Times on
12th February 2024

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.0000188996/CE/2405001425

Date: 15/05/2024

To,
M/s. Vilas Javdekar Eco Housing LLP.
(Palladio Balewadi Central), Plot A, S.No.
51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/
Plot No. A16, 51/50/Plot No. A17, 50/6/2/2,
Balewadi, Tal Haveli, Dist Pune



Sub: Consent to Establish for expansion in residential & Commercial building construction project under Red Category

- Ref:
1. Consent to Establish granted vide No Format1.0/CC/UAN No.0000154916/CE/2304002115 dtd 28.04.2023
 2. Minutes of 33rd Consent Committee Meeting of 2023-24 held on 28.03.2024

Your application NO. MPCB-CONSENT-0000188996

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for period upto commissioning of the project or 28.04.2028 whichever is earlier**
2. **The capital investment of the project is Rs.343.06 Cr for Expansion (Total CI Rs 688.45 Cr) Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for construction project named as M/s. Vilas Javdekar Eco Housing LLP. (Palladio Balewadi Central), Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, Balewadi, Tal Haveli, Dist Pune on Total Plot Area of 34597.50 SqMtrs for total construction BUA of 204543.05 SqMtrs as per specific condition of EC granted dated 06.02.2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 23.02.2023	21597.50	141987.78
2	Consent to Establish dtd 28.04.2023	21597.50	141987.78
3	Environmental Clearance dtd 06.02.2024	34597.50	204543.05

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	616	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
S-1, S-2	DG SETS-750 KVA X 2 nos.	02	As per Schedule -II
S-3	DG SET-500 kVA	01	As per Schedule -II
S-4	DG SET-200 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable	1585 Kg/Day	OWC with composting or Biodigester with composting	As Manure
2	Non Bio degradable	1153 Kg/Day	Segregation	To Local Body/To Authorized Recycler
3	STP sludge	132 Kg/Day	Dewatering	As 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	9	Ltr/M	Reprocessing	To Authorized Reprocessor

- 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 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 30 % of total available parking area.

13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. This consent is issued with overriding effect on earlier C to E vide No Format1.0/CC/UAN No.0000154916/CE/2304002115 dtd 28.04.2023.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/442509/2023 dtd 06.02.2024 for construction project on total plot area of 34597.50 Sq.mt and proposed total construction BUA of 204543.05 SqM as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-05-15 22:15:06 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	686120.00	TXN2312001119	06/12/2023	Online Payment

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 proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **660 CMD for treatment of domestic effluent of 616 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	744.00
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	

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1, S-2	DG SETS-750 KVA X 2 nos.		5.50	HSD 150 Ltr/Hr	1	SO ₂	72 Kg/Day
S-3	DG SET-500 kVA	Acoustic Enclosure	4.50	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day
S-4	DG SET-200 KVA	Acoustic Enclosure	3.00	HSD 25 Ltr/Hr	1	SO ₂	12 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).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent To Establish (Expansion)	Rs 10 Lakhs	Existing	Compliance of Consent Conditions and EC Conditions	upto Commissioning of the project	upto Commissioning of the project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



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.0000205261/CO/2407002675

Date: 28/07/2024

To,
M/s. Vilas Javdekar Eco Housing LLP.
(Palladio Balewadi Central), CTO-1 for
Building A, B & C, Plot A, S.No. 51/5, 51/6,
51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16,
51/50/ Plot No. A17, 50/6/2/2, Balewadi,
Tal Haveli, Dist Pune



Sub: Consent to Operate(Part-I) in residential & Commercial building construction project under Red Category

- Ref:
1. Consent to Establish granted vide No Format1.0/CC/UAN No.0000154916/CE/2304002115 dtd 28.04.2023
 2. Consent to Establish for expansion granted vide No Format1.0/CC/UAN No.0000188996/CE/2405001425 dtd 15.05.2024
 3. Minutes of 5th Consent Committee Meeting of 2024-25(Agenda B) held on 28.06.2024

Your application NO. MPCB-CONSENT-0000205261

For: grant of 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 Operate(Part-I) is granted for period upto 31.05.2029**
2. **The capital investment of the project is Rs.171.09 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate(Part-I) is valid for construction project named as M/s. Vilas Javdekar Eco Housing LLP. (Palladio Balewadi Central), CTO-1 for Building A, B & C, Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/ Plot No. A17, 50/6/2/2, Balewadi, Tal Haveli, Dist Pune on Total Plot Area of 34597.50 SqMtrs for completed Part-I construction BUA of 24,418.66 SqMtrs out of Total BUA of 2,04,543.05 SqMtrs as per EC granted dated 06.02.2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 23.02.2023	21597.50	141987.78
2	Consent to Establish dtd 28.04.2023	21597.50	141987.78

3	Environmental Clearance (Expansion) dtd 06.02.2024	34597.50	204543.05
4	Consent to Establish (expansion) dtd 15.05.2024	34597.50	204543.05

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	109	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
S-1	DG SET-125 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	270 Kg/Day	OWC with composting	As Manure
2	Non -Biodegradable Waste	180 Kg/Day	Segregation	To Local Body/To Authorized Recycler
3	STP Sludge	22 Kg/Day	Dewatering	As 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	9	Ltr/M	Reprocessing	To Authorized Reprocessor

- 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 operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/ 442509/2023 dtd 06.02.2024 for construction project on total plot area of 34597.50 Sq.mt and proposed total construction BUA of 204543.05 SqM as per specific condition

12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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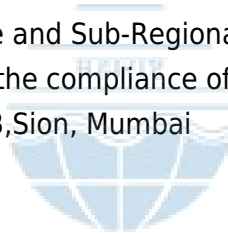
Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-07-28 10:38:07 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1710900.00	TXN2404000553	03/04/2024	Online Payment

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 **160 CMD for treatment of domestic effluent of 109 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	126.00
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
S-1	DG SET-125 kVA750 kVA	Acoustic Enclosure	3.00	Diesel 25 Ltr/Hr	1	SO2	12 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/Nm3
-------------------------	---------------	------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate(Part-I)	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Operation & maintenance of Pollution Control system	Continious	31.05.2030

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

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.





भारत सरकार
जल शक्ति मंत्रालय
जल संसाधन, नदी विकास
और गंगा संरक्षण विभाग
केन्द्रीय भूमि जल प्राधिकरण
Government of India
Ministry of Jal Shakti
Department of Water Resources,
River Development & Ganga Rejuvenation
Central Ground Water Authority

(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)

NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

Project Name:	M/s. Mega Spaces Llp (51 Balewadi)		
Project Address:	Plot A, S.no. 51/5, 51/6, 51/7a, 51/7b(p), 51/8, 51/50 Plot No. A16(p), 51/50/plot No.a17(p),, Village- Balewadi, Tal- Haveli,, Pune		
Town:	Pune (m Corp.)	Block:	Pune City
District:	Pune	State:	Maharashtra
Pin Code:			
Communication Address:	306, Siddharth Tower, Sangam Press Road, Kotharud, Pune City, Pune, Maharashtra - 411038		
Address of CGWB Regional Office :	Central Ground Water Board Central Region, N.s. Building, Civil Lines, Nagpur, Maharashtra - 440001		

1.	NOC No.:	CGWA/NOC/INF/ORIG/2022/16383													
2.	Application No.:	21-4/8604/MH/INF/2022					3.	Category: (GWRE 2020)			Safe				
4.	Project Status:	New Project					5.	NOC Type:			New				
6.	Valid from:	21/09/2022					7.	Valid up to:			20/09/2027				
8.	Ground Water Abstraction Permitted:														
Fresh Water		Saline Water				Dewatering				Total					
m³/day		m³/year		m³/day		m³/year		m³/day		m³/year		m³/day		m³/year	
10.00		3650.00													
9.	Details of ground water abstraction /Dewatering structures														
Total Existing No.:0							Total Proposed No.:1								
		DW	DCB	BW	TW	MP	MPu	DW	DCB	BW	TW	MP	MPu		
Abstraction Structure*		0	0	0	0	0	0	0	0	1	0	0	0		
*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps															
10.	Ground Water Abstraction/Restoration Charges paid (Rs.):							3650.00							

(Compliance Conditions given overleaf)

This is an auto generated document & need not to be signed.

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone: (011) 23383561 Fax: 23382051, 23386743

Website: cgwa-noc.gov.in

पानी बचाये - जीवन बचाये
SAVE WATER - SAVE LIFE

Validity of this NOC shall be subject to compliance of the following conditions:

Mandatory conditions:

- 1) Installation of tamper proof digital water flow meter with telemetry on all the abstraction structure(s) shall be mandatory for all users seeking No Objection Certificate and intimation regarding their installation shall be communicated to the CGWA within 30 days of grant of No Objection Certificate.
- 2) Proponents shall mandatorily get water flow meter calibrated from an authorized agency once in a year.
- 3) Construction of purpose-built observation wells (piezometers) for ground water level monitoring shall be mandatory as per Section 14 of Guidelines. Water level data shall be made available to CGWA through web portal. Detailed guidelines for construction of piezometers are given in Annexure-II of the guidelines.
- 4) Proponents shall monitor quality of ground water from the abstraction structure(s) once in a year. Water samples from bore wells/ tube wells / dug wells shall be collected during April/May every year and analysed in NABL accredited laboratories for basic parameters (cations and anions), heavy metals, pesticides/ organic compounds etc. Water quality data shall be made available to CGWA through the web portal.
- 5) In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.
- 6) In case of mining project the firm shall submit water quality report of mine discharge/ seepage from Govt. approved/ NABL accredited lab.
- 7) The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.
- 8) Industries abstracting ground water in excess of 100 m³/d shall undertake annual water audit through certified auditors and submit audit reports within three months of completion of the same to CGWA. All such industries shall be required to reduce their ground water use by at least 20% over the next three years through appropriate means.
- 9) Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.
- 10) This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.

General conditions:

- 11) No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).
- 12) The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction (more than that permitted in NOC for specific period).
- 13) Proponents shall install roof top rain water harvesting in the premise as per the existing building bye laws in the premise.
- 14) The project proponent shall take all necessary measures to prevent contamination of ground water in the premises failing which the firm shall be responsible for any consequences arising thereupon.
- 15) In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.
- 16) Wherever feasible, requirement of water for greenbelt (horticulture) shall be met from recycled / treated waste water.
- 17) Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.
- 18) Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.
- 19) In case of violation of any NOC conditions, the applicant shall be liable to pay the penalties as per Section 16 of Guidelines.
- 20) This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.
- 21) The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.
- 22) In case of change of ownership, new owner of the industry will have to apply for incorporation of necessary changes in the No Objection Certificate with documentary proof within 60 days of taking over possession of the premises.
- 23) This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/court orders in cases related to ground water or any other related matters.
- 24) Proponents, who have installed/constructed artificial recharge structures in compliance of the NOC granted to them previously and have availed rebate of upto 50% (fifty percent) in the ground water abstraction charges/ground water restoration charges, shall continue to regularly maintain artificial recharge structures.
- 25) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, pharmaceutical, other hazardous units etc. (as per CPCB list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution as per Annexure III of the guidelines.
- 26) In case of new infrastructure projects having ground water abstraction of more than 20 m³/day, the firm/entity shall ensure implementation of dual water supply system in the projects.
- 27) In case of infrastructure projects, paved/parking area must be covered with interlocking/perforated tiles or other suitable measures to ensure groundwater infiltration/harvesting.
- 28) In case of coal and other base metal mining projects, the project proponent shall use the advance dewatering technology (by construction of series of dewatering abstraction structures) to avoid contamination of surface water.
- 29) The NOC issued is conditional subject to the conditions mentioned in the Public notice dated 27.01.2021 failing which penalty/EC/cancellation of NOC shall be imposed as the case may be.
- 30) This NOC is issued subject to the clearance of Expert Appraisal Committee (EAC) (if applicable).

(Non-compliance of the conditions mentioned above is likely to result in the cancellation of NOC and legal action against the proponent.)



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2024

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000076221

Submitted Date

29-11-2024

PART A

Company Information

Company Name

M/s. Mega Spaces LLP

Application UAN number

MPCB-CONSENT-0000154916

Address

Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P),
51/50 Plot No. A16(P), 51/50/Plot
No.A17(P) ,Balewadi, Tal Haveli, Dist
Pune

Plot no

Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P),
51/50 Plot No. A16(P), 51/50/Plot
No.A17(P)

Taluka

Haveli

Village

Balewadi

Capital Investment (In lakhs)

34538

Scale

SSI

City

Pune

Pincode

411045

Person Name

Sarvesh Javdekar

Designation

Technical Director

Telephone Number

9665559384

Fax Number

0

Email

ketakee.devdhar@javdekars.com

Region

SRO-Pune I

Industry Category

Orange

Industry Type

O21 Building and construction project more
than 20,000 sq. m built up area

**Last Environmental statement
submitted online**

no

Consent Number

Format1.0/CC/UAN
No.0000154916/CE/2304002115

Consent Issue Date

28-04-2023

Consent Valid Upto

28-04-2028

Establishment Year

2023

**Date of last environment statement
submitted**

Jan 1 1900 12:00:00:000AM

**Industry Category Primary (STC
Code) & Secondary (STC Code)**

Product Information

Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day		
Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
	0.00	0.00
Cooling	0.00	0.00
Domestic	469.75	0.00
All others	0.00	0.00
Total	469.75	0.00

2) Effluent Generation in CMD / MLD			
Particulars	Consent Quantity	Actual Quantity	UOM
Domestic effluent	423	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)			
Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)			
Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption			
Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	108	0	Ltr/A

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)					
[A] Water					
Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
BOD	0	0	0	10 mg/l	Within permissible limit
COD	0	0	0	50 mg/l	Within permissible limit
TSS	0	0	0	20 mg/l	Within permissible limit

[B] Air (Stack)					
Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
NA	0	0	0	0	0

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Bio degradable waste	0	0	Ton/Y
Non biodegradable waste	0	0	Ton/Y

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge	0	0	Ton/Y

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ton/Y

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	Ton/Y	0

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Bio degradable waste	0	Ton/Y	0
Non biodegradable waste	0	Ton/Y	0

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

<u>Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.</u>		
<u>[A] Investment made during the period of Environmental Statement</u>		
Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
0	0	0

<u>[B] Investment Proposed for next Year</u>		
Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
STP	To treat waste water	151.98
OWC	To recycle wet waste	19.90
RWH	To recharge ground water to maintain ground water table	26.50
Green Belt Development	To control Carbon footprints	20.05

Part-I

Any other particulars for improving the quality of the environment.

Particulars
Revised CTE taken dated 15.05.2024 Consent no. Format1.0/CC/UAN No.0000188996/CE/2405001425

Name & Designation
Mr. Sarvesh Javdekar, technical director

UAN No:
MPCB-ENVIRONMENT_STATEMENT-0000076221

Submitted On:
29-11-2024



भारतसरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
क्षेत्रीय कार्यालय
REGIONAL OFFICE
Ground Floor, East Wing, New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-mef@gov.in



F. No. EC-2678/RON/2024-NGP/ 13952

Dated: 29th January, 2025

To,

The Principal Secretary & Member Secretary, SEIAA,
Environment Department, Government of Maharashtra
Room No., 217, 2nd Floor, Mantralaya,
Annex, Mumbai - 400 032 (Maharashtra)
(Email: psec.env@maharashtra.gov.in)

Sub: A report on the status of Compliances of various conditions stipulated in Environment Clearance granted by SEIAA, Maharashtra EC Identification NO. EC24B039MH181005 dated 06.02.2024 for Residential & Commercial project M/s Vilas Javdekar Eco Housing LLP at Plot A, 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, village Balewadi, Tal.Haveli, District Pune (Maharashtra) -CCR reg.

Ref: Project Proponent's letter no. Nil dated 11.11.2024

Sir,

This has reference to the issue of CCR for the above project. In this regard, the above said project was inspected by this office on 09.12.2024. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. Project Proponent (PP) should ensure the compliance on the observations made in the report.

This issues with the approval of Competent Authority.

Encl: as above

Yours Faithfully,

(Dr. P.R. Sakhare)
Scientist 'E'

Copy to:

- (i) Member Secretary, Maharashtra Pollution Control Board Kalpaturu Point, 3rd and 4th Floor Opp. PVR Cinema, Sion Circle, Mumbai- 400022 (Maharashtra) (Email: ms@mpcb.gov.in)

CCR for Residential & Commercial project M/s Vilas Javdekar Eco Housing LLP at Plot A, 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, village Balewadi, Tal.Haveli, District Pune (Maharashtra)

- (ii) The Director, Compliance and Monitoring Division, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003 (Email: moefcc-monitoring@gov.in)
- (iii) Dr. Rajesh Deshmukh (District Collector, Pune), Collector Office Pune GVFC+9C7, Finance Rd, Agarkar Nagar, Pune, Maharashtra 411001 (Email: collector.pune@maharashtra.gov.in)
- (iv) Mr. Sarvesh V. Javdekar, 306 Siddharth Towers, Sangam Press Road, Kothrud, Pune, 411038 (Maharashtra) (Email: admin@javdekars.com; aceenvironment123@gmail.com)
- (v) Guard File.



(Dr. P.R. Sakhare)
Scientist 'E'

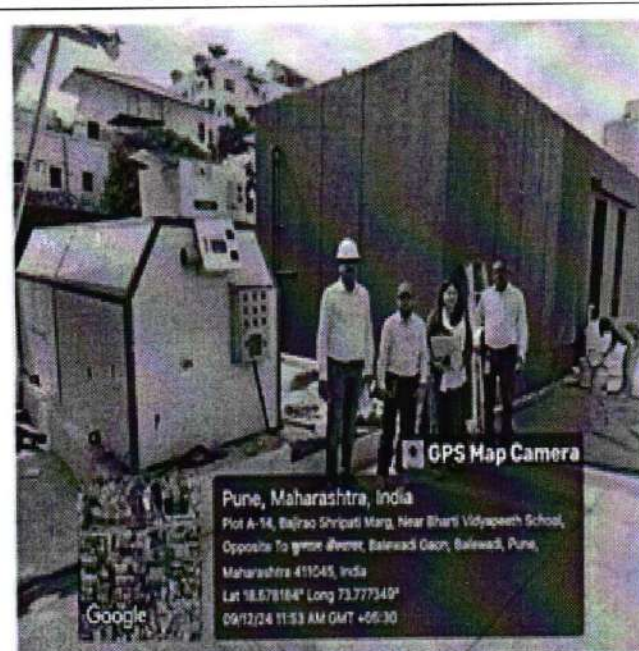
GOVERNMENT OF INDIA
Ministry of Environment, Forest, and Climate Change,
Regional Office, Nagpur
INSPECTION REPORT
PART-I

Basic Information:

1.	Project Type	Building Construction
2.	Name of the Project	Expansion in Proposed Residential & Commercial project at Plot A, 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, village- Balewadi, Tal.- Haveli, Dist.- Pune
3.	Clearance Letter & Date	1. EC No: EC23B038MH154505 dated 23.02.2023 (Annexure- 1A) 2. EC No: EC24B039MH181005 dated 06.02.2024 (Annexure-1B)
4.	District State Location Latitudes Longitudes	Pune Maharashtra. village- Balewadi, Tal.- Haveli, Dist.- Pune Latitude- 18°34'42.59"N Longitude: 73°46'44.39"E
5.	Address for Correspondence	Mr. Sarvesh V. Javdekar 306 Siddharth Towers, Sangam Press Road, Kothrud, Pune, 411038
6.	Silent Features of the Project	<p>The First Sanction letter was received dated 04.11.2020 (Copy enclosed) for plot area 8800 Sq.m. (EC was not applicable for the project as total BUA was less than 20,000 Sq.m.) as per this sanction PP initiated construction in December, 2020.</p> <p>Further with amalgamation of plot, PP received revised sanction date 16.01.2023 for plot area 21,597.50 Sq.m. and total Construction Built up area of 1,41,987.78 sq. m. (FSI: 80,696.04 sq. m. & Non FSI: 61,291.74 sq. m.) upon which 1st EC was granted by SEIAA on 23.02.2023.</p> <p>Further commencement certificate was received vide no. BLD/0018/12 dated 06.04.2023 after which construction was started in May 2023.</p>

Environment Management Plan	<p>2nd EC was received dated 06.02.2024 for total construction area 204543.05 Sq.m. (FSI area – 136834.15 Sq.m. and Non FSI – 67708.90 Sq.m.)</p> <p>PP has obtained CTE from MPCB vide letter No. Format Format1.0/CC/UAN No.0000154916/CE/2304002115 dated: 23.04.2023. (Annexure -2A)</p> <p>Further PP had obtained Expansion CTE from MPCB vide letter No. Format1.0/CC/UAN No.0000188996/CE/2405001425 dated 15.05.2024 (Annexure -2B)</p> <p>PP had obtained CTO from MPCB vide letter no. Format1.0/CC/UAN No.0000205261/CO/2407002675 dated 28.07.2024 (Annexure -2C)</p> <p>Till now constructed Total BUA of 43411.95 Sqm (FSI of 39834.57 Sqm + Non FSI of 13577.38 Sqm). 21.5% Construction work has been completed. Architect certificate stating the existing construction on site till date is within the BUA and in accordance with configuration of previous EC has been obtained by PP (Annexure-III)</p> <p>To treat Wet Waste generated in operation phase, PP has proposed Organic Waste Composting (OWC) machine for treatment of wet waste having Total Proposed capacity 1650 kg/day. Existing on site: 400 kg/day</p> <p>PP has proposed total Sewage Treatment Plant (STP) capacity of 660 KLD - MBBR Technology Existing on site: 160 KLD (115 KLD + 45 KLD)</p> <p>PP carried out Air, Water & Noise quality monitoring by MOEF&CC accredited laboratory i.e. (Green Envirosafe Engineers & Consultants Pvt. Ltd.) (Annexure-IV)</p> <p>PP has obtained NOC from SWaCH Pune SevaSahkariSanstha Ltd. (Govt. Authorized E-waste & Dry Waste Recycler) Pune, pertaining to the safe disposal of Dry Waste &E-Waste (Annexure-V)</p> <p>PP has obtained Fire NOC (Annexure-VI)</p>
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		<p>Green Belt: PP has submitted green belt development plan, according to plan, proposed to develop green belt in an area of 2685.60 sqm with 350 Number of saplings shall be planted on site. In addition to that 601 nos of compensatory trees shall be planted on site.</p> <p>PP has left the mandatory RG area as per DCR and ensured for plantation. Landscape layout for EC has been submitted. Detailed plan for proposed tree plantation has also been submitted (Annexure-VII)</p> <p>PP has submitted Environment Management Plan. Copy of the same is enclosed as (Annexure-VIII)</p>
7.	Submergence area Forest & Non-Forest.	Non-Forest area.
8.	Allocation made for environment management plan with item wise and year wise break up.	Rs. 115 Lakhs have been allocated for the entire construction period and in operation phase; Capital cost of Rs. 1052.82 Lakhs & O & M cost of Rs. 129.3 Lakhs / year have been earmarked for EMP.
9.	Date of Commencement	April, 2023
10.	Details of earlier site visits by the Ministry	The Project was earlier inspected on 20.09.2023
11.	Date of site visit	The project was inspected on 09.12.2024. During the visit Mrs. Ketakee Devdhar, Manager was present
12.	Court Case	Undertaking has been submitted stating that there is no court case pending in any court of law w.r.t. EC & no stop work is directed by any authority (Annexure - IX)
13.	Proposal	Due to addition of plot and change in design, PP proposed to modify the plan and applied for EC. Hence, requested for CCR.



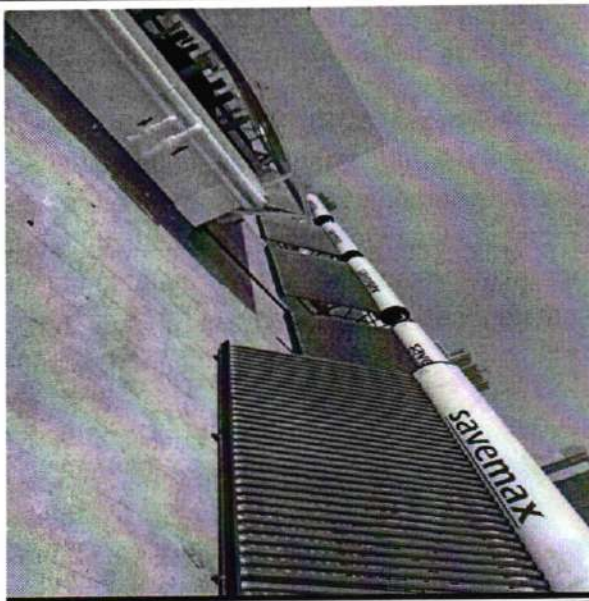
Site photographs



Google imagery

Part-II
Compliance status in detail

Sl. No	Conditions as per EC dated 06.02.2024	Compliance Status as on 09.12.2024
	Specific Conditions:	
A	SEAC Conditions:	SEAC has stipulated certain conditions, and their compliance is reviewed by SEIAA before granting Environmental Clearance (EC). Therefore, the compliance status of SEAC conditions is not included in this report
B	SEIAA Conditions:	
I.	PP to provide mandatory RG area of 2685.60 m ² on mother earth without any construction i.e Club House, Swimming Pool etc. Local Planning Authority to ensure the compliance of the same.	PP has agreed to condition. PP has provided mandatory RG area of 2685.60 m ² on mother earth without any construction i.e Club House, Swimming Pool etc
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.	PP has agreed to condition.
III.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has agreed to condition. As per the documents submitted by the PP, project is designed as per ECBC norms and Energy conservation measures such as LED, BEE 5 star rated pumps, solar lighting etc are provided for completed building

		
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	<p>PP has agreed to condition.</p> <p>It was noted that PP has taken various measures such as tall barricade all along the site for containment of dust and noise, septic tank for the treatment of sewage from construction site, regular Ambient air quality and noise level monitoring etc. as per the conditions.</p>
V.	SEIAA after deliberation decided to grant EC for - FSI -136834.1 m ² , Non FSI- 67708.90 m ² , Total BUA - 204543.05 m ² . (Plan approval No.Zone-3/6060, dated- 28.01.2023) (Restricted as per approval)	<p>PP noted the condition.</p>
	General Conditions:	
a)	Construction Phase:	
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<p>PP has agreed to condition.</p> <p>Reported that the excavated earth material partly reused on site for backfilling & leveling and dry/ inert waste are disposed to the approved sites with the permission of local authority.</p>

II.	Disposal of muck 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 approved sites with the approval of competent authority.	PP has agreed to condition. PP has agreed to dispose muck, if any, at the designated site with the permission of local Authority.
III.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the MPCB.	No hazardous wastes are expected from the project as no DG set is used for construction.
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.	Complied. Adequate drinking water and temporary sanitation facilities are provided. The waste generated from the labour is collected and handed over to local body.
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	Complied. The Storm water drains and sewer lines are separately provided on site to ensure that storm water and sewage will not mix.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Complied. Water demand during construction is 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.	Complied. PP is using Ground water with the permission of CGWA. (annexure X)
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Complied. PP has obtained permission to withdraw ground water from CGWA. Copy enclosed as (Annexure-X) .

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.	Complied. Water efficient sanitary fixtures have been provided for all completed buildings.
X.	The Energy conservation building code shall be strictly adhered to.	PP has agreed to the Condition.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Complied. Top layer of soil is reused for the development of green belt.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Complied. According to PP, Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour. No additional soil is required for land 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.	Complied. PP has tested soil samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil.
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.	PP has agreed to the Condition Reported that all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 are followed
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.	Complied. 1 x 250 KVA for construction phase, 1 X 200 KVA for operation phase. The D. G. set is enclosed type and as per CPCB norms. As per the latest emission monitoring report, the parameters are within the limit.
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways	Complied. The hired vehicles for transportation of Raw material are strictly complying with the

	Department. The vehicle shall be adequately covered to avoid spillage/leakages	emission norms. The vehicles are adequately covered with tarpaulin 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	Complied. The noise levels as well as air pollution was monitored regularly from MoEF recognized laboratory. Copy of the latest monitoring report is enclosed
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the EPA, 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 The location of the DG sets may be decided within consultation with MPCB.	Please Refer (xv) above.
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.	Complied. PP informed that Project In-charge (Shri. Yogesh Kadam) and supervisors are trained in Environmental Management measures and are regular supervise the environmental measures.
B)	Operation Phase:	
I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by OWC and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c)	PP has agreed to the Condition. PP follows the following practices on site. a) The solid waste generated are being properly collected and segregated. b) Wet waste treated by organic waste converter and compost will be utilized

	Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	for gardening. c) Dry/inert waste shall 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.	PP has agreed to the Condition. E-waste if any will be disposed to authorized agency
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.	Partially complied STP of capacity 45 KLD installed for completed buildings. Sewage Treatment plant will be installed at site for treatment of sewage for proposed buildings. The treated sewage will used for flushing & gardening purpose.
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.	PP has agreed to the Condition. PP ensures completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.

V.	The occupancy certificate shall be issued by the local planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	PP has agreed to the Condition.
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.	Complied. Entry & Exit to the project are located in such way that it won't affect traffic on the adjoining roads. Also sufficient parking space has been provided for completed buildings.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	PP has agreed to the Condition. PP has proposed 30% of total parking as EV charging points and prepared a parking layout indicating charging points
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.	PP has agreed to the Condition
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PP has agreed to the Condition. 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. 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.	PP has agreed to the Condition. Separate funds have been allocated for implementation of environmental protection measures/EMP, copy of same is enclosed as (Annexure-VIII) For operation phase capital cost of Rs. 1052.82 Lakhs & O & M cost of Rs. 129.3 lakhs/annum have been earmarked for EMP as per EC.

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	<p>Complied.</p> <p>PP has submitted copy of the advertisement The copy of same is enclosed as (Annexure –IX)</p>
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.	<p>Complied.</p> <p>PP has uploaded EC, Compliance report on their company website at https://javdekars.com/</p>
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.	<p>PP has agreed to condition.</p> <p>DG set will be provided for power back up for operation phase. DG set will be provided with silencer and acoustic enclosures. Stack provided shall be as per MPCB norms.</p>

C)	General EC conditions:	
I.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	PP has agreed to the Condition
II.	If applicable CTE" shall be obtained from MPCB under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	<p>Complied.</p> <p>PP has obtained CTE from MPCB vide letter No. Format Format1.0/CC/UAN No.0000154916/CE/2304002115 dated: 28.04.2023</p> <p>Further PP had obtained Expansion CTE from MPCB vide letter No. Format1.0/CC/UAN No.0000188996/CE/2405001425 dated 15.05.2024</p>
III.	Under the provisions of EPA 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining EC	<p>Complied.</p> <p>It is noted from the Google imagery that the construction activity was commenced in May, 2023 only, i.e after the grant of EC in 23.02.2023</p>
IV.	The PP shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data to the respective RO, MoEF, the respective Zonal Office of CPCB and the SPCB.	<p>Complied.</p> <p>PP has submitted six monthly compliance reports.</p>
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 SPCB as prescribed under the EPA, 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 RO, MoEF by e-mail.	<p>Complied.</p> <p>PP has submitted copy of Environment Statement Form-V. Copy enclosed as (Annexure-XI)</p>

VI.	No further Expansions 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.	PP has agreed to the Condition
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the NBWL as if applicable & this EC does not necessarily implies that Forest & Wild life clearance granted to the project which will be considered separately on merit.	Condition is not applicable to PP.

Part-III Conclusion

After the site visit and review of the additional documents submitted, the compliance status of environmental safeguards for the project has been prepared.

PP has made advertisement in news paper on 12.02.2024 regarding grant of EC (**Annexure-XII**)

PP has proposed 30% of total parking as EV charging points and prepared a parking layout indicating charging points (**Annexure-XIII**)

Project Proponent has uploaded the status of compliance of the stipulated EC conditions, including results of monitored data on their website: <https://javdekars.com/>

PP should ensure regular monitoring the ambient air quality & noise level and carry out water sprinkling during all dust potential activities. PP should ensure timely submission of the Environment Statement and six monthly compliance report.

PP should ensure compliances of the conditions on green belt development, Energy conservation/solar energy utilization, usage of water conservation fixtures etc, as per the undertaking submitted as (**Annexure-XIV**).



(Dr. P.R. Sakhare)
Scientist 'E'

ENVIRONMENTAL
CLEARANCE

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

To,

The owner

MEGA SPACES LLP

Kunal House, 796/A-2, Dr. Ketkar road, Opp. Kamala Nehru Garden,
Pune, Maharashtra -411004

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/INFRA2/403774/2022 dated 25 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B038MH154505 |
| 2. File No. | SIA/MH/INFRA2/403774/2022 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential & Commercial project at At Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No.A17(P), Village- Balewadi, Tal.- Haveli, Dist.-Pune |
| 7. Name of Company/Organization | MEGA SPACES LLP |
| 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: 23/02/2023

(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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/403774/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mr. Anil E. Yelwande,
Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50,
Plot No. A16(P), 51/50/Plot No. A17(P),
Village- Balewadi, Tal. - Haveli, Dist.-Pune.

Subject : Environmental Clearance for Proposed residential & Commercial project at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No. A17(P), Village- Balewadi, Tal. - Haveli, Dist.-Pune by Mr. Anil E. Yelwande

Reference : Application no. SIA/MH/INFRA2/403774/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 159th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/INFRA2/403774/2022	
2	Name of Project	Proposed residential & Commercial project at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No. A17(P), Village- Balewadi, Tal. - Haveli, Dist.-Pune.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Anil E. Yelwande
		Regd. Office address	6, Padmaja Apartment, 3rd Floor, Tanna Towers, S.No.45/3, Law College road, Erandwane, Pune-411004
		Contact number	9822743094
		e-mail	anil.aey@gmail.com
6	Consultant	Sneha Hi-tech Products	
7	Applied for	Proposed Building Construction Project	
8	Details of previous EC	NA	
9	Location of the project	Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No. A17(P), Village- Balewadi, Tal.- Haveli, Dist.-Pune.	
10	Latitude and Longitude	18°34'41.86"N 73°46'42.74"E	

11	Total Plot Area (m ²)	21,597.50				
12	Deductions (m ²)	1,982.53				
13	Net Plot area(m ²)	19,614.97				
14	Proposed FSI area (m ²)	80,696.04				
15	Proposed non-FSI area (m ²)	61,291.74				
16	Proposed TBUA (m ²)	1,41,987.78				
17	TBUA (m ²) approved by planning Authority till date	18,173.05				
18	Ground coverage (m ²) &%	12,693.04				
19	Total Project Cost (Rs.)	Rs.345.38 Crs.				
20	CER as per MoEF & Circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		CER not applicable as per Memorandum 22-65/2017-IA-III dated 25th February 2021				
21	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops=Sh>					Reason for Modification/Change
	Existing buildings			Proposed Configuration		
	Buildi ng Name	Configur ation	Heig ht (m)	Building Name	Configuration	Hei ght (m)
	Wing- A (Inclusi ve Housin g)	B+ Gr/P1+P2 +8 floors	29.9 5	Wing- A	B+Gr/P1+P2+15 floors	50. 25
	Wing- B	B+ Gr/P1+P2 +12 floors	41.5 5	Wing- B	B+Gr/P1+P2+15 floors	50. 25
	Wing- C	B+ Gr/P1+P2 +12 floors	41.5 5	Wing- C	B+Gr/P1+P2+15 floors	50. 25
	NA			T1	B2+B1+LG+ 25floors	82. 35
				T2	B2+B1+LG+ 25 floors	82. 35
				T3	B1+LG+25 floors	82. 35
				T4	B1+LG+25 floors	82. 35
				Building D (Commerci al + Inclusive	Gr/P+9 floors	33. 90

		Housing)			
		Club House	G (On Podium) +1 floor	9.60	-
		Podium parking structure	B2+B1+LG+UG+P1+ Podium	9.30	
22	Total number of tenements	652 nos. (Residential) + 217.86 sq. m. (Commercial)			
	Total number of Population	3444 (Residential) +59 (Commercial)+50 (Club House)			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	312.60	Fresh Water	312.60
		Recycled water (flushing)	157.15	Recycled water (flushing)	157.15
		Recycled water (gardening)	30.10	Recycled water (gardening)	0.00
		Total	499.85	Total	469.75
		Waste Water generation	423	Waste Water generation	423
24	Water Storage Capacity for Firefighting/ UGT			Firefighting	700 m ³
Flushing				187 m ³	
Domestic				469m ³	
25	Source of water			PMC+ Recycled water	
26	Rainwater Harvesting (RWH)	Level of the Ground water table		Pre Monsoon: - 7 to 9 m. BGL Post Monsoon: - 5 to 8 m. BGL	
		Size and no. of RWH tank(s) and Quantity		NA	
		Quantity and size of recharge pits		No. recharge pits: 7 Pits Size: 2.25 x 2.25 x 2.0 m	
		Details of UGT tanks if any		NA	
27	Sewage and Waste water	Sewage generation in CMD		423.00 KLD	
		STP technology		MBBR	
		Capacity of STP (CMD)		300 KLD + 150 KLD	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste	10 kg/day	Shall be handed over to Authorized vendor.	
		Wet waste	15 kg/day	Shall be handed over to Authorized vendor.	
		Construction waste	At actual	Excavated earth material will be used for filling of plinth area	
29	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal	
		Dry waste	707 kg/day	Handed over to authorize recycler for further handling & disposal purpose.	

		Wet waste	1,046 kg/day	Wet waste will be treated in onsite organic waste converter machine
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E-Waste	4.9 kg/day	Handed over to authorize vendor
		STP Sludge (dry)	90 kg/day	Will be used as manure
30	Green Belt Development	Total RG area (m ²)	2079.75 sq.m.	
		Existing trees on plot	52 nos.	
		Number of trees to be planted	256 nos.	
		Number of trees to be cut	46 nos.	
		Number of trees to be retained	6 nos.	
		Number of trees to be transplanted	0	
		Total no. of trees including compensatory trees	381 nos.	
31	Power	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load)	200 KW	
		During construction phase DG set	1 x 320 KVA	
		During Operation phase (Connected load)	6280.95 KW	
		During Operation phase (Demand load)	2745.24 KW	
		Transformer	5 Nos. of 630 KVA	
		DG set	1 No. x 500 KVA + 1 No. x 500 KVA + 1 No. x 100 KVA	
		Fuel used	HSD	
32	Details of Energy saving	Solar Water Heating Systems Solar lights for common amenities like Street lighting & Garden lighting. CFL & LED lighting in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc. Auto Timer Switches for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights Water Level Controllers with Timers for Water Pumps. % of saving: 16.76%		
33	Environmental Management plan budget during Construction phase	Type	Details	Cost in Lakh
		Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	30.00
		O & M	Details	Cost in Lakh/year

			1. Water for Dust Suppression		1.50	
			2. Site Sanitation, Disinfection & Safety		2.00	
			3. Environmental Monitoring		2.00	
			4. Health Check up		3.00	
			5. Environment Management Cell		8.40	
			6. Total		16.90	
34	Environmental Management plan Budget during Operation phase	Component	Detail		Capital Cost (Rs.in Lakh)	O & M (Rs. in Lakhs/Year)
		Sewage Treatment	STP and Operation and its maintenance		151.98	29.48
		RWH	Construction of Recharge pits		26.50	0.80
		Solid Waste	Collection Segregation and management of MSW		19.90	3.24
		e-waste	Collection of E waste		0	0.15
		Green Belt development	Plantation of new trees and maintenance of existing trees		20.05	2
		Energy Saving	Energy saving measures		129.20	2.58
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure		-	4
		Basement Ventilation	Ventilation for basements		80	0.8
		Disaster management	Emergency preparedness plan to develop and implement on site		204.30	30
		Biomedical waste	Handling, segregation and management of waste like mask, shields, PPE kits etc.		-	1.2
		Environment Management Cell	-		-	8.40
		Total	-		631.93	82.65
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m ²)	
		4-Wheeler	557	557	12.50	
		2-Wheeler	1935	1935		
36	Details of Court cases/ litigations w.r.t. the project and project location if any		NA			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 256th (Day-2) meeting 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 the undertaking regarding unutilized FSI of 300Sq.mt is remaining which they will not intend to utilize in future also.
2. PP to submit the Aviation NoC.
3. It is noted that some trees will be planted outside the project site, PP to submit the undertaking for maintenance of the same for the period of 7 years or project completion whichever is later.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI area - 80696.04 m², Non FSI area - 61291.74 m² and total BUA - 141987.78 m². (Plan approval No. Zone No. 3/6150, dated-16.01.2023).

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. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.

ENVIRONMENTAL
CLEARANCE

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

To,

The -1

VILAS JAVDEKAR ECO HOUSING LLP

306 Siddharth Tower, Sangam Press road, Kothrud -411038

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/INFRA2/442509/2023 dated 31 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B039MH181005
2. File No.	SIA/MH/INFRA2/442509/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Expansion in Environmental Clearance of Residential & Commercial project
7. Name of Company/Organization	VILAS JAVDEKAR ECO HOUSING LLP
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: 06/02/2024

(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.

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 and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/442509/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Vilas Javdekar Eco Housing LLP,
Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P),
51/8, 51/50/ Plot No. A16, 51/50/
Plot No. A17, 50/6/2/2, Village: Balewadi,
Tal: Haveli, Dist. Pune.

Subject : Environmental Clearance for Proposed expansion in Residential cum Commercial project at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, Village: Balewadi, Tal: Haveli, Dist. Pune by M/s. Vilas Javdekar Eco Housing LLP

Reference : Application no. SIA/MH/INFRA2/442509/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 183rd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 272nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th December, 2023.

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

1	Proposal Number	SIA/MH/INFRA2/442509/2023	
2	Name of Project	Proposed expansion in Residential cum Commercial project at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, Village: Balewadi, Tal: Haveli, Dist. Pune, Maharashtra	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Sarvesh V. Javdekar M/s. Vilas Javdekar Eco Housing LLP
		Regd. Office address	306 Siddharth Towers, Sangam Press Road, Kothrud, Pune, 411038
		Contact number	020-67648000
		e-mail	ananya.awasare@javdekars.com
6	Consultant	Sneha Hi-tech Products	
7	Applied for	Expansion in Proposed Building Construction Project	
8	Details of previous EC	Received on 23/02/2023 vide No. EC23B038MH154505	
9	Location of the project	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune	

10	Latitude and Longitude	18°34'41.86"N 73°46'42.74"E				
11	Total Plot Area (m²)	34,597.50				
12	Deductions (m²)	10,534.70				
13	Net Plot area(m²)	24,062.80				
14	Proposed FSI area (m²)	1,39,624.08				
15	Proposed non-FSI area (m²)	71,567.14				
16	Proposed TBUA (m²)	2,11,191.22				
17	TBUA (m2) approved by planning Authority till date	Under process				
18	Ground coverage (m²) &%	14,303.86 (59.44 % of Net plot area)				
19	Total Project Cost	Rs.688.45/- Cr.				
20	CER as per MoEF& Circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		CER not applicable as per Memorandum 22-65/2017-IA-III dated 25th February 2021				
21	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops=Sh>					Reason for Modification/ Change
	Existing buildings			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	Wing- A	B+Gr/P1+P2+15 floors	50.25	Wing- A	B+Gr/P1+P2+15 floors	50.25
	Wing- B	B+Gr/P1+P2+15 floors	50.25	Wing- B	B+Gr/P1+P2+15 floors	50.25
	Wing- C	B+Gr/P1+P2+15 floors	50.25	Wing- C	B+Gr/P1+P2+15 floors	50.25
	T1	B2+B1+LG + 25 floors	82.35	Tower 1	LG+35 floors	113.90
	T2	B2+B1+LG + 25 floors	82.35	Tower-2	B1+LG+35 floors	110.85
	T3	B1+LG+25 floors	82.35	Tower-3	B1+LG+35 floors	110.85
	T4	B1+LG+25 floors	82.35	Tower-4	B1+LG+35 floors	110.85
	-	-	-	Tower-5	B1+LG+35 floors	113.85
	Building D (Commercial + Inclusive Housing)	Gr/P+9 floors	33.90	Building D (Commercial + Inclusive Housing)	Gr/P+12 floors	39.30
	-	-	-	Commercial	B2+B1+LG+	17.40

				al Building	4 Floors		proposed
				Club House- 1	G +1 floor (On Ground)	9.60	Newly proposed
	Club House	G (On Podium) +1 floor	9.60	Club House-2	G +1 floor (on Podium)	10.10	Height increased.
	Podium parking structure	B2+B1+LG +UG+P1+Podium	9.30	Podium Parking structure	B2+B1+LG+ +P1+P2+P3+ Landscape podium	13.80	Podium- 2 level parking added
22	Total number of tenements			980 nos. (Residential) + 5824.75 sq. m. (Commercial)			
	Total number of Population			4900(Residential) +1053 (Commercial)+97 (Club House) – Total 6050 nos.			
23	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	470	Fresh Water	470		
		Recycled water (flushing)	243	Recycled water (flushing)	243		
		Recycled water (gardening)	31	Recycled water (gardening)	0.00		
		Total	744	Total	713		
		Waste Water generation	616	Waste Water generation	616		
24	Water Storage Capacity for Firefighting/ UGT			Firefighting	800 m ³		
				Flushing	187 m ³		
				Domestic	600m ³		
25	Source of water			PMC+ Recycled water			
26	Rainwater Harvesting (RWH)	Level of the Ground water table		Pre Monsoon: - 7 to 9 m. BGL Post Monsoon: - 5 to 8 m. BGL			
		Size and no. of RWH tank(s) and Quantity		NA			
		Quantity and size of recharge pits		No. recharge pits: 9 Pits Size: 2.25 x 2.25 x 2.0 m			
		Details of UGT tanks if any		NA			
27	Sewage and Wastewater	Sewage generation in CMD		616 KLD			
		STP technology		MBBR			
		Capacity of STP (CMD)		500 KLD, 115KLD & 45KLD			
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal			
		Dry waste	30 kg/day	Shall be handed over to Authorized vendor.			
		Wet waste	20 kg/day	Shall be handed over to Authorized vendor.			
		Construction waste	At actual	Excavated earth material will be used for filling of plinth area			
29	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal			
		Dry waste	1153 kg/day	Handed over to authorize recycler for further handling & disposal purpose.			

		Wet waste	1585 kg/day	Wet waste will be treated in onsite organic waste converter machine
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E-Waste	8 kg/day	Handed over to authorize vendor
		STP Sludge (dry)	132 kg/day	Will be used as manure
30	Green Belt Development	Total RG area (m ²)	2685.60 sq.m.	
		Existing trees on plot	126 nos.	
		Number of trees to be planted	350 nos.	
		Number of trees to be cut	10 nos.	
		Number of trees to be retained	74 nos.	
		Number of trees to be transplanted	42	
		Total no. of trees including compensatory trees	601 nos.	
31	Power	Source of power supply:	MSDCL	
		During Construction Phase (Demand Load)	100 KW	
		During construction phase DG set	1 x 62.5 KVA	
		During Operation phase (Connected load)	11416.87 KW	
		During Operation phase (Demand load)	4811.15 KW	
		Transformer	7 X 630 KVA + 1 X 1000 KVA	
		DG set	2 X 750 KVA 1 X 500 KVA 1 X 200 KVA	
		Fuel used	HSD	
32	Details of Energy saving	Total % of saving: 23.57% Renewable Energy: 16.20 %		
	Environmental Management plan budget during Construction phase	Type	Details	Total Cost (Rs. Lakhs)
		Capital Cost (Rs. Lakhs)	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets& Debris Management	30
		O & M Cost (Rs. Lakhs per annum)	Water for Dust Suppression	2.50
			Site Sanitation, Disinfection &	2.00

			Safety		
			Environmental Monitoring	2.00	
			Health Check up	3.00	
			Environment Management Cell	8.40	
				17.90	
Environmental Management plan Budget during Operation phase					
			Capital Cost (Rs. Lakhs)	O&M (Rs. Lakhs/Y)	
	Sewage treatment	STP Operation and its maintenance	232.12	57.4	
	RWH	Recharging existing ground water table	28.4	0.85	
	Solid Waste	Collection Segregation and management of MSW	38	8.52	
	E waste	--	0	0.15	
	Green belt development	Plantation of new trees and maintenance of existing trees	43	4.00	
	Energy saving	Energy saving measures	132	2.23	
	Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	0	4.00	
	Disaster Management	Emergency preparedness plan to develop and implement on site	204.30	30.00	
	Environment Management Cell	To implement environmental mitigation measures	0	8.4	
	Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.	--	1.2	
	Basement Ventilation	---	80	0.8	
	For Pumping	---	75	0.75	
	D G Set	maintain records of events and report	220	11	
	Total		1052.82	129.3	
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m ²)
		4-Wheeler	1011	1011	30-35
		2-Wheeler	1645	1645	
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:

Sr	Description	Details as per EC received dated 23.02.2023	Proposed amendment	Remarks
1	Project Proponent	Mr. Anil Yelwande	Mr. Sarvesh Javdekar	Changed
2	Company Name	Mega Spaces LLP	M/s. Vilas Javdekar Eco Housing LLP	Changed

Sr	Description	Details as per EC received dated 23.02.2023	Proposed amendment	Remarks
3	Plot address	Proposed Residential cum Commercial project at plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50, Plot no. A16(P), 51/50/Plot No. A17(P), Village: Balewadi, Tal: Haveli, Dist. Pune	Proposed Residential cum Commercial project at plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot no. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune	Addition of one Survey no.
4	Total Plot Area (sq.m.)	21,597.50	34,597.50	Increased by 13,000 sq.m due to addition of plots
5	Deductions (sq.m.)	1,982.53	10534.70	Increased by 8552.17
6	Net Plot Area (sq.m.)	19,614.97	24062.80	Increased by 4447.83
7	Proposed FSI (sq.m.)	80,696.04	1,39,624.08	Increased by 58928.04
8	Non FSI Area (sq.m.)	61,291.74	71,567.14	Increased by 10,275.4
9	Total Construction Area (sq.m.)	1,41,987.78	2,11,191.22	Increased by 69,203.44
10	Project Cost	Rs.345.38/- Crs.	Rs.688.45/Cr.	Increased by Rs.343.07/Cr.
11	Building Configuration	Wing A: B+Gr/P1+P2+15 floors	Wing A: B+Gr/P1+P2+15 floors	No change in Wing A, B, & C
		Wing B: B+Gr/P1+P2+15 floors	Wing B: B+Gr/P1+P2+15 floors	
		Wing C: B+Gr/P1+P2+15 floors	Wing C: B+Gr/P1+P2+15 floors	
		T1: B2+B1+LG+25 floors	Tower 1: LG+35 floors	2 basements removed from Tower 1 & 10 floors increased
		T2: B2+B1+LG+25 floors	Tower 2: B1+LG+35 floors	1 basement removed from Tower 2 & 10 floors increased.
		T3: B1+LG+25 floors	Tower 3: B1+LG+35 floors	Tower 3 & Tower 4- 10 floors increased.
		T4: B1+LG+25 floors	Tower 4: B1+LG+35 floors	
		-	Tower 5: B1+LG+35 floors	Newly added
		Bldg. D (Comm.+Inclusive Housing): Gr/P+9 floors	Bldg. D (Comm.+Inclusive Housing): Gr/P+12	3 floors increased

Sr	Description	Details as per EC received dated 23.02.2023	Proposed amendment	Remarks
			floors	
		-	Commercial Building: B2+B1+LG+4 Floors	Newly added
		Club House: G (on podium)+1 floor	Club House: G + 1 floor on podium	No Change
			Club House: G +1 floor	Newly added
		Podium Parking structure: B2+B1+LG+UG+P1+Podium	Podium Parking structure - B2+B1+LG+ P1+P2+P3+Landscape podium	Podium- 2 level parking added
12	No. of tenements & shops	Tenements: 652 nos. Commercial: 217.86 sq.m.	Tenements: 980 nos. Commercial: 5824.75 sq.m.	Increased by Tenements: 328 nos. Commercial: 5606.89 sq.m.
13	No. of expected users	Residential: 3444 nos. Commercial: 59 nos. Club house: 50 nos. Total: 3553 nos.	Residential: 4900 nos. Commercial: 1053 nos. Club house: 97 nos. Total: 6050 nos.	Increased by 2497
14	Domestic water requirement	312.60 KLD	470 KLD	Increased by 157.40
15	Flushing water requirement	157.15 KLD	243 KLD	Increased by 85.85
16	Landscaping water requirement	30.10 KLD	31KLD	Increased by 1.0
17	Sewage Generation	423 KLD	616 KLD	Increased by 193
18	STP capacity	300 KLD & 150 KLD	500 KLD, 115KLD & 45KLD	Increased capacity by 210KLD
19	Dry Waste	707 kg/day	1153 kg/day	Increased by 446
20	Wet Waste	1046 kg/day	1585 kg/day	Increased by 539
21	Sludge generation	90 kg/day	132 kg/day	Increased by 42
22	E-waste	4.9 kg/day	8 kg/day	Increased by 3.1
23	No. of Recharge Pits	7 nos. 2.25 x 2.25 x 2.0 m	9 Nos. 2.25 m X 2.25 m x 2 m	Increased by 2 nos,
24	Total Connected Load (KW)	6280.95 KW	11416.87 KW	Increased by 5135.92
25	Maximum Demand Load (KW)	2745.24 KW	4811.15 KW	Increased by 2065.91
26	No. of DG sets (KVA)	2 X 500KVA & 1 X 100 KVA	2 X 750 KVA 1 X 500 KVA 1 X 200 KVA	Increased capacity
27	No. of	5 X 630 KVA	7 X 630 KVA	Increased capacity

Sr	Description	Details as per EC received dated 23.02.2023	Proposed amendment	Remarks
	transformers (KVA)		1 X 1000 KVA	
28	RG Area (sq.mt)	2079.75 Sqm.	2685.60	Increased by 605.85sq.m.
29	Total no. of trees	381 nos. Including compensatory trees	881 nos. Including compensatory trees	Increased by 500 Nos.
30	Parking			
	Cars	557 nos.	1011 nos.	Increased by 454 nos.
	Two Wheelers	1935 nos.	1645 nos.	Decreased by 290 nos.

3. The proposal has been considered by SEIAA in its 272nd (Day-2) meeting held on 14th December, 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-

Specific Conditions:

A. SEAC Conditions-

1. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
2. 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 2685.60 m² on mother earth without any construction i.e. Club House, Swimming pool etc. 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-136834.15m², Non FSI-67708.90 m², total BUA-204543.05 m². (Plan approval No-Zone-3/6060, dated-28.12.2023) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

1. 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.

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/S.S.I

No:- Format1.0/CC/UAN No.0000154916/CE/2304002115

Date: 28/04/2023

To,
M/s. Mega Spaces LLP,
51 Balewadi. Plot A, S. No. 51/5, 51/6,
51/7A, 51/7B(P), 51/50 Plot No. A16(P),
51/50/Plot No.A17(P) ,Balewadi, Tal
Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for Residential & Commercial Construction Project under Red Category

Ref: Minutes of 1st Consent Committee Meeting of 2023-24 held on 19.04.2023

Your application NO. MPCB-CONSENT-0000154916

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The Consent to Establish is granted for period up to Commissioning of the project or Five Years whichever is earlier**
- The capital investment of the project is Rs.345.38 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for construction project named as proposed residential & commercial project by M/s. Mega Spaces LLP, 51 Balewadi. Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/50 Plot No. A16(P), 51/50/Plot No.A17(P) ,Balewadi, Tal Haveli, Dist Pune on Total Plot Area of 21,597.50 SqMtrs for proposed construction BUA of 1,41,987.78 SqMtrs as per EC granted dated 23.02.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 23.02.2023	21597.50	141987.78

- 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	423	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
S-1, S-2	DG Set2-2 NOs, 500 kVA each	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable	1046 Kg/Day	OWC with Composting/Bio digester with composting facility	As Manure
2	Non Bio degradable	707 Kg/Day	Segregation	To Local Body
3	STP sludge	90 Kg/Day	Dewatering	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	9	Ltr/M	Reprocessing	To Authorized Reprocesser

8. This 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 agencies.
 10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
 11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
 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 30 % 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 SIA/MH/INFRA2/403774 /2022 dtd. 23.02.2023 for residential and commercial construction project having total Plot area 21597.50 Sq.Mtrs, & total construction BUA 141987.78 Sq.Mtrs.
 16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	690760.00	TXN2212001082	07/12/2022	Online Payment

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 proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **450 CMD for treatment of domestic effluent of 423 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	469.75
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 proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1,S-2	DG Sets-2 Nos, 500 kVA each	Acoustic Enclosure	5.00	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance	Up to Commissioning of the Project	Up to Commissioning of the Project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



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.0000188996/CE/2405001425

Date: 15/05/2024

To,
M/s. Vilas Javdekar Eco Housing LLP.
(Palladio Balewadi Central), Plot A, S.No.
51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/
Plot No. A16, 51/50/Plot No. A17, 50/6/2/2,
Balewadi, Tal Haveli, Dist Pune



Sub: Consent to Establish for expansion in residential & Commercial building construction project under Red Category

- Ref:**
1. Consent to Establish granted vide No Format1.0/CC/UAN No.0000154916/CE/2304002115 dtd 28.04.2023
 2. Minutes of 33rd Consent Committee Meeting of 2023-24 held on 28.03.2024

Your application NO. MPCB-CONSENT-0000188996

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for period upto commissioning of the project or 28.04.2028 whichever is earlier**
2. **The capital investment of the project is Rs.343.06 Cr for Expansion (Total CI Rs 688.45 Cr) Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for construction project named as M/s. Vilas Javdekar Eco Housing LLP. (Palladio Balewadi Central), Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, Balewadi, Tal Haveli, Dist Pune on Total Plot Area of 34597.50 SqMtrs for total construction BUA of 204543.05 SqMtrs as per specific condition of EC granted dated 06.02.2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 23.02.2023	21597.50	141987.78
2	Consent to Establish dtd 28.04.2023	21597.50	141987.78
3	Environmental Clearance dtd 06.02.2024	34597.50	204543.05

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	616	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
S-1, S-2	DG SETS-750 KVA X 2 nos.	02	As per Schedule -II
S-3	DG SET-500 kVA	01	As per Schedule -II
S-4	DG SET-200 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable	1585 Kg/Day	OWC with composting or Biodigester with composting	As Manure
2	Non Bio degradable	1153 Kg/Day	Segregation	To Local Body/To Authorized Recycler
3	STP sludge	132 Kg/Day	Dewatering	As 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	9	Ltr/M	Reprocessing	To Authorized Reprocessor

- 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 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 30 % of total available parking area.

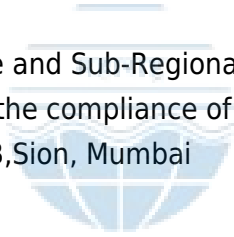
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. This consent is issued with overriding effect on earlier C to E vide No Format1.0/CC/UAN No.0000154916/CE/2304002115 dtd 28.04.2023.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/442509/2023 dtd 06.02.2024 for construction project on total plot area of 34597.50 Sq.mt and proposed total construction BUA of 204543.05 SqM as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	686120.00	TXN2312001119	06/12/2023	Online Payment

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 proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **660 CMD for treatment of domestic effluent of 616 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	744.00
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	

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1, S-2	DG SETS-750 KVA X 2 nos.		5.50	HSD 150 Ltr/Hr	1	SO ₂	72 Kg/Day
S-3	DG SET-500 kVA	Acoustic Enclosure	4.50	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day
S-4	DG SET-200 KVA	Acoustic Enclosure	3.00	HSD 25 Ltr/Hr	1	SO ₂	12 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).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent To Establish (Expansion)	Rs 10 Lakhs	Existing	Compliance of Consent Conditions and EC Conditions	upto Commissioning of the project	upto Commissioning of the project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



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.0000205261/CO/2407002675

Date: 28/07/2024

To,

M/s. Vilas Javdekar Eco Housing LLP.
(Palladio Balewadi Central), CTO-1 for
Building A, B & C, Plot A, S.No. 51/5, 51/6,
51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16,
51/50/ Plot No. A17, 50/6/2/2, Balewadi,
Tal Haveli, Dist Pune



Sub: Consent to Operate(Part-I) in residential & Commercial building construction project under Red Category

- Ref:**
1. Consent to Establish granted vide No Format1.0/CC/UAN No.0000154916/CE/2304002115 dtd 28.04.2023
 2. Consent to Establish for expansion granted vide No Format1.0/CC/UAN No.0000188996/CE/2405001425 dtd 15.05.2024
 3. Minutes of 5th Consent Committee Meeting of 2024-25(Agenda B) held on 28.06.2024

Your application NO. MPCB-CONSENT-0000205261

For: grant of 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 Operate(Part-I) is granted for period upto 31.05.2029**
2. **The capital investment of the project is Rs.171.09 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate(Part-I) is valid for construction project named as M/s. Vilas Javdekar Eco Housing LLP. (Palladio Balewadi Central), CTO-1 for Building A, B & C, Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/ Plot No. A17, 50/6/2/2, Balewadi, Tal Haveli, Dist Pune on Total Plot Area of 34597.50 SqMtrs for completed Part-I construction BUA of 24,418.66 SqMtrs out of Total BUA of 2,04,543.05 SqMtrs as per EC granted dated 06.02.2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 23.02.2023	21597.50	141987.78
2	Consent to Establish dtd 28.04.2023	21597.50	141987.78

3	Environmental Clearance (Expansion) dtd 06.02.2024	34597.50	204543.05
4	Consent to Establish (expansion) dtd 15.05.2024	34597.50	204543.05

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	109	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
S-1	DG SET-125 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	270 Kg/Day	OWC with composting	As Manure
2	Non -Biodegradable Waste	180 Kg/Day	Segregation	To Local Body/To Authorized Recycler
3	STP Sludge	22 Kg/Day	Dewatering	As 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	9	Ltr/M	Reprocessing	To Authorized Reprocessor

- 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 operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/ 442509/2023 dtd 06.02.2024 for construction project on total plot area of 34597.50 Sq.mt and proposed total construction BUA of 204543.05 SqM as per specific condition

12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance.

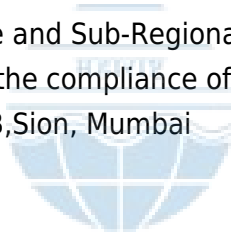
This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1710900.00	TXN2404000553	03/04/2024	Online Payment

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 **160 CMD for treatment of domestic effluent of 109 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	126.00
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
S-1	DG SET-125 kVA750 kVA	Acoustic Enclosure	3.00	Diesel 25 Ltr/Hr	1	SO2	12 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/Nm3
-------------------------	---------------	------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate(Part-I)	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Operation & maintenance of Pollution Control system	Continious	31.05.2030

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

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.



Date: 09/12/2024

ARCHITECTS INTERIOR DESIGNERS

Ref.: V_8063/VJ Eco Housing/Balewadi, S.No.51(p), 50(p)/RO Constructed Area
Certificate/ 24

CERTIFICATE**TO WHOM SO EVER IT MAY CONCERN**

I am appointed as an Architect for the Proposed Residential & Commercial project at on Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B (P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune, Maharashtra by M/s. M/s. Vilas Javdekar Eco Housing LLP

We have obtained EC for the above project are vide no. **EC24B039MH181005** for BUA as under

FSI = 1,36,834.08 m²
Non-FSI = 67,708.90 m²
Total BUA = 2,04,543.05 m²

The construction at the above-mentioned site is initiated and continued as per earlier EC. There is no deviation in the construction completed at site & the EC obtained. The difference in the FSI and NON FSI values in the obtained EC & constructed construction is due to UDCPR where the FSI is calculated by P-line. The figures for completed BUA as on date of this certificate are as under.

FSI = 29,834.57 m²
Non-FSI = 13,577.38 m²
Total BUA = 43,411.95 m²

The completed construction details are as follows:

Sr. No	Bldg. details.	Constructed status	Completed FSI	Completed NON-FSI	Built up area (FSI+NON FSI)
1	Wing A	B+Gr./P1+P2+1 5 floors	5464.08	934.00	6398.08
2	Wing B	B+Gr./P1+P2+1 5 floors	5461.06	926.28	6387.34
3	Wing C	B+Gr./P1+P2+1 5 floors	5471.90	922.45	6394.35
4	Tower- 1	NOT STARTED			
5	Tower- 2	B1+LG+1 floor	202.67	12.63	215.30
6	Tower- 3	B1+LG+10 floors	6019.94	552.35	6572.29
7	Tower- 4	B1+LG+11 floors	7001.67	594.22	7595.89
8	Tower- 5	NOT STARTED			

9	Building D (Commercial+ Inclusive Housing)	G/P + 6 Floors	213.25	3075.96	3289.21
10	Commercial Building	NOT STARTED			
11	Club House- 1	NOT STARTED			
12	Club House- 2	NOT STARTED			
13	Podium Parking Structure	NOT STARTED			
14	Services			560.00	560.00
15	Parking T4			1260.60	1260.60
15	Parking A,B,C,D			4738.89	4738.89
Total			29834.57 sq.m.	13577.38 sq.m.	43411.95 sq.m.

We are proposing the total BUA as under due to modification in EC.

FSI = 1,31,421.96 m²
 Non-FSI = 69,943.49 m²
 Total BUA = 2,01,365.45 m²

The proposed building configuration is as follows:

Sr. No.	Bldg. details.	Configuration	Height (M)	Tenements (No.)
1	Wing A	B+Gr./P1+P2+15 floors	50.25	60
2	Wing B	B+Gr./P1+P2+15 floors	50.25	60
3	Wing C	B+Gr./P1+P2+15 floors	50.25	60
4	Tower- 1	LG+34+35/Terrace floors	110.75	135
5	Tower- 2	B1+LG+34+35/ Terrace floors	107.70	132
6	Tower- 3	B1+LG+34+35/ Terrace floors	107.70	134
7	Tower- 4	B1+LG+34+35/ Terrace floors	107.70	134
8	Tower- 5	B1+LG+34+35/ Terrace floors	111.30	189
9	Building D (Commercial+ Inclusive Housing)	G/P + 12 Floors	39.30	63
10	Commercial Building	B1+LG+2 floors	9.10	--
11	Club House- 1	Gr. + 1 floor	9.60	--
12	Club House- 2	Podium + 2 floors	8.90	--
13	Podium Parking Structure	B1+LG+P1+P2+Landscape Podium	9.35	--
Total				967

Regards,



Ar. Sameer Valimbe

For VOUSOIRS

Reg. No. CA/92/14618

Report No:-GCI/V/Lab/EM-SP/24-25/May-00/0407

Date: 28/05/2024

ANALYSIS REPORT

Client details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/AA1
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	NEAR SECURITY GATE
		Date of Sampling	22/05/2024
Sampling Done By	Mr. kartik	Date of Sample Received	23/05/2024
Analysis Starts On	23/05/2024	Sampling Instrument	RDS, FPS
Analysis Completion On	27/05/2024	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	75.8	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	53.6	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	9.1	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	32.2	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.71	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	31.6	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	2.7	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



Authorized Signatory

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

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

Report No:-GCI/V/Lab/EM-SP/24-25/May-00/0407

Date: 28/05/2024

ANALYSIS REPORT

Client details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/AA2
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	SOUTHWEST CORNER OF SITE
		Date of Sampling	22/05/2024
Sampling Done By	Mr. kartik	Date of Sample Received	23/05/2024
Analysis Starts On	23/05/2024	Sampling Instrument	RDS, FPS
Analysis Completion On	27/05/2024	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	79.1	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	55.8	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	7.2	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	45.3	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.68	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	35.9	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	3.1	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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AUSTRALIA OMAN KUWAIT AFRICA : OVERSEAS : VIETNAM BANGLADESH MYANMAR SRI LANKA UAE

Report No:-GCI/V/Lab/EM-SP/24-25/May-00/0407

Date: 28/05/2024

ANALYSIS REPORT

Client details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/AA3
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	NORTHEAST CORNER OF SITE
		Date of Sampling	22/05/2024
Sampling Done By	Mr. kartik	Date of Sample Received	23/05/2024
Analysis Starts On	23/05/2024	Sampling Instrument	RDS, FPS
Analysis Completion On	27/05/2024	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	80.4	100	IS 5182 : Part 23 : 2006
2.	Particulate Matter (PM _{2.5})	µg/m ³	59.4	60	NAAQS Guidelines
3.	Sulphur dioxide (SO ₂)	µg/m ³	8.5	80	IS 5182 : Part 2 : 2001
4.	Oxides of Nitrogen (NO _x)	µg/m ³	34.1	80	IS 5182 : Part 6 : 2006
5.	Carbon Monoxide CO	mg/m ³	0.75	2.0	IS 5182 : Part 10 : 1999
6.	Ozone as O ₃	µg/m ³	32.5	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	5.3	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



Authorized Signatory

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AUSTRALIA OMAN KUWAIT AFRICA : OVERSEAS : VIETNAM BANGLADESH MYANMAR SRI LANKA UAE

Report No:-GCI/V/Lab/EM-SP/24-25/May-00/0407

Date: 28/05/2024

ANALYSIS REPORT

Client Details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/N1-N3
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	As per table
		Quantity	NA
		Date of Measurement	22/05/2024
		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)	50.4	55	39.1	45
2.	Southwest Corner of the Site	dB (A)	52.9	55	43.5	45
3.	Northeast Corner of the Site	dB (A)	48.5	55	40.6	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.



Authorized Signatory

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Tel.: +91 - 265 - 2371269 Cell: +91 93285 83835 Email: info@greencircleinc.com Website: www.greencircleinc.com

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AUSTRALIA OMAN KUWAIT AFRICA : OVERSEAS : VIETNAM BANGLADESH MYANMAR SRI LANKA UAE

Report No:-GCI/V/Lab/EM-SP/24-25/May-00/0407

Date: 28/05/2024

ANALYSIS REPORT

Client Details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/S1
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	SOIL – Project site
		Quantity	2.0 kg
Sampling Done By	Mr. kartik	Date of Sampling	22/05/2024
Analysis Starts on	23/05/2024		
Analysis Completion On	27/05/2024	Sample Received Date	23/05/2024

SOIL ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Test Procedure
1	pH (1:5 Soil Suspension)	-	6.4	IS 2720 (Part 26):1987
2	Electrical Conductivity (1:5 Soil Suspension)	mS/cm	0.54	EPA Method 9045
3	Total Nitrogen as N	mg/kg	63.84	Kjeldahl Method
4	Phosphate as P	mg/kg	65.66	Olsen Method
5	Potassium as K	mg/kg	23.54	EPA 3050 B
6	Exchangeable Calcium as Ca	meq/100g	20.54	EPA 3050 B
7	Exchangeable Magnesium as Mg	meq/100g	22.77	EPA3050 B
8	Exchangeable Sodium as Na	meq/100g	0.75	EPA3050 B
9	Organic Carbon	%	1.47	
10	Organic Matter	%	2.53	Walkey and Black Method
10	Texture	-	Clay Loam	Robinson Pipette Method

BDL =Below Detectable Limit

DL =Detectable Limit



Authorized Signatory

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

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

Report No:-GCI/V/Lab/EM-SP/24-25/May-00/0407

Date: 28/05/2024

ANALYSIS REPORT

Client Details		Sample Details	
Name	Residential & commercial project by M/s Vilas Javdekar Eco Housing LLP.	Sample Code	GCI/24/E100/DW1
Address	Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune Maharashtra	Location	Municipal Water at Project Site
		Quantity	2000 ml
Sampling Done By	Mr. kartik	Date of Sampling	22/05/2024
Analysis Starts on	23/05/2024	Sampling Method	APHA 1060
Analysis Completion On	27/05/2024	Sample Received Date	23/05/2024

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	-	6.8	6.5-8.5	IS : 3025 Part 11- 1983 (Reaff:2002)
6	Total Dissolved Solids	mg/l	274.83	500	IS : 3025 Part 16-1984 (Reaff:2003)
7	Total Alkalinity as CaCO ₃	mg/l	136.50	200	IS : 3025 Part 23- 986(Reaff:2003)
8	Total Hardness as CaCO ₃	mg/l	235.12	200	IS : 3025 Part 21-2009
9	Calcium as Ca	mg/l	39.41	75	IS : 3025 Part 40-1991 (Reaff:2003)
10	Magnesium as Mg	mg/l	33.20	30	APHA 22nd EDITION-3500 Mg-B
11	Chloride as Cl ⁻	mg/l	35.88	250	IS : 3025 Part 32-1988 (Reaff:2003)
12	Sulphate as SO ₄	mg/l	37.26	200	APHA 22nd EDN-4500- SO ₄ 2- E
13	Nitrate as NO ₃	mg/l	41.50	45	APHA 22nd EDN -4500- NO ₃ - B
14	Iron as Fe	mg/l	0.26	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	0.65	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	0.83	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	3.09	NS	IS:3025 Part 2: 2019
24	Potassium as K	mg/l	0.85	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



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महाराष्ट्र MAHARASHTRA 29 AUG 2023 2023

CA 946507

अनु.क्र. २२२८ दि. २९.८.२०२३-२०२३

दस्तावेज प्रकार Agreement

दस्तावेज नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक ठिकाण घेणाऱ्याचे नांव V. J. Jaydehar. Eco housing up
वत्ता S. G. Siddharth. Tower, Kothrud, Pune-411008

दुसऱ्या बक्षकराचे नांव S. G. S. Pune

हस्तावळीचे नांव व वत्ता Shubham Shinde

सौ. गंगल रा. गाडगे
परवाना क्र. २२०१०४७
मुद्रांक ठिकाण घेणाऱ्याची नवी डी-२२/५, देवेंद्र, कोथरुड, पुणे-४११००८



Agreement





AGREEMENT

This Agreement ("Agreement") is entered into as on 23/08/2023

Between

M/s. Vilas Javdekar Eco Housing LLP, through its Partner Mr. Sarvesh Vilas Javdekar having its registered office at 306 Siddharth Towers, Sangam Press Road, Kothrud, Pune, 411038, (herein after referred to as the "Developer") **Party No.1**

AND

SWaCH Pune Seva Sahakari Sanstha Maryadit, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the "Party No. 2"), **Party No.2**

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of "Proposed residential & Commercial project" situated at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/Plot No.A16, 51/50/Plot No.A17, Village- Balewadi, Tal. - Haveli, Dist.- Pune (herein after referred to as the "said Site"). 50/6/2/2

AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

AND WHEREAS, Party No. 2 has assured the Developer that it can ensure the provision of such services through waste-picker members of the cooperative in accordance with local, state and central regulations;

AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which is accepted by the Party No. 2 subject to the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH HEREAFTER


1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 1153 Kg/Day, E waste – 2920 Kg/Year) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.



R. Javdekar

4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first above written.


Mr. Sarvesh Vilas Javdekar
Partner

M/s. Vilas Javdekar Eco Housing LLP




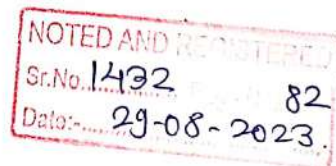
(Developer)


SWaCH Cooperative,
Poonam.V.sonaawane
Through



(Party No. 2)





BEFORE ME

PARNAM P.K.
ADVOCATE & NOTARY
B-301, Overa Bridge,
Bhawani Peth, Pune-411 004
Mob. 9020547112

Date: 13th Sep 2023

To,
M/s Vilas Javdekar Eco Housing LLP
306, Siddharth Towers, Sangam Press Road, Pune, Maharashtra-411038

Sub: - Facilitating Solid Waste Management at your Commercial/Residential **Proposed residential & commercial project** situated at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/Plot no. A16, 51/50/Plot No. A17, 50/6/2/2, Village: Balewadi, Taluka Haveli, District Pune, Maharashtra

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **1153 Kg/Day, E Waste - 2920 Kg/Year**) from your registered project **Proposed residential & commercial project** situated at Plot A, S.No. 51/5, 51/6, 51/7A, 51/7B(P), 51/8, 51/50/Plot no. A16, 51/50/Plot No. A17, 50/6/2/2, Village: Balewadi, Taluka Haveli, District Pune, Maharashtra through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 1585 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd


Authorized Signatory

Date: 13th Sep 2023



SWaCH Pune Seva Sahakari Sanstha Maryadit is an autonomous cooperative enterprise of waste pickers authorised by Pune Municipal Corporation to provide door-step waste collection service across entire pune city.

3rd Floor, Old Tilak Rd Ward Office, Above SBI Bank (Tilak Rd Branch), Pune-411042

(Reg No-PNA(1)GNL/O/1321/07-08)

Helpline - 9765 999 500, E mail: swachcoop@gmail.com, Website: www.swachcoop.com



Office of the Chief Fire Officer
Pune Municipal Corporation

Out W.No : FB/ 3877

Date : 13/12/2022

(918/2022)

To,
Sameer Valimbe Architects,
Erandawana, Pune .

Sub:- Fire NOC For Getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt of Maharashtra" for the project At S.No.51/5(P), 51/6(P), 51/7A, 51/7B, 51/50, Plot A 16, 51/50, Plot A 17, Balewadi, Pune.

Ref :- i) Acknowledgement Slip For EC Application Dt.23.11.2022.
(Proposal No. SIA/MH/INFRA2/403774/2022)
ii) Your office's Application Dt.28.11.2022.

Dear Sir,

As per the above reference (i), purpose of getting E.C. acknowledgement slip for the project by the "State Environment Impact Assessment Authority, Govt. Of Maharashtra".

As per the above reference (ii), you are requesting for Fire Dept.'s clearance for height & built up area of the building.

The proposal (propose height, use & built up area of the building) will be as below as per the application, check list and architectural drawings submit to this office under reference (ii) above.

Table

Building	Heigh (Mtrs)	Built up area (in Sq.Mtrs)	Propose Use Of The Buildings
Wing-A	50.25 Mtrs	5464.08 Sq.Mtrs	Residential Purpose
Wing-B	50.25 Mtrs	5461.06 Sq.Mtrs	Residential Purpose
Wing-C	50.25 Mtrs	5471.90 Sq.Mtrs	Residential Purpose
Tower 1	82.35 Mtrs	16381.34 Sq.Mtrs	Residential Purpose
Tower 2	82.35 Mtrs	15546.34 Sq.Mtrs	Residential Purpose
Tower 3	82.35 Mtrs	15588.29 Sq.Mtrs	Residential Purpose
Tower 4	82.35 Mtrs	16410.00 Sq.Mtrs	Residential Purpose
Building D (Including Housing)	33.60 Mtrs	217.86 Sq.Mtrs	Commercial + Residencial Purpose
Club House	9.60 Mtrs	155.17 Sq.Mtrs	Commercial Purpose

As per the resolution No. 6/206, Dt. 14.06.2021 of Hon. Municipal Commissioner, Pune Municipal Corporation, scrutiny fee is paid by challan No.48901, Dt305.11.2022, Rs.2,84,000/-.

The building plans submitted to this office under reference (ii) above, are scrutinized by this department from the point of view of fire prevention & protection for the propose height & built up area. The undersigned reserve all rights to amendment, additions, modifications in the said proposal at the time of actual issuing of provisional fire NOC.

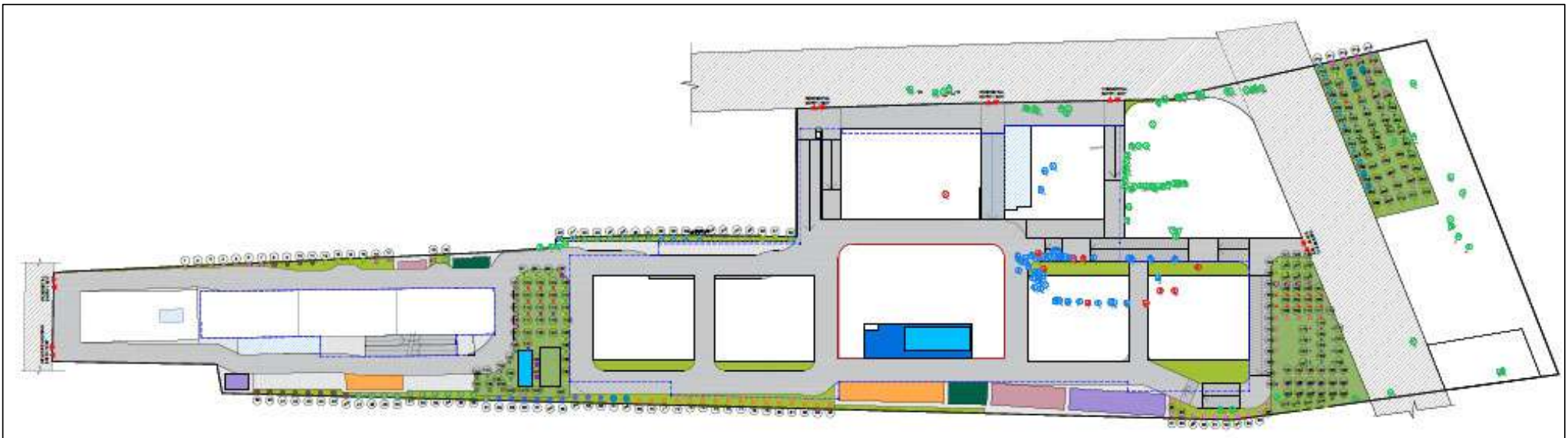
This clearance is giving only for the purpose to getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt. Of Maharashtra". Provisional Fire NOC for the purpose of getting commencement certificate from Building Permission Department Of PMC, should be taken separately from this Department.

Scrutiny By

(Ramesh B. Gangad)
Asst.Divisional Officer
Fire Brigade Dept., PMC

(Devendra Potphode)
Chief Fire Officer
Pune Municipal Corporation

LANDSCAPE PLAN



1	RETAINED TREES	74
2	PROPOSED TREES	276
TOTAL NUMBER OF TREES PROPOSED ON SITE		350

1	TREES TO BE CUT	10	
2	TREES TO BE RETAINED	74	
3	TREES TO BE TRANSPLANT	42	
TOTAL EXISTING TREES		126	

ENVIRONMENTAL MANAGEMENT PLAN

PURPOSE OF ENVIRONMENTAL MANAGEMENT PLAN (EMP)

In order to undertake the proposed development, an environmental assessment has been done based on baseline studies. This assessment shows that; a minor negative impact could be generated mainly during the construction phase due to excavation activity, transportation activities etc.

This Environmental Management Plan (EMP) provides mitigation measures in order to minimize or to eliminate the probable minor impacts occurring due to the above mentioned activities during the life cycle of the project. EMP plays a vital role in safeguarding the environment. It establishes the framework under which development related impacts on relevant environmental factors are seen and plan is formulated for the mitigation which is acceptable to all and as far as possible economically viable.

The EMP provides rational and pragmatic environmental solutions to:

1. Minimize the impacts on the environment
2. Prevent or minimize all forms of pollution
3. Conserve native flora and fauna and enhance local biodiversity
4. Soil Erosion Control and enhancement of local landscape
5. Comply with all applicable regulations and standards for the protection of the environment
6. Adopt the best practices to prevent or minimize adverse environmental impacts
7. Describe all monitoring procedures required to identify impacts on the environment and

Create awareness amongst the employees and contractors with regard to environment protection.

STRUCTURE OF THE EMP

The EMP consists of impact identification, formation of Environmental Management Cell (EMC) for effective implementation of mitigation measures, preparation of site executable environment protection measures and environmental monitoring plan. Based on the baseline data collected on various environmental parameters and with the prediction of impacts, an impact statement has been prepared. The EMP has been prepared for both construction and operational phases. The environmental components taken into considerations during the study include air, water, soil, land use and ecology etc. The management action plan aims at controlling pollution at source level to the possible extent with the best available technology followed by treatment measures before they are discharged to the environment.

Impact Identification: Various impacts that might occur during Construction Phase and Operation Phase are mentioned in **Table 1 and 2** respectively.

Table 1: Impacts due to Construction Activity

Sr. No.	Activities Creating Impacts	Impacts due to Activities
1	Site Clearing Activities	<ul style="list-style-type: none">• Removal of top soil• Removal/ transplantation of existing trees coming into building footprint & proposed roads• Increase in soil erosion & dust generation• Habitat threats to local birds• Reduced ground water recharge• Increase in noise generation• Change in natural topography & drainage pattern
2	Excavation& Foundation Activities	<ul style="list-style-type: none">• Removal of substantial quantity of soil and rock• Noise generation• Dust generation• Unorganized site
3	Sub Structure Construction	<ul style="list-style-type: none">• Increase in hardscape area• Reduced groundwater recharge• Resource extraction• Heat Island Effect• Increase in noise & air pollution• Disturbance to the neighboring plots & visitors• Health & safety hazards• Construction waste generation• Soil erosion• Alteration of natural drainage pattern
4	Labour Activity	<ul style="list-style-type: none">• Land pollution• Water pollution• Unhygienic conditions• Misarranged solid waste generated within the camp• Hazards to biodiversity due to colonies• Resources depletion• Safety hazards

5	Construction Vehicle Traffic	<ul style="list-style-type: none"> • Dust generation • Air pollution • Generation of noise & vibrations • Fuel leakage • Local area traffic congestion
6	Material storage and movement	<ul style="list-style-type: none"> • Land Pollution • Air Pollution • Resource wastage • Ground water pollution • Mismanagement of construction debris
7	Impacts during Monsoon	<ul style="list-style-type: none"> • Water & Ground water pollution • Land pollution • Health hazards • Wastage of materials

Table 2: Impacts due to Operation Activity

Sr. No.	Activities Creating Impacts	Impacts due to Activities
1	Increased Traffic Movement	<ul style="list-style-type: none"> • Air pollution • Noise pollution • Traffic congestion • Land pollution due to fuel leakage
2	Solid Waste Generation	<ul style="list-style-type: none"> • Land pollution • Water pollution • Health hazards due to unhygienic conditions • Damage to the proposed landscape area
3	Impact due to rain water discharges	<ul style="list-style-type: none"> • Water Pollution • Flooding & unhygienic conditions • Damage to the proposed landscape area
4	Water Consumption	<ul style="list-style-type: none"> • Fresh water depletion • Sewage generation & disposal problems • Unhygienic conditions
5	Energy Consumption	<ul style="list-style-type: none"> • Wastage of energy • Safety hazards • Indirect impact on climate due to CO₂ emissions

6	Cleaning & repairing Activities	<ul style="list-style-type: none"> • Land, Air & groundwater Pollution • Resource wastage • Damage to the proposed landscape area
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COMPLIANCE SCHEDULE STATUTORY COMPLIANCES

ACT	Responsibilities under section	Penalties under section
Water (Prevention & Control Of Pollution) ACT, 1974 (No. 6 of 1974)	19, 20(2) & (3), 21(3)(e), 23, 24(1) (a), 24(1) (b), 25(1) & 26, 25(4) & 26, 27(2), 28, 29, 31(1), 32(1)(c), 33(3)(l), 33 A	41(1), 41(2), 42(1), 42(2), 43, 44, 45, 45A
Environment (Protection) Act, 1986 (No. 29 of 1986)	5, 7, 8, 9(1), 9(3), 10(1), 10(2), 11(1)	15, 26

* We will comply with Construction Workers Safety and Welfare Act.

COMPLIANCE SCHEDULES

There will be three facts to design and follow the schedules viz.:

- (A) For compliance of responsibilities,
- (B) For day-to-day operation and maintenance of STP and OWC, and
- (C) For routine environmental monitoring, to assess the impact and take timely action.

I) Daily Compliance:

1. Take the meter readings - initial and final, for checking the water consumption.
2. Maintain the electricity consumption record for pollution control equipment.

II) Monthly Compliance:

1. Monitor the emission sources through the competent laboratory and submit the analysis reports to the pollution control board and MoEF.
2. Monitor ambient/work zone noise levels & ensure conformance to standards.

III) Quarterly Compliance:

1. Monitor the ambient air quality at upwind and downwind locations of the Project.
2. Review the Water Reuse performance.

IV) Half Yearly Compliance: Submit the Post Environment Clearance Report to the Regional Office of MoEF & Climate Changes along with the State Pollution Control Board as may be prescribed in the prior EC every June & December.

V) Yearly Compliance:

1. Submit the “Environmental Statement” to the State Pollution Control Board in Form V under Rule 14 of the Environment (Protection) Second Amendment Rules 1992 to review the environmental policies with the help of experts and make the up gradation /changes accordingly.
2. Renew the Consent to Operate under the Water and Air Acts.
3. File the CESS returns to the State PCB under the Water (Prevention and Control of Pollution) Cess Act, 1977.

ENVIRONMENT MANAGEMENT CELL

An Environmental Monitoring Cell (EMC) need to be formed in order to assess and review the progress of the various mitigation measures suggested in the Environmental Management Plan. This cell is formed at both construction and operation phase. During construction phase alltheenvironmentalpracticeswillbemonitoredbytheprojectproponent while during operation phase it will be monitored by Chairman of Society.

Organization charts and cost of EMC at both phases are given below.

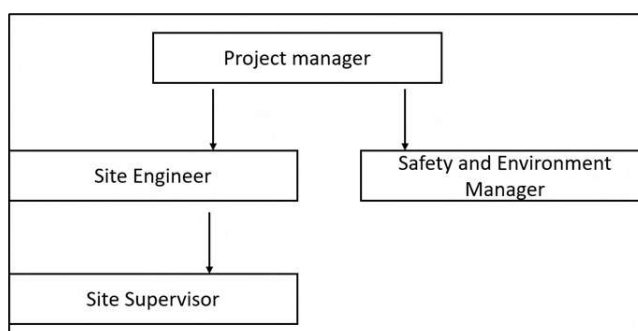


Figure 1: Organization Chart of EMC during Construction Phase

EMC Cost during Construction Phase

Sr.	EMC Personnel	Rs./Month
1	Environment & Safety Manager	30,000/-
2	Site Engineer	20,000/-
3	Site Supervisor	15,000/-
4	TOTAL	65,000/-

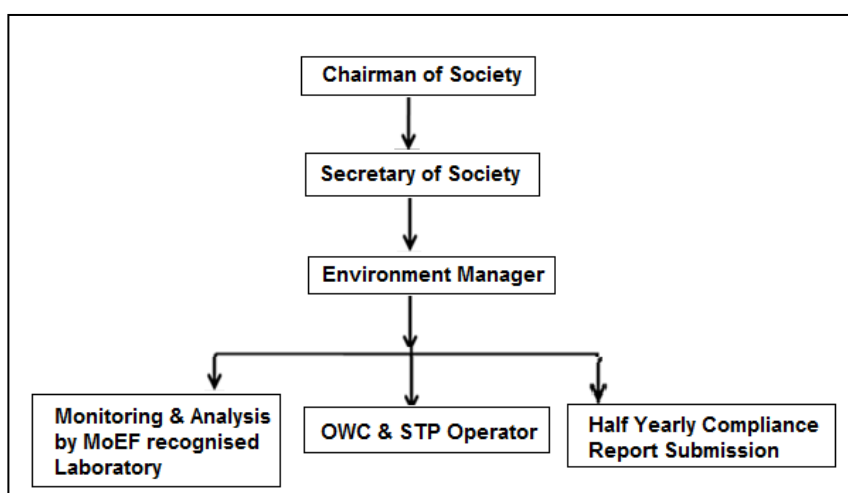


Figure 2: Organization Chart of EMC during Operation Phase

EMC Cost during Operation Phase

Sr.	Officials	Salary (Rs./month)
1	Environment Manager	25,000/-
2	Operators for STP & OWC – 1 No.	20,000/-
3	Fire Marshal (training on quarterly basis)	15,000/-
4	Outside agency for collection of waste from door to door	10,000/-
	Total	70,000/-

Outside agency will be appointed for monitoring and six monthly compliance reports. Around Rs. 2,50,000/- per year will be spend for this.

EXECUTABLE EMP

Air Environment

CONSTRUCTION PHASE

Construction Phase Air Regime	Responsibility	Ground work Assigned to	Report to / Corrective action
Water sprinkling for dust suppression (20 m ³ /day of water & 1 Tanker) will be used	Site Supervisor in consultation with Environment Manager	Contractor and water tanker vendor	Environment Manager to ensure dust level is below limit and arrange water sprinkling before excavation & dry conditions.
Covering sheets to be used while transporting the material.	Contractor	Transportation agency (Driver & accompanying person)	Contractor in charge & Environment Manager to ensure the compliance.
Use of ready mix concrete (RMC), barricading by trees and precautions taken for dust suppression. Log books to be maintained for RMC trucks haulage. When the trucks are washed, the waste water to be sent for reuse or treatment.	Site Engineer in consultation with Environment Manager & RMC contractor	Contractor and RMC vendor. Sprinkling to be arranged in coordination with water tanker vendor	Site Engineer to ensure compliance to this point and corrective measures if any, can be taken in consultation with Environment Manager
DG set 62.5 KVA with acoustic enclosures is to be installed as per suppliers specification and stacks height to be kept as per CPCB norms	Site Engineer in consultation with Environment Engineer	Contractor	Environment Manager to ensure compliance and corrective actions if any, to be taken in consultation with contractor & DG vendor
Proper traffic arrangement for the construction vehicles. Entry to vehicles with valid PUC certificate	Site Engineer to plan traffic arrangements in consultation with Environment Manager & transport vehicle contractor	Site security to ensure traffic arrangements are followed to maintain a record and prevent entry of vehicles not having valid PUC	Site Engineer to make necessary changes and ensure smooth traffic management. Site Supervisor to maintain a record and share it with Environment Manager for EC compliance

Use of the standard personal protective equipment like-masks, goggles etc.	Labour Contractor and Environment Manager	Labour Contractor	Environment Manger to ensure compliance and corrective actions if any, to be taken in consultation with contractor & if necessary involve Management representative
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OPERATION PHASE

Operation Phase Air Regime	Responsibility	Ground Work Assigned to	report to/Corrective action
For use as backup power, DG sets (750 X 2, 500 X 1 & 200X 1) with foundation and acoustic enclosures is to be installed as per suppliers' specification and stacks height to be kept as per CPCB norms	DG Vendor and Environment manager	DG set Operator or Site Security	Environment Manager to maintain records of events and report to EC compliance team.
Periodic monitoring of ambient air quality parameters and thereby schedule and implement proper maintenance of DG sets. The parameters & analysis of Air regime are based on the guidelines given by Central pollution Control Board (CPCB)	Laboratory in-charge / Monitoring team in coordination with Environment manager	Laboratory monitoring team	Environment Manager to maintain records of events and report to EC compliance team.
Trees (350 no. of proposed tree & 531 no. to be planted as compensatory trees) to be planted with special care to mitigate dust and noise. 126 nos. of trees are existing on site. Out of that 45 trees will be cut, 42 trees will be transplanted and 39 will be retained on site.	Landscape designer	Gardner	Environment Manager to maintain records and ensure trees are in healthy condition and number is as mentioned in EC

WATER ENVIRONMENT

CONSTRUCTION PHASE

Construction Phase Water regime	Responsibility	Ground work Assigned to	Report to / Corrective action
Provision of mobile toilets and packaged STP to the construction workers and staff on site.	Contractor in consultation with Site engineer	STP Vendor or Mobile toilet agency	Site engineer to take corrective actions if required
Periodical assessment of environmental samples as per IS 10500, maintaining records.	Environment Manager	MoEF approved Laboratory	Reporting any abnormality in the monitoring & reporting to Site engineer for rectification
Provision of potable water for workers and staff as per IS 10500.	Contractor	Site Supervisor	Site engineer to take corrective actions if required
Keeping a daily watch on sanitation facilities, drains & good housekeeping.	Environment Manager	Site supervisor and Environment Manager	Inform management periodically regarding site sanitation status
Use of screens and silt traps to avoid sedimentation in drains.	Contractor in consultation with Site Engineer	Contractor	Site Engineer to take corrective actions if required
Proper management and channelization of water to avoid water logging at site. During construction, Contractor to ensure that erosion control structures- either permanent or temporary are installed prior to commencement of construction.	Contractor, Site Engineer, Environment Manager	Site supervisor	Site Engineer to take corrective actions if required

OPERATION PHASE

Operation Phase	Responsibility	Ground work Assigned to	Report to/Corrective action
Installing water meters, taking regular readings, maintaining the register.	Environment Manager	Plumber/ security staff	If wastage is observed reporting to the management for caution & correct

Keeping daily watch on pH, BOD, COD and TSS of STP outlet to ensure good treatment of waste water and its reuse.	Environment Manager	Lab (Outsourced)/ STP operators	Results to be maintained for EC compliance and corrective actions to be taken in consultation with Environment Manager
STP of 115 KLD, 45 KLD & 500 KLD STP for treatment of sewage to meet the standards prescribed in E(P)Act, 1986.	STP vendor	STP operator	Environment Manager to take corrective action if required
Treated sewage to be used for flushing (243 m ³ /day), gardening (31 m ³ /day) within the premises.	Project proponent or society	Plumber	Environment Manager to take corrective action in consultation with Plumbing consultant if required
Any erosion channels developed during the construction period or during the operational period will be backfilled and consolidated immediately and the area restored to the proper condition. All erosion damage will be repaired as soon as possible. Displaced topsoil will be replaced from approved borrow pits.	Site Supervisor	Contractor	Site Engineer to handover the site management report to the Environment Manager
Regular inspection of the storm water drainage system to confirm its functionality and instituting maintenance as and when required to remove any blockages and repair broken pipes.	Storm water vendor in consultation with Environment Manager	Labours on site	Environment Manager to take corrective action in consultation with Plumbing consultant if required
Surface runoff water will be diverted from SWD to rainwater harvesting unit. The surface rainwater to be passed through oil & grease trap & de-silting chamber and then transferred to recharging pit with bore-well through gravitational force.	Storm water vendor in consultation with Environment Manager	Operator on site to ensure cleaning and maintenance of SWD	Environment Manager to take corrective action in consultation with Rain Water Harvesting consultant if required

Water analysis based on the guidelines given by Central pollution Control Board (CPCB)	Environment Manager	MoEF& CC approved laboratory	Environment Manager to maintain the report and take corrective action in consultation with Environment Consultant in presence of management representative.
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SOLID WASTE

CONSTRUCTION PHASE

Construction Phase	Responsibility	Ground work Assigned to	Report to / Corrective action
Training to subcontractor & workers for waste collection, segregation and sanitation	Environment manager and Labour Contractor	Team members of Environment management Cell	Environment manager to maintain records and documentary evidence.
Separate bins will be provided for collection of waste.	Labour contractor along with Site supervisor	Team members of Environment management Cell to ensure compliance	Environment Manager to maintain records and documentary evidence.
Isolated storage of construction raw material such as paint, varnishes etc.	Site Engineer along with labour contractor. Environment manager to ensure that it is handed over to Authorised vendor for reuse/disposal	Site Supervisor	Environment manager to maintain records and documentary evidence.
Segregated garbage to be handed over to local body.	Environment manager and Labour Contractor	Site supervisor	Environment manager to maintain records and documentary evidence.
Empty containers of paints, pesticides & fluorescent tube lights to be collected at one place & send to authorized agency for safe disposal	Site supervisor along with labour contractor. Environment manager to ensure that it is handed over to Authorised vendor for reuse/disposal	Team members of Environment management Cell	Environment manager to maintain records and documentary evidence.

OPERATION PHASE

Operation Phase Solid Waste	Responsibility	Ground work Assigned to	Report to / Corrective action
Informing and educating occupants to ensure segregation of waste in colour coded barrels.	Environment Manager	Team members of Environment management Cell	Environment manager to maintain records and documentary evidence and involve society representative
Segregated Non-biodegradable waste (1153 kg/day) and e-waste (8 kg/day) will be handed over to authorized vendor	Environment manager	Team members (Operator) of Environment management Cell	Environment manager to maintain records and documentary evidence and involve society representative
For treatment of Biodegradable waste (1585 kg/day) OWC will be provided.	Environment manager in consultation with Vendor	OWC Operator	Environment manager and maintain records and documentary evidence and involve society representative. Corrective measures to be taken, if required in consultation with OWC Vendor
STP sludge (132 kg/day) to be dewatered & will be used as manure. In addition to manure given by own in-vessel compost.	Environment Manager	Operator and Gardner	Environment manager to maintain records and documentary evidence

SOIL AND GARDENING CONSTRUCTION PHASE

Construction Phase	Responsibility	Ground work Assigned to	Report to / Corrective action
Preservation of Topsoil (1237.18 cum) from the excavated area for re-usage in landscaping.	Site Engineer and landscape consultant	Labours at site	Site Engineer to assign area and site supervisor to maintain record of excavated soil
The excavated material (32991.68 cum) to be kept at project site and covered with polyethylene sheets.	Site Engineer	Labours at site	Site Engineer to assign area, demarcate it on layout and site supervisor to maintain record and conditions of excavated soil
Avoiding Excavation during high winds and heavy monsoon day.	Site engineer and Environment Manager	Site supervisor	Site Engineer to ensure the compliance and report to management representative

Plan for excavated materials management for re-usage of the same within the premises or off site and disposal	Environment Manager and Site engineer	Contractor	Environment manager to ensure compliance and maintain records
Storm water drains to be maintained to avoid water logging & soil erosion on site.	Site supervisor in consultation with contractor	Labours at site	Site Engineer to ensure the compliance and report to Environment manager
Saplings will be purchased from nursery and planted along the project site boundary.	Landscape consultant along with Environment Manager	Gardner	Environment manager to ensure compliance and maintain records

OPERATION PHASE

Operation Phase	Responsibility	Ground work Assigned to	Report to / Corrective action
Trees (350 no. of proposed tree & 531 no. to be planted as compensatory trees) to be planted with special care to mitigate dust and noise. 126 nos. of trees are existing on site. Out of that 45 trees will be cut; 42 trees will be transplanted and 39 will be retained on site.	Landscape designer and Environment Manager	Gardner	Environment manager to maintain records
Trimming to be conducted routinely & especially at the advent of monsoon.	Environment manager	Gardner	Environment manager to maintain records
Funds (Rs. 43 lakhs) to be earmarked for the maintenance of lawn & plantation with provision of work force, tools & watering arrangement.	Environment Manager and Management representative	Environment manager	Environment manager to maintain records and involve Society representative

NOISE ENVIRONMENT

CONSTRUCTION PHASE

Construction phase	Responsibility	Ground work Assigned to	Report to / Corrective action
Barricading the construction site along the periphery with 15 feet sheet to avoid noise nuisance to the surrounding	Contractor and Site supervisor	Contractor	Environment manager

areas.			
Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by MPCB during day and night time.	Environment manager in consultation with Environment Monitoring laboratory	Monitoring team	Environment manager to maintain records and use for EC Compliance
Make provision of ear plugs for construction labour and staff & insist its use.	Labour contractor	Contractor	Environment manager to maintain records and ensure compliance
DG set 1 X 62.5 kVA to be provided with CPCB approved acoustic enclosures	Environment manager in consultation with DG Vendor	DG Vendor	Environment manager to ensure compliance and maintain records

OPERATION PHASE

Operation phase	Responsibility	Ground work Assigned to	Report to / Corrective action
Acoustic enclosure for DG sets (750 X 2, 500 X 1 & 200X 1) to be maintained.	DG Vendor in consultation with Environment Manager	DG Operator	Environment Manager to maintain records
Traffic management plan to be prepared to avoid traffic congestion and thereby reducing noise	Environment Manager in consultation with Traffic expert	Site Security	Environment Manager to maintain records
Trees (350 no. of proposed tree & 531 no. to be planted as compensatory trees) to be planted with special care to mitigate dust and noise. 126 nos. of trees are existing on site. Out of that 45 trees will be cut; 42 trees will be transplanted and 39 will be retained on site.	Environment Manager and Landscape designer	Gardener	Environment Manager to maintain records

SOCIO ECONOMIC ENVIRONMENT

CONSTRUCTION PHASE

Operation phase	Responsibility	Ground work Assigned to	Report to / Corrective action
During Initial Phase of the project, information regarding the proposed development to be communicated to the local community in the form of booklets and posters	Site Engineer and Project Proponent	Project Proponent representative	Project Proponent
Provision of adequate drinking water, toilet and bathing facilities to be made available on project site for construction workers.	Contractor + Site supervisor in consultation with Environment Manager	Contractor	Environment Manager to maintain records & ensure compliance
Proper Training and awareness program to be carried out to spread importance of wearing personal protective equipment.	Site Engineer and labour contractor	Labour contractor	Labour contractor to ensure compliance and report to management representative
First aid and medical facilities to be provided on site	Site supervisor and Environment manager	Site Supervisor	Site supervisor to ensure that First Aid kits and medical facilities are adequate and replaced periodically.

OPERATION PHASE

Operation phase	Responsibility	Ground work Assigned to	Report to / Corrective action
In project job opportunities will be generated for skilled and unskilled. Additional employment by way of cleaners, drivers and security guard, etc.	Management representative to arrange for publicity	Management representative	Management representative to be kept informed along with Site security agency
Adhere to the high standard of maintenance and services for consistency of the economic development	Site management facility	Workers	Site management facility to keep management informed
Improvement in changes in the aesthetic quality of the locality/area.	Site engineer and Environment Manager	Environment Manager	Top level authorities/ GM

ENVIRONMENTAL MONITORING PROGRAMME

Environmental Monitoring Programme has been designed with the following objectives:

- Assess the changes in environmental conditions, if any, during construction and operation of the project.
- Monitor the effective implementation of mitigatory measures
- Warning of any significant deterioration in environmental quality so that additional migratory measures may be planned in advance

Budgetary allocation for environmental monitoring program during construction & operation phase is given in **Table 3**

Table 3: Environmental Monitoring During Construction Phase & Operation Phase

Component	Parameters	Frequency	Location	Cost/year	Cost/year
Air quality and Noise	PM10, PM2.5, SO ₂ , NO ₂ , NH ₃ , Pb	24 hourly for two Alternate days in a month for every quarter during construction period or as stipulated by SPCB	At major construction sites (like upwind, downwind, near DG set, Parking area)	80,000/-	95,000/-
	CO & O ₃	8 Hourly twice week every three months			
	Equivalent noise level (Leq)	Daily	Near entry & exit, DG set	45,000/-	65,000/-
Drinking Water Quality (includes Ground Water)	Temp, pH, Conductivity, Odour, Taste, Turbidity, Oil & Grease, Total Solids, TSS, TDS, DO, BOD, COD, Total Hardness, Sodium, Potassium, Calcium, Magnesium, Alkalinity, Nitrate, Nitrite, Ammonical-N, Phosphate, Sulphate, Sulphites, Chloride, Fluoride, Lead, Iron, Faecal and Total Coliform	One sample every Quarter till the construction period	1 sample at labour Camp water supply	55,000/-	70,000/-
Soil Quality	Particle size distribution, Texture, pH, Electrical conductivity, Cation exchange capacity, Sodium Absorption Ratio (SAR),	One sample in every quarter till the construction period	1 sample from project site	20,000/-	35,000/-

	Permeability, Water holding capacity, Porosity, Nitrogen, Potassium and Phosphorous				
Waste water from STP	Physical, Chemical & bacteriological parameters	Once in Month	Inlet and outlet of STP	--	60,000/-
Dried Sewage sludge analysis	pH, Moisture content, Organic Carbon, Nitrogen Content, Phosphorus content, C:N ratio, Bulk Density, Potash, Particle Size, Color, Odour	Once in Month	Dried sludge	--	40,000/-
Manure Quality	pH, Moisture content, Organic Carbon, Nitrogen Content, Phosphorus content, C:N ratio, Bulk Density, Potash, Particle Size, Color, Odour	Once in quarter	Manure generated from OWC	--	35,000/-
	Total			2,00,000/-	4,00,000/-

Environmental Standards: We will achieve the parameters of different environmental components as per following standards.

Ambient Air

Sr. No.	Pollutants	Time Weighted Average	Concentration to be achieved as per National Ambient Air Quality Standards, 18.11.2009
1	PM10	24 Hours	100 µg/m ³
2	PM2.5	24 Hours	60 µg/m ³
3	SO ₂	24 Hours	80 µg/m ³
4	NO ₂	24 Hours	80 µg/m ³
5	CO	8 Hours	2 mg/m ³
6	O ₃	8 Hours	100 µg/m ³
7	NH ₃	24 Hours	400 µg/m ³
8	Pb	24 Hours	1 µg/m ³

Ambient Noise

Area Category	Limits in dB(A) Leq* {As per Noise Pollution (Regulation and Control) Rules, 2000}	
	Day Time	Night Time
Residential area	55	45

Drinking Water Quality

Sr. No.	Pollutants	Acceptable Limit as per BIS Standards	Sr. No.	Pollutants	Acceptable Limit as per BIS Standards
1	Colour	5 Hazen units, Max	14	Sulphate (as SO ₄)	200 mg/l, Max
2	Odour	Agreeable	15	Sulphide	0.05 mg/l, Max
3	pH	6.5-8.5	16	Chloride	250 mg/l, Max
4	Taste	Agreeable	17	Fluoride	1 mg/l, Max
5	Turbidity	1 NTU, Max	18	Iron	0.3 mg/l, Max
6	Total Dissolved Solids	500 mg/l, Max	19	Free Residual chlorine	0.2 mg/l, Max
7	Mineral Oil	0.5 mg/l, Max	20	Faecal Coliform	Absent
8	Total Hardness (as CaCO ₃)	200 mg/l, Max	21	Cd	0.003 mg/l, Max
9	Aluminium	0.03	22	Cr	0.05 mg/l, Max
10	Calcium	75	23	Cu	0.05 mg/l, Max
11	Magnesium	30	24	Ni	0.02 mg/l, Max
12	Total Alkalinity (as CaCO ₃)	200 mg/l, Max	25	Pb	0.01 mg/l, Max
13	Nitrate (as NO ₃)	45	26	Zn	5 mg/l, Max

Treated Sewage Quality

Sr. No.	Design Parameters	Permissible limit for discharge to inland surface water per schedule 6 of EP Act 1986 & recent NGT order
1.	pH	6.5-7.5
2.	Color & odour	Colourless/odourless
3.	Temperature	Shall not exceed 5°C above the receiving
4.	Oil & Grease (mg/l)	<5
5.	Biological Oxygen Demand (BOD) (mg/l)	<10
6.	Chemical Oxygen Demand (COD) (mg/l)	<30
7.	Total Suspended Solid (TSS) (mg/l)	<20
8.	Total Nitrogen (mg/l)	<10
9.	Nitrate (mg/l)	<10
10.	Dissolve PO ₄ (mg/l)	<1
11.	Fecal Coliform (MPN/100 ml)	No/100ML
12.	Residual Chlorine (ppm)	1.0
13.	Ammoniacal nitrogen (as N) mg/l Max	<5
14.	Free Ammonia (as N) mg/l Max,	<5
15.	Arsenic (as As) mg/l Max	0.2
16.	Lead (as pb) mg/l Max	0.1
17.	Cadmium (as cd) mg/l Max	2.0
18.	Hexavalent chromium (as Cr) mg/l Max	0.1

19.	Total chromium (as Cr) mg/l Max	2.0
20.	Copper (as Cu) mg/l Max	3.0
21.	Zinc (as Zn) mg/l Max	5.0
22.	Nickel (as Ni) mg/l Max	3.0
23.	Fluoride(as F) mg/l Max	2.0
24.	Manganese (as Mn)	2.0
25.	Sulphide (as S) mg/l Max	2.0
26.	Phenolic compounds (as C ₆ H ₅ OH) mg/l Max	1.0
27.	Iron (as Fe) mg/l, Max	3.0

Compost Manure Analysis Parameters

Sr. No.	Design Parameters	Limits as per FCO
1	pH	6.5-7.5
2	Moisture	<25
3	Colour	Dark Brown to Black
4	Odour	Absence of foul smell
5	Bulk Density	<1.0
6	Total Organic Carbon	>14
7	Total Nitrogen as N	>0.8
8	Total Phosphate as P ₂ O ₅	>0.4
9	Potash as K ₂ O	>0.4
10	C:N ratio	<20:1
11	Particle size	Min 90% material pass through 4.0 mm IS sieve

Budgetary allocation for environmental management plan is given in **Table 5**.

Table 4: Budgetary Allocation for Environmental Management Plan

Type	Details	Total Cost (Rs. Lakhs)
Capital Cost (Rs. Lakhs)	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	30.00
O & M Cost (Rs. Lakhs per annum)	Water for Dust Suppression	2.5
	Site Sanitation, Disinfection & Safety	2.0
	Environmental Monitoring	2.0
	Health Check up	3.0
	Environment Management Cell	8.40
	Total	17.9

Component	Detail	Capital Cost(Rs. Lakhs)	O&M (Rs.Lakhs/Y)
Sewage treatment	STP Operation and its maintenance	232.12	57.4
RWH	Recharging existing ground water table	28.4	0.85
Solid Waste	Collection Segregation and management of MSW	38	8.52
E waste	-	0	0.15
Green belt development	Plantation of new trees and maintenance of existing trees	43	4
Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	0	4

Environment Management Cell	To monitor sustainability of Environmental Infrastructure	0	8.4
Energy savings	Energy savings measures	132	2.23
Disaster Management cost	Emergency preparedness plan to develop and implement onsite	204.30	30.00
Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.	--	1.2
Basement Ventilation	---	80	0.8
For Pumping	---	75	0.75
D G Set	maintain records of events and report	220	11
Total		1052.82	129.3

Date: 13.07.2024

To
Regional Officer
Ministry of Environment, Forests and Climate Change
West Central Regional Office,
Ground Floor, Eastern Wing,
New Secretariat Building-Opposite Old VCA Stadium,
Civil Lines -Nagpur-440001



Sub: Undertaking regarding Court case/Show cause notice

Respected Sir,

For our Expansion in Environmental clearance of Residential & Commercial project at Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B (P), 51/8, 51/50/ Plot No. A16, 51/50/Plot No. A17, 50/6/2/2 Village: Balewadi, Tal: Haveli, Dist. Pune, Maharashtra we are herewith undertake that there is no court case pending against our project in any court of Law and also there is no show cause notice issued against the projecty CPCB or MPCB

Thanking You,

Yours Faithfully,



Mr. Sarvesh Vilas Javdekar
Authorized Signatory
M/s. Vilas Javdekar Eco Housing LLP



भारत सरकार
जल शक्ति मंत्रालय
जल संसाधन, नदी विकास
और गंगा संरक्षण विभाग
केन्द्रीय भूमि जल प्राधिकरण
Government of India
Ministry of Jal Shakti
Department of Water Resources,
River Development & Ganga Rejuvenation
Central Ground Water Authority

(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)

NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

Project Name:	M/s. Mega Spaces Llp (51 Balewadi)		
Project Address:	Plot A, S.no. 51/5, 51/6, 51/7a, 51/7b(p), 51/8, 51/50 Plot No. A16(p), 51/50/plot No.a17(p),, Village- Balewadi, Tal- Haveli,, Pune		
Town:	Pune (m Corp.)	Block:	Pune City
District:	Pune	State:	Maharashtra
Pin Code:			
Communication Address:	306, Siddharth Tower, Sangam Press Road, Kotharud, Pune City, Pune, Maharashtra - 411038		
Address of CGWB Regional Office :	Central Ground Water Board Central Region, N.s. Building, Civil Lines, Nagpur, Maharashtra - 440001		

1.	NOC No.:	CGWA/NOC/INF/ORIG/2022/16383											
2.	Application No.:	21-4/8604/MH/INF/2022					3.	Category: (GWRE 2020)	Safe				
4.	Project Status:	New Project					5.	NOC Type:	New				
6.	Valid from:	21/09/2022					7.	Valid up to:	20/09/2027				
8.	Ground Water Abstraction Permitted:												
Fresh Water			Saline Water				Dewatering			Total			
m³/day		m³/year	m³/day		m³/year		m³/day		m³/year		m³/day		m³/year
10.00		3650.00											
9.	Details of ground water abstraction /Dewatering structures												
Total Existing No.:0							Total Proposed No.:1						
		DW	DCB	BW	TW	MP	MPu	DW	DCB	BW	TW	MP	MPu
Abstraction Structure*		0	0	0	0	0	0	0	0	1	0	0	0
*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps													
10.	Ground Water Abstraction/Restoration Charges paid (Rs.):							3650.00					

(Compliance Conditions given overleaf)

This is an auto generated document & need not to be signed.

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone: (011) 23383561 Fax: 23382051, 23386743

Website: cgwa-noc.gov.in

पानी बचाये - जीवन बचाये
SAVE WATER - SAVE LIFE

Validity of this NOC shall be subject to compliance of the following conditions:

Mandatory conditions:

- 1) Installation of tamper proof digital water flow meter with telemetry on all the abstraction structure(s) shall be mandatory for all users seeking No Objection Certificate and intimation regarding their installation shall be communicated to the CGWA within 30 days of grant of No Objection Certificate.
- 2) Proponents shall mandatorily get water flow meter calibrated from an authorized agency once in a year.
- 3) Construction of purpose-built observation wells (piezometers) for ground water level monitoring shall be mandatory as per Section 14 of Guidelines. Water level data shall be made available to CGWA through web portal. Detailed guidelines for construction of piezometers are given in Annexure-II of the guidelines.
- 4) Proponents shall monitor quality of ground water from the abstraction structure(s) once in a year. Water samples from bore wells/ tube wells / dug wells shall be collected during April/May every year and analysed in NABL accredited laboratories for basic parameters (cations and anions), heavy metals, pesticides/ organic compounds etc. Water quality data shall be made available to CGWA through the web portal.
- 5) In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.
- 6) In case of mining project the firm shall submit water quality report of mine discharge/ seepage from Govt. approved/ NABL accredited lab.
- 7) The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.
- 8) Industries abstracting ground water in excess of 100 m³/d shall undertake annual water audit through certified auditors and submit audit reports within three months of completion of the same to CGWA. All such industries shall be required to reduce their ground water use by at least 20% over the next three years through appropriate means.
- 9) Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.
- 10) This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.

General conditions:

- 11) No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).
- 12) The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction (more than that permitted in NOC for specific period).
- 13) Proponents shall install roof top rain water harvesting in the premise as per the existing building bye laws in the premise.
- 14) The project proponent shall take all necessary measures to prevent contamination of ground water in the premises failing which the firm shall be responsible for any consequences arising thereupon.
- 15) In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.
- 16) Wherever feasible, requirement of water for greenbelt (horticulture) shall be met from recycled / treated waste water.
- 17) Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.
- 18) Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.
- 19) In case of violation of any NOC conditions, the applicant shall be liable to pay the penalties as per Section 16 of Guidelines.
- 20) This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.
- 21) The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.
- 22) In case of change of ownership, new owner of the industry will have to apply for incorporation of necessary changes in the No Objection Certificate with documentary proof within 60 days of taking over possession of the premises.
- 23) This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/court orders in cases related to ground water or any other related matters.
- 24) Proponents, who have installed/constructed artificial recharge structures in compliance of the NOC granted to them previously and have availed rebate of upto 50% (fifty percent) in the ground water abstraction charges/ground water restoration charges, shall continue to regularly maintain artificial recharge structures.
- 25) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, pharmaceutical, other hazardous units etc. (as per CPCB list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution as per Annexure III of the guidelines.
- 26) In case of new infrastructure projects having ground water abstraction of more than 20 m³/day, the firm/entity shall ensure implementation of dual water supply system in the projects.
- 27) In case of infrastructure projects, paved/parking area must be covered with interlocking/perforated tiles or other suitable measures to ensure groundwater infiltration/harvesting.
- 28) In case of coal and other base metal mining projects, the project proponent shall use the advance dewatering technology (by construction of series of dewatering abstraction structures) to avoid contamination of surface water.
- 29) The NOC issued is conditional subject to the conditions mentioned in the Public notice dated 27.01.2021 failing which penalty/EC/cancellation of NOC shall be imposed as the case may be.
- 30) This NOC is issued subject to the clearance of Expert Appraisal Committee (EAC) (if applicable).

(Non-compliance of the conditions mentioned above is likely to result in the cancellation of NOC and legal action against the proponent.)



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2024

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000076221

Submitted Date

29-11-2024

PART A

Company Information

Company Name

M/s. Mega Spaces LLP

Application UAN number

MPCB-CONSENT-0000154916

Address

Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P),
51/50 Plot No. A16(P), 51/50/Plot
No.A17(P) ,Balewadi, Tal Haveli, Dist
Pune

Plot no

Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(P),
51/50 Plot No. A16(P), 51/50/Plot
No.A17(P)

Taluka

Haveli

Village

Balewadi

Capital Investment (In lakhs)

34538

Scale

SSI

City

Pune

Pincode

411045

Person Name

Sarvesh Javdekar

Designation

Technical Director

Telephone Number

9665559384

Fax Number

0

Email

ketakee.devdhar@javdekars.com

Region

SRO-Pune I

Industry Category

Orange

Industry Type

O21 Building and construction project more
than 20,000 sq. m built up area

Last Environmental statement
submitted online

no

Consent Number

Format1.0/CC/UAN
No.0000154916/CE/2304002115

Consent Issue Date

28-04-2023

Consent Valid Upto

28-04-2028

Establishment Year

2023

Date of last environment statement
submitted

Jan 1 1900 12:00:00:000AM

Industry Category Primary (STC
Code) & Secondary (STC Code)

Product Information

Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day		
Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
	0.00	0.00
Cooling	0.00	0.00
Domestic	469.75	0.00
All others	0.00	0.00
Total	469.75	0.00

2) Effluent Generation in CMD / MLD			
Particulars	Consent Quantity	Actual Quantity	UOM
Domestic effluent	423	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)			
Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)			
Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption			
Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	108	0	Ltr/A

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)					
[A] Water					
Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
BOD	0	0	0	10 mg/l	Within permissible limit
COD	0	0	0	50 mg/l	Within permissible limit
TSS	0	0	0	20 mg/l	Within permissible limit

[B] Air (Stack)					
Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
NA	0	0	0	0	0

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Bio degradable waste	0	0	Ton/Y
Non biodegradable waste	0	0	Ton/Y

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge	0	0	Ton/Y

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ton/Y

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	Ton/Y	0

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Bio degradable waste	0	Ton/Y	0
Non biodegradable waste	0	Ton/Y	0

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

<i>Detail of measures for Environmental Protection</i>	<i>Environmental Protection Measures</i>	<i>Capital Investment (Lacks)</i>
0	0	0

[B] Investment Proposed for next Year

<i>Detail of measures for Environmental Protection</i>	<i>Environmental Protection Measures</i>	<i>Capital Investment (Lacks)</i>
STP	To treat waste water	151.98
OWC	To recycle wet waste	19.90
RWH	To recharge ground water to maintain ground water table	26.50
Green Belt Development	To control Carbon footprints	20.05

Part-I

Any other particulars for improving the quality of the environment.

Particulars

Revised CTE taken dated 15.05.2024 Consent no. Format1.0/CC/UAN No.0000188996/CE/2405001425

Name & Designation

Mr. Sarvesh Javdekar, technical director

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000076221

Submitted On:

29-11-2024

तडाखा

भंडाऱ्यात गारपीट

भंडारा जिल्ह्यात शनिवारी मध्यरात्री जोरदार पाऊस आणि गारपीट झाल्याने रब्बी पिकांचे नुकसान झाले आहे. वांगी, टमाटर, मिरची, काबीसह इतर पिके तसेच हरभरा, मूंग, गहू आणि शेतात उभी असलेल्या इतर पिकांची नासाडी झाली आहे. नुकसान झालेल्या पिकांचा प्रशासनाने लवकर पंचनामा करावा अशी शेतकऱ्यांची मागणी आहे. चंद्रपूर जिल्ह्यातील वरोरा, भद्रावती, चंद्रपूर, पौर्ण या तालुक्यात अवकाळी पावसासह गारपीट तर ब्रह्मपुरी, नागभीड, राजुरा, कोरपना, मूल तालुक्यात अवकाळी पाऊस झाला. त्यामुळे हरभरा, गहू, तूर, ज्वारी, जवस व इतर पिकांचे नुकसान झाले. या नुकसानीचे त्वरित पंचनामे करून नुकसानग्रस्तांना तातडीने मदत देण्यात यावी, असे निर्देश पालकमंत्री सुधीर मुनगंटीवार यांनी जिल्हाधिकाऱ्यांना दिले.

तेल पिकांचे मीरा पागोरे, तालुका कृषी अधिकारी शत ८८० सुरेश गावडे, नायब तहसीलदार ४६ हेक्टर डी. पी. बदकी यांनी मुबारकपूर, भाजीपाला सावंगी, हदगाव, गोंकळी, किन्ही या पामदार डॉ. गावात जाऊन नुकसानीची पाहणी तहसीलदार केली.

शेतकऱ्यांच्या खात्यात नुकसानभरपाई जमा

नगर : नगर जिल्ह्यात २०२२-२३ या कालावधीत झालेली अतिवृष्टी, सततचा पाऊस, गारपीट आणि अवकाळी पावसामुळे शेतीचे मोठे नुकसान झाले होते.

त्या सहा लाख ५६ हजार ९५९ शेतकऱ्यांना सुमारे ६३७ कोटी ७८ लाख रुपयांचे अनुदान मंजूर झाले आहे. हे अनुदान थेट शेतकऱ्यांच्या खात्यात जमा करण्यात आले आहे, अशी माहिती पालकमंत्री राधाकृष्ण विखे पाटील यांनी दिली. सप्टेंबर, ऑक्टोबर २०२२मध्ये झालेल्या अतिवृष्टीत सुमारे दोन लाख ५५ हजार ६८ शेतकऱ्यांच्या शेती पिकांचे नुकसान झाले होते. महसूल आणि कृषी विभागाने केलेल्या पंचनाम्यातून या शेतकऱ्यांना २९१ कोटी रुपयांचे अनुदान मंजूर झाले आहे. अतिवृष्टीच्या निकषाबाहेरील सततच्या पावसामुळे शेती पिकांच्या झालेल्या नुकसानीची भरपाई म्हणून, दोन लाख ९२ हजार ७५० शेतकऱ्यांना विशेष वाव म्हणून २४१ कोटी रुपयांची मदत सरकारने दिल्याचे विखे पाटील यांनी सांगितले.

‘समृद्धी’वरील अपघातात तीन जणांचा मृत्यू



चित्र : एआय

नातेवाइकभेटीसाठी जाणाऱ्यांवर काळाचा घाला

म. टा. प्रतिनिधी, छत्रपती संभाजीनगर

शहरातून नाशिकला नातेवाइकांच्या भेटीसाठी निघालेल्या एका कारचा अर्द्धीमंडी गावाजवळ अपघात घडला. या अपघातात तीन जणांच्या बळी गेला आहे. या अपघातात अपघातग्रस्त वाहनाचा चुराडा झाला आहे. हा अपघात शनिवारी रात्री १२ वाजेच्या दरम्यान घडला.

या अपघातात शिवाजी शोरात (वय ५८, रा. द्वारकानगर हडको), राहुल आनंद निकम (वय ४७, रा. हडको), अण्णा रामराव मालोदे (वय ७९, रा. संजोनी कॉलनी) अशी अपघातामध्ये मृत्युमुखी पडलेल्या तिघांची नावे आहेत. समृद्धी महामार्गावर एका ट्रॅक्टरच्या अपघातात १२ जणांचा बळी गेला होता. यानंतर विविध उपग्रह योजनेा राबविण्यात आलेली आहे. काही दिवशी समृद्धी महामार्गावर अपघात काही दिवस बंद

जाहीर सूचना

आम्ही, मे. विलास जावडेकर इको हौसिंग एल एल पी सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या प्लॉट अ, सर्वे नं. ५९/५, ५९/६, ५९/७अ, ५९/७ब (पार्ट), ५९/८, ५९/५०/प्लॉट अ ५६, ५९/५०/प्लॉट अ ५७, ५०/६/२/२, बातेवाडी गाव, तालुका हवेली, जिल्हा पुणे, महाराष्ट्र येथील गृह आणि व्यावसायिक प्रकल्पाच्या दिनांक ०६ फेब्रुवारी २०२४ रोजी पत्र क्रमांक EC24B039MH181005 अन्वये पर्यावरणाच्या दृष्टीकोनातून विस्तारित मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in> संकेतस्थळावर उपलब्ध आहे.

मे. विलास जावडेकर इको हौसिंग एल एल पी

जाहीर सूचना

आम्ही, मे. विलास जावडेकर इन्फिनीटी डेव्हलपर्स प्रायव्हेट लिमिटेड सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या गट नं. ९३२९/९ ते ७/२, बायोली गाव, तालुका हवेली, पुणे, महाराष्ट्र येथील गृह प्रकल्पाच्या दिनांक ०६ फेब्रुवारी २०२४ रोजी पत्र क्रमांक EC24B039MH110544 अन्वये पर्यावरणाच्या दृष्टीकोनातून पर्यावरणीय विस्तारित मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे.

मे. विलास जावडेकर इन्फिनीटी डेव्हलपर्स प्रायव्हेट लिमिटेड

जाहीर सूचना

महाराष्ट्र सरकार, पर्यावरण विभाग, खोली क्र. २१७, दुसरा मजला, मंत्रालय, मुंबई - ४०००३२ यांनी त्यांच्या पत्र क्र. SIA/MMH/INFRA/435870/2023 दिनांक ०८ फेब्रुवारी २०२४, द्वारे मे. वैष्णवी महिला उन्नती संस्था, पुणे ह्यांच्या रहिवासी प्रकल्पासाठी पर्यावरण विषयक परवानगी दिली आहे.

सदर पर्यावरण विषयक परवानगीच्या प्रती आपल्या माहितीसाठी महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध असून महाराष्ट्र शासन पर्यावरण विभागाच्या पुढील संकेतस्थळावर पाहू शकता. <https://parivesh.nic.in>

मे. वैष्णवी महिला उन्नती संस्था, 'वैष्णवी सिटी फेज २'

सं. नं. 23/3/1, 23/3/2, 23/3/3, उत्पत्ती देवाची, हाडेवाडी रोड, JSPM कॉलेज जवळ, ता. हवेली, जिल्हा. पुणे.

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Car Deliveries Getting Impacted: Audi India

Muonio | Finland: The situation in the Red Sea is creating supply chain issues for German luxury carmaker Audi, impacting car deliveries to customers in India in the first quarter but recovery is expected in the coming months, according to a senior company official. With electrification on its primary agenda, the company is also evaluating the possibility of assembling electric cars in India, said Audi India Head Balbir Singh Dhillon. "We are also challenged from time to time by various factors. Very recently because of the Red Sea situation there is a supply chain constraint that we're facing in the quarter one of 2024. -PTI

market, and region has relief in duty, The government is also signing some FTAs, where the company might get some relief in duty,

निगम
SURANCE
(Govt. of India)



उप क्षेत्रीय कार्यालय, पंचदीप भवन, सर्वे नं. 689/690, विवेकवाडी, पुणे, महाराष्ट्र - 411 037.
Sub-Regional Office, Panchdeep Bhawan, Survey No. 689/690, Bibwewadi, Pune, Maharashtra - 411 037.
Phone: 020-24211138/39, Fax: 020-24215153, Email: dir-pune@esic.nic.in

NOTICE OF HEARING AGAINST PROPOSED MENT OF CONTRIBUTION

is drawn regarding proposed assessment of contribution as shown y of hearing is being afforded before passing of ex-parte order u/s afforded earlier.

amt	Code No.	Date of Issue of Notice	Amount (in ₹)	Date of Hearing Now Fixed
h Mitra ra	33000651 120000699	C-18 (Adhoc) 04.01.2024	1,17,810/-	14.02.2024
v,	33000756 220001099	C-18 (Adhoc) 13.10.2023	4,620/-	29.02.2024
3.	33000756 220001099	C-18 (Adhoc) 19.12.2023	6,07,068/-	13.02.2024
-Goff	33000577 370000606	C-18 (Adhoc) 19.12.2023	5,05,890/-	13.02.2024
g Wak	33000653 180000999	C-18 (Adhoc) 14.12.2023	3,13,814/-	27.02.2024
Jain) dewadi	33000477 860001009	C-18 (Adhoc) 11.11.2023	1,14,576/-	26.02.2024
jar	33000686 620001099	C-18 (Adhoc) 13.12.2023	20,328/-	11.03.2024
ade Corp.,	33000631 490000999	C-18 (Adhoc) 24.11.2023	1,08,570/-	05.03.2024

al hearing on date as mentioned above is not availed, the order
Sd/-
(Authorised Officer)
ce Number, In whatever company you are
benefits, every time, everywhere

operations rose to ₹3,688 crore for the October-December period against ₹3,613 crore in the year-ago period.
"We are very optimistic in terms of the medium to long-term demand, which is coming in. We are seeing that private sector capex cycles have really started to kick in," Singhania said.
There is an increase in disposable incomes, which is leading to positive buying sentiments, he added.
"So, in all, we see that the economy is going to be in good shape in the coming years. With that, the auto sector sho-

year, which we announced last year, is wrapping up... we have also announced further expansion, which we will be completing in two years' time by the end of FY 26," Singhania said.
"So, this will definitely keep the momentum going for our top line and profitability," he added. When asked if the industry is taking steps to collaborate with farmers to reduce rubber imports, Singhania said that four companies are working with rubber growers in the Northeast. The companies aim to grow two lakh hectares in the Northeast with an outlay of ₹1,100 crore, he headed.

PUBLIC NOTICE

We, M/s. Vilas Javdekar Infinitree Developers Pvt. Ltd. hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded Environmental Clearance for our Expansion Residential Project located at **New Gut No. 1321/1 to 7/2, Village. Wagholi, Taluka-Haveli, Pune Maharashtra** vide letter dated **6th February 2024** bearing file No. **EC24B039MH110544**. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in>
M/s. Vilas Javdekar Infinitree Developers Pvt. Ltd.

PUBLIC NOTICE

We, M/s. **VILAS JAVDEKAR ECO HOUSING LLP** hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded Expansion Environmental Clearance for our Residential and Commercial Project located at **Plot A, S. No. 51/5, 51/6, 51/7A, 51/7B(Part), 51/8, 51/50/Plot No. A16, 51/50/Plot No. A17, 50/6/2/2, Village Balewadi, Taluka. Haveli, Dist. Pune, Maharashtra** vide letter dated **6th February 2024** bearing file No. **EC24B039MH181005**. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in/>
M/s. VILAS JAVDEKAR ECO HOUSING LLP

Public Notice

Government of Maharashtra, Environment Department, Room No.217, 2nd Floor, Mantralaya Annexe, Mumbai - 400 032. has accorded Environmental Clearance No **SIA/MH/INFRA2/435870/2023** Dated. 08th February, 2024 for Residential Project of **Mis. Vaishnavi Mahila Unnati Sanstha, Pune**. Copies of the Clearance letter are available with Maharashtra Pollution Control Board & May also be seen at website of Government of Maharashtra, Department of Environment <https://parivesh.nic.in>
M/s. Vaishnavi Mahila Unnati Sanstha "Vaishnavi City Phase 2"
S. No. 23/3/1, 23/3/2, 23/3/3, Uruli Devachi, Handewadi Rd, Near JSPM Collage. Tal. Haveli, Dist. Pune.

**RFP for appointment of consultant for development plan of Viper Island and Tourism Circuit in A&N Islands**

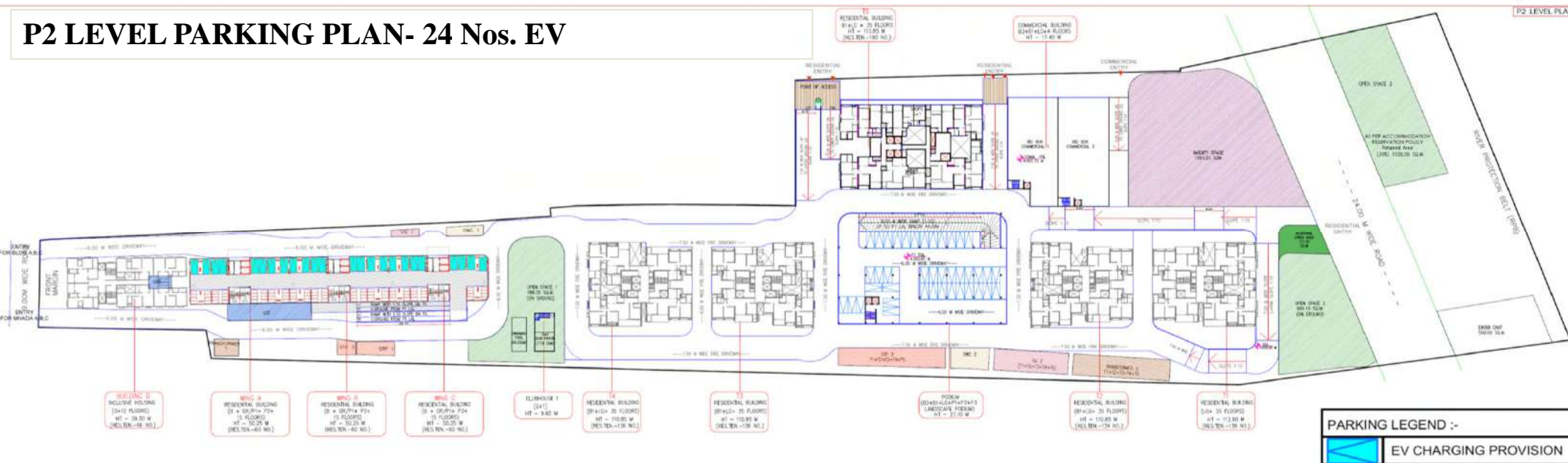
Andaman & Nicobar Islands Integrated Development Corporation Ltd. (ANIIDCO), Port Blair invites RFP for appointment of consultant for development plan of Viper Island and Tourism Circuit in A&N Islands. Details of the RFP can be obtained from the website <https://aniidco.and.nic.in> and <https://eprocure.andaman.gov.in>
A pre bid meeting will be held at 04.00 pm on 27.02.2024 in the conference hall, Vikas Bhawan, ANIIDCO, Port Blair and also through video conference and the link will be uploaded on <https://aniidco.and.nic.in> & on <https://eprocure.andaman.gov.in> The last date for submission of RFP is 3.00 pm on 28.03.2024.
Managing Director, ANIIDCO reserves the right to accept or reject any proposal and to annul the bidding process and reject all the proposals, at any time without any liability to anyone.
Managing Director, ANIIDCO
F.No. 1-1778/ANIIDCO/Projects/2023-24/ 3465 Dt.08.02.2024

Published in the Economic Times on
12th February 2024

DETAILS OF ELECTRIC CHARGING POINTS

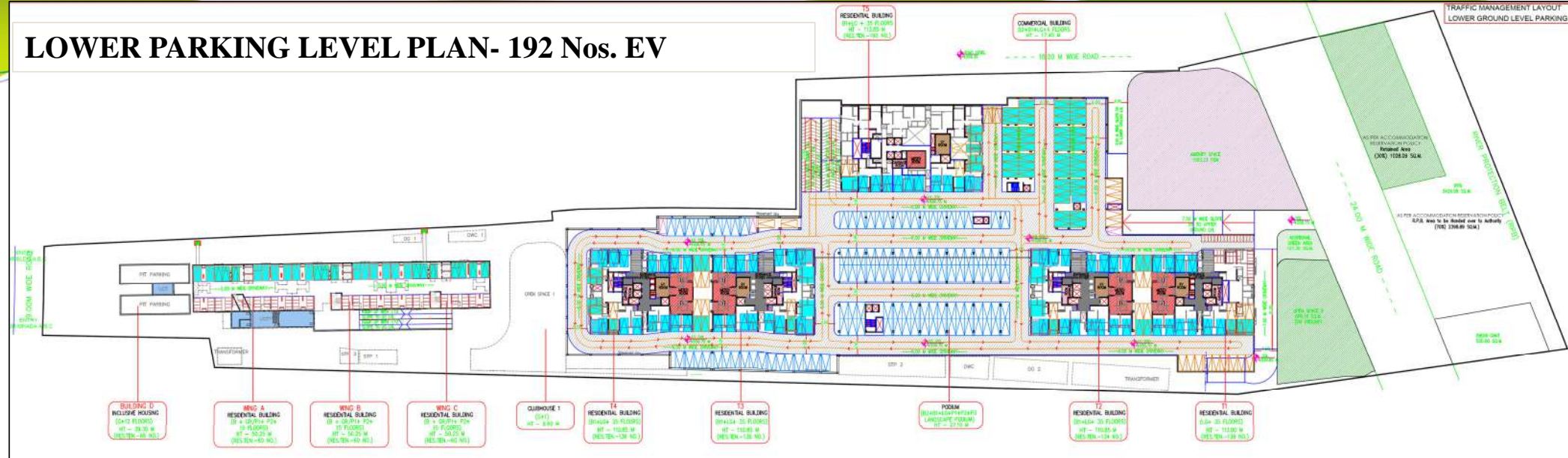
Total number of cars provided	1011 nos.
Total nos. of parking to be proposed on EV (30%)	303 nos.
Total No of EV charging location/ points at Lower Ground	192 nos.
Total No of EV charging location/ points at Upper Ground	87 nos.
Total No of EV charging location/ points at Parking level 2	24 nos.

P2 LEVEL PARKING PLAN- 24 Nos. EV

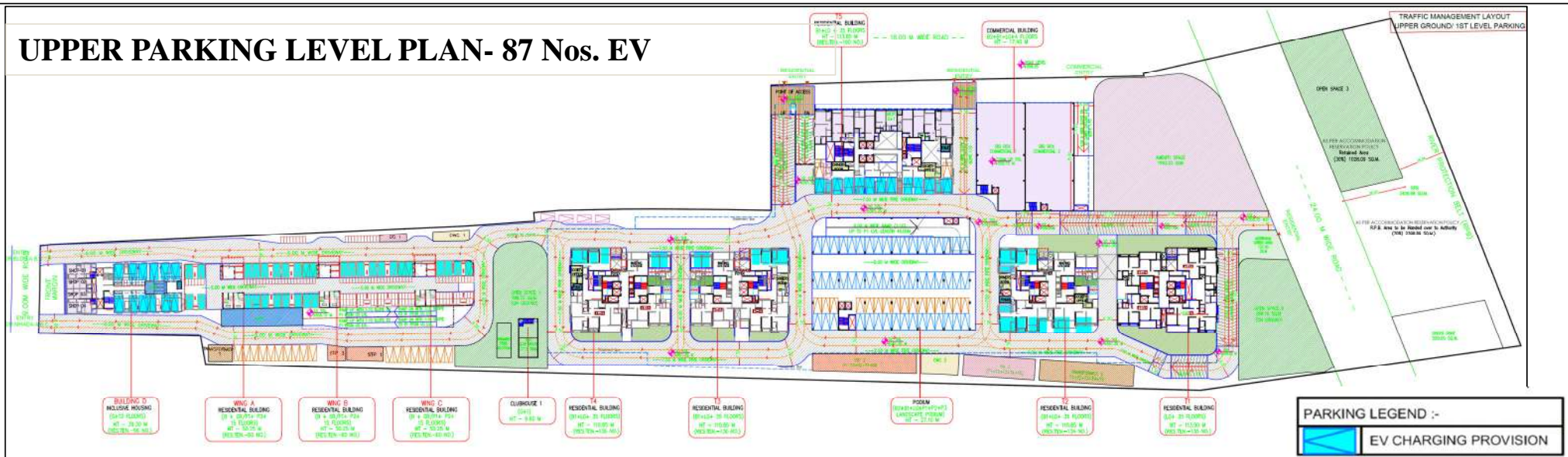


ELECTRIC CHARGING POINT PARKING PLAN-

LOWER PARKING LEVEL PLAN- 192 Nos. EV



UPPER PARKING LEVEL PLAN- 87 Nos. EV





VILAS
JAVDEKAR
DEVELOPERS

Date: 13/12/2024

To
Regional Officer
Ministry of Environment, Forests and Climate Change
West Central Regional Office,
Ground Floor, Eastern Wing,
New Secretariat Building-Opposite Old VCA Stadium,
Civil Lines -Nagpur-440001

Respected Sir,

For our Residential & commercial Project on Plot A, S. No. 51/5,51/6,51/7A,51/7B(P),51/8,51/50/ Plot No. A16,51/50/Plot No. A17, 50/6/2/2, Village Balewadi, Taluka Haveli, Pune, Maharashtra, we have provided RG area of 2685.60 sq. m. as per requirement and total number of trees to be planted are 601 nos. This plantation will be carried out phase wise.

We have also undertake that, we will use solar energy as committed in EC & we will use water conservation fixtures etc. at appropriate stages.

Thanking you

Yours faithfully,

Authorized signatory



For, M/s. Vilas Javdekar Eco Housing LLP

Vilas Javdekar Eco Housing LLP.

306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038 INDIA

LLP No. : AAH-1548

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पुणे महानगरपालिका

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे
संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम २५८ व २५९ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : BLD/0018/12

Proposal Type : Residential

Case Type : Revised

Project Type : Layout of Building +
Proposed Building



क्रमांक : CC/0998/20

दिनांक : 04/11/2020

श्री / श्रीमती MS MEGA SPACES LLP thorough MR SATISH S BANSAL MR SATISH S BANSAL(PAH:MS MEGA SPACES LLP MR SATISH S BANSAL) द्वारा आर्किटेक्ट / ला. स. श्री AVINASH PURSHOTTAM NAWATHE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ BALEWADI घरांक सर्वे न 51/5(P.T.), 51/6(P.T.), 51/7A सी. सं. न. _____ हिस्सा नं _____ फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 21/09/2020 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचा अविभाज्य भाग समजणेत येईल.)
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - (अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/समत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
 - (आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातललेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
 - (इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
 - (ई) अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.

७. काम सुरुकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसरून केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.

वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

विशेष अटी:-

१. हायराइज इमारती संदर्भातील वि.नि.नि.नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अग्निशमन व्यवस्था, विशेष वर्गवारीमधील स्ट्रक्चरल इंजिनियर याची नेमणूक, सर्व्हेस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील.
३. हायराइज इमारतीचे सर्व्हेस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहिल.
४. इमारतीतील उद्वाहनाचे (लिफ्टचे) दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंवर्धनाकरिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी फ्लश यंत्रणा, नियंत्रित दाब यंत्रणा
६. सोलर सिस्टिमची यंत्रणा बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षाच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/ स्वतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
४. ओला व सुक्या कच्च्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुर्ध्वनी / भ्रमण दुर्ध्वनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
८. रस्तारंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याच्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटरीज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटरीज्ड हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोल्ड/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशामध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. संरक्षक भिंतीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रंदीचे व्हिजिटर्स पार्किंगची रस्ता / फुटपाथ वरून अक्सेस् व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व



नंतर

१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मॉर्निंगल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून
१८. प्रकल्पाच्या सिमाभित्तीबाबत स्टिनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र. अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक रहातील.
१९. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी करिता ३ लि. (हाफ फ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॉप इ. नळ) ६ लि. (फुल फ्लश) असे प्रकारचे फ्लश असे प्रकारचे फ्लश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.

-: अटी:-


१. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांझूळ खत निर्मितीसाठी व्यवस्था करणार.
२. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अभिशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार.
३. आवश्यकतेप्रमाणे लिफ्ट (उद्वाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहील.
४. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.
५. इतर महत्वाचे अटी :

६. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्टॅबिलिटी सर्टीफिकेट) दाखल करणार.
७. अंशतः भोगवटापत्रासाठी रु. २२०/- चे स्टॅम्प पेपरवर इंडेन्टि बॉन्ड दाखल करणे आवश्यक आहे.
भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व हक्काची रकम पूर्णपणे भरणार.
८. भोगवटापत्राच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी जागेच्याची गरज नाही.
९. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
१०. बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
११. बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
१२. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
१३. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
१४. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
१५. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भित्तीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
१६. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटीवर संमतीपत्र देण्यात येत आहे.
१७. भूमीप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)

१९. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.
२०. सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
२१. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
२२. संबंधीत सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
२३. प्रोव्हिजन्स कायद ना-हरकतप्रमाण पत्र १५ दिवसात दाखल करणार.


Gangaprasad C
Dandime
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा




C. G. Gaikwad
Validity unknown
Digitally signed by C. G. Gaikwad
Date: 04/11/2020
Reason: PUNE MUNICIPAL CORPORATION
Location: PUNE पुणे म न पा

