



TOPAZ HOMES LLP

Date- 01 June 2025

To
Additional Director(WCZ)
Ministry of Environment Forest and Climate Change(MOEFC)
Ground Floor, East Wing
New Secretariat Building
Civil Lines, Nagpur-440001
Maharashtra.

Subject- Half Yearly Environmental compliance report of Residential & Commercial construction project 'Gagan Adira' located at Gat No.569 (Part), Wagholi, Tal- Haveli, Dist.- Pune by TOPAZ HOMES LLP for June 2024 to November 2024.

Reference- Environmental Clearance vide no. EC23B038MH110062 dt. 20/07/2023

Respected Sir,

We have received above referred environment clearance for our project. As mentioned in environment clearance condition we are herewith enclosing compliance report in prescribed format comprising

1. Data Sheet
2. Pointwise compliance report
3. Relevant Annexures

This is for your reference and record. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,

For TOPAZ HOMES LLP

Authorized signatory

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SIX MONTHLY COMPLIANCE REPORT

For period of December 2024 to May 2025

By
Topaz Homes LLP.

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Regional Office (West Central Zone), Nagpur
Monitoring Report

Part – I
DATA SHEET

1.	Project Type: River-valley / Mining / Industry /Thermal / Nuclear / Other (Specify)	Building and construction project: Residential & commercial
2.	Name of the Project	“Gagan Adira” Topaz Homes LLP.
3.	Clearance Letter (s) / OM No. and date	We have received EC vide no. is EC23B038MH110062 dt.20/07/2023. Annexure 1: Environment Clearance Copy We have applied for Amendment in EC and the application No. is SIA/MH/INFRA2/486249/2024. Annexure 2: Application acknowledgement copy Annexure 3 :EC status
4.	Location	Gat No. 569(Part), Wagholi, Tal.- Haveli District-Pune, Maharashtra.
	a. District (s)	Pune
	b. State (s)	Maharashtra
	c. Latitude	Latitude: 18033'48.45" N
	d. Longitude	Longitude: 73046'35.37" E
5.	Address for correspondence	Mr.
	a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers) :	Anshul Garg Director Topaz Homes LLP“Gagan Adira”, 3 rd Floor, Marvel Aliana, Lane no.5 Koregaon Park, Pune- 411001
	b. Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. Pritam Oswal Director Topaz Homes LLP“Gagan Adira”, 3 rd Floor, Marvel Aliana, Lane no.5 Koregaon Park, Pune- 411001
6.	Salient features	
	a. Of the Project	It is Residential & Commercial development

	b. Of the Environmental Management Plan	<p>1. Sewage Treatment Plant-</p> <ul style="list-style-type: none"> We have planned to provide STP for the treating the waste water. STP having capacity 520 KLD installed on site & we will provide STP of capacity 120 KLD for treated waste water for excess capacity. <p>2. Solid waste management-</p> <ul style="list-style-type: none"> Biodegradable waste is treated by Organicwaste converter. Organic waste converterhaving total capacity 400 kg unit installed on site. Dry waste will be handed over to theauthorized vendor. STP Sludge will be used as manure. <p>3. Rain water Harvesting: Rain water harvesting pits shall be provided to raise the ground water table.</p> <p>4. Solar Energy-</p> <ul style="list-style-type: none"> Solar lights will be provided for the commonamenities like street lighting & garden lighting. <p>Please refer Annexure 4 Project Status for details ofenvironmental infrastructure</p>
7.	Breakup of the Project area	
	a. Submergence Area: Forest & Non Forest	Non Forest
	b. Others	<p>a. Total Plot Area – 41650 sq.mt.</p> <p>b. FSI area- 66453.26 sq.mt</p> <p>c. NON FSI area- 54514.81 sq.mt.</p> <p>d. Construction Built - Up Area – 120968.07sq.mt.</p>
		<p>Please refer Project Status Annexure 4 Construction of existing building is as per Environment clearance. We have not started construction activity for expansion.</p> <p>We have also applied for amendment in EC and proposal No. is SIA/MH/INFRA2/486249/2024.</p> <p>Occupancy certificates received for Existing phase are enclosed in project NOC s Annexure 7</p>
8.	Breakup of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan	Project does not include any displacement or rehabilitation. Project under reference is Commercial construction project developed on barren land as per development permission and

		sanction plan received from municipal authority.
	a. SC, ST/Adivasis	--
	b. Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)	--
9.	Financial Details;	
	a. Project costs as originally planned & subsequent revised estimates and the year of price reference.	Project cost for construction with expansion given for environmental clearance is 207 Cr
	b. Allocations made for Environmental Management Plan with item wise & year wise breakup.	Please refer Annexure Environment Management Plan 8
	c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	
	d. Whether (c) includes the cost of Environmental Management as shown in the above.	
	e. Whether (c) includes the cost of Environmental Management as shown in the above.	
	f. Actual expenditure incurred on the Environmental Management Plan so far	Please refer Annexure Environment Management Plan 8
10.	Forest land requirement	
	a. The status of approval for diversion of Forestland for non-forestry use	Not Applicable
	b. The Status of clearing felling	Not Applicable
	c. The status of compensatory Afforestation programme in the light of actual field experience	Not Applicable
	d. Comments on the viability and sustainability of compensatory afforestation program in the light of actual field experience so far.	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	Status of construction	
	a. Date of commencement (Actual and/or Planned)	Construction of expansion will be done as per commencement certificate received from municipal authority Refer NOCs Annexure 7

	b. Date of completion (Actual and/or Planned)	Completion of Existing phase has been obtained from municipal authority refer completion certificates inNOCs Annexure 7
13.	Reasons for the delay if the project is yet to start	NA
14.	Dates of site visits	
	a. The dates on which the Project was monitored by Regional Office on previous occasions, if any	Request Letter sent for RO Visit.
	b. Date of site visit for this monitoring Report	Not Applicable
15.	Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit. (The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)	Mr. Anshul Garg Director Topaz Homes LLP“Gagan Adira”, 3 rd Floor, Marvel Aliana, Lane no.5 Koregaon Park, Pune- 411001 Email- shital.adsul@gagandevolvers. com Tel- 020-26153031

PART B:

3. The proposal has been considered by SEIAA in its 259th meetings & 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.	SEAC Conditions-	Status
1	PP to submit Fire Noc.	Noted and we have submitted the fire Noc as per instructed. Please refer annexure 7.
2	PP to submit NOC for water supply approved by competent authority.	Noted and we have received water Noc of required capacity from competent authority. Please refer annexure 7.

3	Trees to be proposed to be re-looked in respect of following observations: a. Karanj, Palas- Cannot be planted on podium. b. Kadipatta- cannot be considered a tree. c. Karvanda- Doubtful about source also a thorny shrub. d. Papaya- is not a permeant tree. e. Podium need trees with less root penetration and fibrous system. Pp submit revised plan accordingly	Noted and we have strictly adhered to the condition and We have submitted revised plantation plan.
4	PP to submit IOD/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.	Noted and we have submitted the IOD plan to authority.
	SEIAA Conditions-	Status
1	This EC excludes the Commercial Building as PP has not obtained CFO NOC for the same.	Noted and agreed. Before starting expansion activity, we shall obtain Provisional fireNOC for Commercial building as mentioned and granted for expansion.
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 areas as well as to allow effective fire tender movement.	Noted and agreed.
3	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	Noted and agreed. Refer annexure 7
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	Noted and agreed to comply.
5	SEIAA after deliberation decided to grant EC for- FSI area of 38,463.75 m2, Non FSI – 40,958.58 m2 and Total construction area of 79,422.33 m2.(Plan approval No. 488/20-21 dated 1.10.2021) (Restricted as per approval).	Noted.

	General Conditions-	
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	Please refer project status Annexure 3 We are segregating dry and wet waste and disposing off through authorized vendor. Please refer Environment management plan Annexure 8
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.	Construction of existing phase is complete. All excavated material used for land levelling and top soil is used for landscaping.
III.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Not applicable. Please refer Environment Management Plan Annexure 8
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.	We shall provide adequate drinking and sanitary facilities for construction of expansion.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate network for storm water and sewage has been provided and received NOC from receptive department for existing phase.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Please refer environment Management Plan Annexure 8
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	We will not use ground water during construction phase of project.
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.	Agreed and complied.
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.	We have provided and agreed to provide be provided low flow fixtures for toilet flushing for expansion.
X.	The Energy Conservation Building code shall be strictly adhered to	Agreed and complied with ECBC.

XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Noted and agreed to comply.
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.	Noted and agreed to comply.
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	We will carry out ground water sample analysis throughout construction phase. Please refer annexure 9.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Agreed to comply.
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 are using DG sets during operation and construction phase are as per CPCB norms
XVI.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Please refer environment Management Plan Annexure 8
XVII.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	We have not provided storage of diesel in our project. Diesel will be procured within permissible quantity or bought as per requirement.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Please refer Environment monitoring reports Annexure 9
XIX.	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 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. The location of the DG sets may be decided with in	DG set are with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986.

	consultation with Maharashtra Pollution Control Board.	
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environmental cell / designed person	Noted and agreed to comply. Please refer annexure 8.
Sr. No.	Operational Phase-	Status
I	<p>a) Solid waste generated should be properly collected and segregated</p> <p>b) Wet waste should be treated by Organic waste converter and treated waste should be utilizing in existing premises for gardening. And, no wet garbage will be disposed outside the premises.</p> <p>c) Dry/inert solid waste should be disposed of to the approved sites for filling after recovering recyclable material.</p>	We are Agreed to comply
II	E- Waste shall be disposed through Authorized Vender as per E- waste (Management and Handling) Rules, 2016	E Waste generated from project site will hand over to authorized vender as per the E-waste (Management and Handling) Rules, 2016
III	<p>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/refused to the maximum extent possible Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.</p> <p>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.</p>	<p>As per the requirement of project we are treating of sewage in 520 KLD capacity STP already installed on site</p> <p>Treated water generated from STP is being reused for flushing and gardening.</p> <p>Excess treated water is being disposed of in municipal chamber/ through authorized vender</p>
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.	<p>We have given occupancy for existing phase of project after installation of STP, OWC and green belt</p> <p>All Services are functioning and will be used for expansion phase also.</p>
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.	Project is already having municipal water supply for Existing phase. We are agreed to comply condition for Expansion phase.
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.	We will have provided the separate entry and exit for the project. Parking provision will be provided within the project. We have carried out traffic management plan separately for expansion of project.
VII	PP to provide adequate electric charging points for electric vehicles (EVs)	We will provide 30% EV charging points at time of construction of expansion of project.
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.	We have provided landscape on project as per bylaw requirements and will maintain the same during expansion of project also.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	We are Agreed to comply
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 and year-wise expenditure should reported to the MPCB & this department.	We are Agreed to comply
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://ec.maharashtra.gov.in .	We will comply the same.
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	We have submitted environment clearance letter to Municipal authority. We have not received any suggestion/representation from local
XIII	The proponent shall upload the status of compliance of the stipulated EC condition, 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	We will comply the same.

	namely; SPM, RSPM, SO2, NOx (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	We are Agreed to comply.
II	If applicable consent 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.	We are Agreed to comply.
III	Under the provisions of Environment (Protection) Act, 1986 legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We are Agreed to comply.
IV	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitoring data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are Agreed to comply.
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.	Condition is noted and will submit Environmental Statement for each financial year ending 31 st March.
VI	No further Expansion or modification other than mentioned EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviation or alteration 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.	Condition is noted. We have also applied for amendment in EC and proposal No. is SIA/MH/INFRA2/486249/2024.
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 imply that Forestry & Wild life	Condition is noted.

	clearance granted to the project which will be considered separately on merit.	
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- 3. 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.**

Noted and agreed

- 4. 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.**

Noted and agreed

- 5. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.**

Noted and agreed

- 6. Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.**

Noted and agreed

- 7. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any**

X



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

To,

The Director
NYATI BUILDERS PRIVATE LIMITED
"NYATI UNITREE" at S. No. 103/129B, CTS NO.1995, S.NO. 103/129C,
CTS NO. 1995 and CTS No. 1996 B, Yerawada, Pune -411006

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/INFRA2/422337/2023 dated 16 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH110005
2. File No.	SIA/MH/INFRA2/422337/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Expansion of commercial project "Nyati Unitree"
7. Name of Company/Organization	NYATI BUILDERS PRIVATE LIMITED
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: 11/10/2023

(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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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/422337/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Nyati Builder Private limited,
S.no. 103/129B, CTS No. 1995,
S. No. 103/129C, CTS No. 1995 and
CTS No. 1996 B, Yerawada, District Pune.

Subject : Environmental Clearance for Proposed Expansion of Commercial Project
“Nyati Unitree” at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No.
1995 and CTS No. 1996 B, Yerawada, District Pune by M/s Nyati Builder
Private limited

Reference : Application no. SIA/MH/INFRA2/422337/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 171st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 262nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th July, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/422337/2023	
2.	Name of Project	Proposed Expansion of Commercial Project “Nyati Unitree” at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada, District Pune By M/s Nyati Builder Private limited	
3.	Project category	8a (B2)	
4.	Type of Institution	Private Limited	
5.	Project Proponent	Name	Mr. Piyush Nitin Nyati
		Regd. Office address	Nyati Unitree, Nagar Road, Yerawada, Pune. 411006.
		Contact number	9623445233/ 020 29805333
		e-mail	dsdey@nyatigroup.com
6.	Consultant	Sneha- Hitech Products, Bangalore	
7.	Applied for	Expansion	
8.	Details of previous EC	-	
9.	Location of the project	At S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada, District Pune.	
10.	Latitude and Longitude	Latitude: 18033'48.45" N Longitude: 73046'35.37" E	
11.	Total Plot Area (m²)	8,041.81	
12.	Deductions (m²)	1423.69	
13.	Net Plot area (m²)	6,618.12	

14.	Proposed FSI area (m ²)	18,084.10				
15.	Proposed non-FSI area (m ²)	22,715.24				
16.	Proposed TBUA (m ²)	38227.31				
17.	TBUA (m ²) approved by Planning Authority till date	18084.10				
18.	Ground coverage (m ²) & %	1,938.24 29.29%				
19.	Total Project Cost (Rs.)	162 Cr.				
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		We will follow the conditions mentioned in OM				
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
	Previous EC / Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	Wing A1	L3+L2+L1+L.G. +U.G+1 st to 8 th Floors.	35.90	Wing A1	L3+L2+L1+L.G. +U. G+1 st to 8 th Floors.	35.90
Wing A2	L3+L2+L1+L.G. +U.G+1 st to 4 th Floors.	19.80	Wing A2	L3+L2+L1+L.G. +U.G+1 st to 8 th Floors.	35.90	Vertical Expansion (5 th floor to 8 th floor)
Club House	G+1	8.30	Club House	G+1	8.30	-
22.	Total number of tenements	Total Tenements/ shops - 146 nos.				
S	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	88 m ³ /day	Fresh Water	88 m ³ /day	
		Recycled (Gardening)	4.00 m ³ /day	Recycled (Gardening)	0 m ³ /day	
		Recycled Flushing	45.00 m ³ /day	Recycled Flushing	45.00 m ³ /day	
		HVAC	24.00 m ³	HVAC	0.00 m ³	
		Total	161.00 m ³ /day	Total	133.00 m ³ /day	
		Waste water generation	106.00 m ³ /day	Waste water generation	106.00m ³ /day	
24.	Water Storage Capacity for Firefighting / UGT	Domestic UG tank- 125.50 CMD Fire UG tank – 200 CMD Flushing Water Tank- 68.25CMD				
25.	Source of water	Local Body – Pune Municipal Corporation				
26.	Rainwater	Level of the Ground water table:	7m BGL			

	Harvesting (RWH)	Size and no of RWH tank(s) and Quantity:	4 No	
		Quantity and size of recharge pits:	2 m x 2 m x 2 m	
		Details of UGT tanks if any:	NA	
27.	Sewage and Wastewater	Sewage generation in CMD:	106.00	
		STP technology:	MBBR	
		Capacity of STP (CMD):	175	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Construction waste	Steel, Tiles, Excavated material etc.	Will be handed over to authorized recycler Top soil will be used for landscaping.
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	355 kg/day	Will be handed over to authorized recycler
		Wet waste:	236 kg/day	Will be treated in OWC
		Hazardous waste:	Negligible	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	25 g/day	Will be handed over to authorized recycler
		STP Sludge (dry)	8 kg/day	Will be used as manure for gardening purpose
30.	Green Belt Development	Total RG area (m ²):	534.69	
		Existing trees on plot:	167	
		Number of trees to be planted:	91	
		Number of trees to be cut:	0	
		Number of trees to be transplanted:	0	
31.	Power requirement	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	75 KW	
		During Operation phase (Connected load):	4680 KW	
		During Operation phase (Demand load):	3322 KW	
		Transformer	1 x 1500 kVA+ Proposed -2 x 630 kVA) and 1 No. x 630 KVA (Proposed)	
		DG set:	3 Nos. X 1000 KVA	
32.	Details of Energy saving	<ul style="list-style-type: none"> Solar lights will be provided for common amenities like Street lighting & Garden lighting. LED based lighting will be done in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc. Auto Timer Switches will be provided for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights, for saving electrical energy. 		

		<ul style="list-style-type: none"> Water Level Controllers with Timers will be used for Water Pumps. To create awareness to end consumer or flat owner, for using energy efficient light fittings like LED Lights. Detail calculations & % of saving:- 8.18 % 				
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost	
		Capital	Air, water, land, biological environment		15.0 Lakh	
		O&M	Air, water and Noise Monitoring		3.0 Lakh/Annum	
34.	Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs.in Lacs)	O&M (Rs.in Laes/Y)
		Storm water	-			
		Sewage treatment	STP		24	9.2
		Water treatment	-			
		RWH	Rain Water harvesting		1.50	0.05
		Swimming Pool	-			
		Solid Waste	OWC		12.75	3.21
		Hazardous Waste	-		-	-
		E waste	Handed over to Authorized Vendor		-	-
		Green Belt Development	---		14.52	2.64
		Energy saving	Renewable energy Solar PV panel & solar hot water		151.30	7.57
		Environmental Monitoring	From MoEF & CC approved lab		-	4.0
		Disaster Management	During operation phase		90	10
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m²)	
		4-Wheeler	408	424	As per Standard DCR	
		2-Wheeler	1037	1062		
		Bicycles	346	415		
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	No				

PP stated the comparative statement as below:

Sr.	DETAILS	Existing	Proposed	REMARKS
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No.				
1	Survey No	Project "Nyati Unitree" at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada,	Project "Nyati Unitree" at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada,	No Change
2	Project name	Commercial Development "Nyati Unitree"	Commercial Development "Nyati Unitree"	-
3	Plot area	8,041.81 sq.mt.	8,041.81 sq.mt.	No Change
4	FSI	10663.50 Sq.m	18,084.10 sq.mt. (Existing: 10,663.50 sq.mt + Proposed: 7,420.60 sq.mt)	Increased by 7420.6 Sq.m
5	Non FSI	18154,90 Sq.m	20143.21 sq.mt. (Existing: 18154.90 sq.mt + Proposed: 1,988.31 sq.mt)	Increased by 1988.31 Sq.m
6	Built up Area	28,818.4 sq.mt	38227.31 sq.mt.	Increased by 9,408.91 sq.mt
7	No of Buildings and Wings	Wing -A1, Wing -A2 (1st to 4th Floors.) Club house	Wing -A2 (5th floor to 8th Floors)	Wing A2 (5th floor to 8th Floors) Added
8	Bldg. Configuration	L3+L2+L1+L.G.+U.G+1st to 4th Floors.	L3+L2+L1+L.G. +U.G+1st to 8th Floors.	Wing A2 (5th floor to 8th Floors) Added Vertical Expansion.
9	No. of Office/showroom (nos.)	88 nos.	146 nos.	58 No. of Office/showroom increases
10	Project Cost – Cr	129.87 Cr	Rs. 162 Cr	Increased by 32.13 Cr
11	Total Water requirement	Fresh water : 58 kld Recycled water (Flushing) : 30 kld Recycled water (Gardening) : 4 kld Total water requirement: 92 kld	Fresh water : 96 kld Recycled water (Flushing) : 45 kld Recycled water (Gardening) : 4 kld Total water requirement: 161 kld	Increased by Fresh water : 38 kld Recycled water (Flushing) : 15 kld
12	Sewage generation	66.82 kld	106.7 kld	Increased by 39.88 kld
13	STP Capacity	175 kld	175 kld	No Change
14	Solid waste management	Wet garbage – 156.2 kg/day Dry Garbage – 234.36 kg/day STP Sludge – 8 Kg/day	Wet garbage – 231 Kg/day Dry Garbage 347 Kg/day STP Sludge – 8 Kg/day	Increased by Wet garbage 74.8 Kg/D Dry Garbage-112.64 Kg/D
15	OWC Capacity	250 Kg/d	250 Kg/d	No change in capacity
16	Green belt area	534.69 Sq.m	534.69 Sq.m	No Change

3. Proposal is a new construction project under violation category as per MoEF&CC Office Memorandum dated 07.07.2021. Proposal has been considered by SEIAA in its 262nd (Day-1) meeting held on 10th July, 2023 and decided to accord Environment Clearance subject to

submission of Bank Guarantee of Rs. 284.63 Lakhs and Penalty of Rs. 210.89 Lakhs . Now, PP submitted the Bank Guarantee of Rs. 284.63 Lakhs and Penalty of Rs. 210.89 Lakhs to Maharashtra Pollution Control Board. SEIAA 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 ensure that fire tender movement is not affected due to branches of trees.
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. 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. This Environment Clearance is subject to final outcome of Original Application No. 29/2019(WZ) pending before the Hon'ble NGT, Western Zone Bench, Pune
2. PP to submit Bank Guarantee of Rs. 284.63 Lakhs towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 210.89 Lakhs.
3. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
4. PP has provided mandatory RG area of 534.69 m² on ground. Local planning authority to ensure the compliance of the same.
5. This EC is restricted for wing A2 up to 19.80 m height as per CFO NOC.
6. 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.
7. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
8. 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.
9. SEIAA after deliberation decided to grant EC for-FSI-18,084.10 m², Non FSI-22,715.24 m², Total BUA-38227.31 m². (Plan approval No-CC/1106/17, dated 21.07.2017)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent

- authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
 - IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
 - V. Arrangement shall be made that waste water and storm water do not get mixed.
 - VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
 - VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
 - VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
 - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - X. The Energy Conservation Building code shall be strictly adhered to.
 - XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 - XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 - XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
 - XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
 - XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
 - XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
 - XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at

Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give

immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

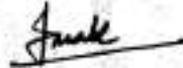
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

From: Element Consultancy Services <enviro.element@gmail.com>

Sent: 06 November 2023 10:52

To: Sanctioning Dept

Subject: Acceptance Letter for EC Application(SEIAA)

Acceptance Letter for EC

**Acceptance Letter for
EC**

F.No.- SIA/MH/INFRA2/449356/2023

State Environment Impact Assessment
Authority
Maharashtra

Environment Dept 15 th Floor, New Administrative Building,,Mantralaya Mumbai.

Dated: 27 Oct 2023

To,
NYATI BUILDERS PRIVATE
LIMITED
, 329
Maharashtra , 411006

Subject : Proposed Expansion of Commercial Project "Nyati Unitree" at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada, District Pune By M/s Nyati Builders Private limited

Sir,

This has reference to your proposal No. SIA/MH/INFRA2/449356/2023 dated 20 Oct 2023 regarding grant of Environmental/CRZ Clearance for the above mentioned proposal.

2. This is to acknowledge that the soft copies of EIA/EMP/other reports along with the proceedings of Public Hearing (if applicable to the instant project) have been uploaded on Parivesh Portal.

Yours Sincerely

SEIAA, Maharashtra

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Project Status

	Previous EC / Existing Building			Proposed Configuration			Status
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
1.	Wing A1	L3+L2+L1+L.G.+U.G+1 st to 8 th Floors.	35.90	Wing A1	L3+L2+L1+L.G.+U.G+1 st to 8 th Floors.	35.90	No change (As per Existing)
	Wing A2	L3+L2+L1+L.G.+U.G+1 st to 4 th Floors.	19.80	Wing A2	L3+L2+L1+L.G.+U.G+1 st to 8 th Floors.	35.90	Vertical Expansion (5 th floor to 8 th floor) construction of expansion not started
	Club House	G+1	8.30	Club House	G+1	8.30	-
2.	Total number of tenements			Total Tenements/ shops - 146 nos.			
3.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	88 m ³ /day	Fresh Water	88 m ³ /day		
		Recycled (Gardening)	4.00 m ³ /day	Recycled (Gardening)	0 m ³ /day		
		Recycled Flushing	45.00 m ³ /day	Recycled Flushing	45.00 m ³ /day		
		HVAC	24.00 m ³	HVAC	0.00 m ³		
		Total	161.00 m ³ /day	Total	133.00 m ³ /day		
		Waste water generation	106.00 m ³ /day	Waste water generation	106.00m ³ /day		
4.	Water Storage Capacity for Firefighting / UGT	Domestic UG tank- 125.50 CMD Fire UG tank – 200 CMD Flushing Water Tank- 68.25CMD					
5.	Source of water	Local Body – Pune Municipal Corporation					
6.	Rainwater Harvesting (RWH)	Level of the Ground water table:				5m BGL post monsoon and 9 BGL pre monsoon	
		Size and no of RWH tank(s) and				4 No (3 Constructed and 1	

		Quantity:	proposed)
		Quantity and size of recharge pits:	2 m x 2 m x 2 m
		Details of UGT tanks if any:	NA
7.	Sewage and Wastewater	Sewage generation in CMD:	106.00
		STP technology:	MBBR
		Capacity of STP (CMD):	175 STP Installed and functional for existing phase
8.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)
		Construction waste	Steel, Tiles, Excavated material etc.
9.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)
		Dry waste:	355 kg/day
		Wet waste:	236 kg/day
		Hazardous waste:	Negligible
		Biomedical waste	NA
		E-Waste	25 g/day
		STP Sludge (dry)	8 kg/day
10.	Green Belt Development	Total RG area (m ²):	534.69
		Existing trees on plot:	167
		Number of trees to be planted:	91
		Number of trees to be cut:	0
		Number of trees to be transplanted:	0
11.	Power requirement	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	75 KW
		During Operation phase (Connected load):	4680 KW
		During Operation phase (Demand load):	3322 KW
		Transformer	1 x 1500 kVA+ Proposed -2 x 630 kVA) and 1 No. x 630 KVA (Proposed) No installation of proposed power sources
		DG set:	3 Nos. X 1000 KVA Existing and functional and Proposed not yet installed
		Fuel used:	HSD



NET PLOT AREA = 7302.81 sq.m.

TREE DENSITY = 80 sq.m./1 TREE
REQUIRED R.G AREA = 534.69sq.m.
NUMBER OF TREES TO BE REQUIRED = 91
TREE DENSITY = 1 TREE / 80 sq.m.
NUMBER OF EXISTING TREES = 91
NUMBER OF TREES TO BE RETAIN = 91
TOTAL NUMBER OF TREES = 91

LIST OF RETAIN TREES :

SR.NO.	SYMBOL	COMMON NAME	QTY.
01	U	Umber	1
02	P	Pimple	5
03	B	Bakul	34
04	F	Ficus	7
05	CH	Chandan	2
06	PK	Foxtail Palm	15
07	CM	Champa	2
08	KD	Kadunimb	2
09	SU	Subabhul	8
10	BO	Bor	1
11	S	Supari	18
12	PE	Peltroforum	2
13	CF	Cassia	11
14	G	Gulmohar	4
15	NI	Nitgiri	1
16	MA	Maharukh	1
17	SA	Sita Ashoka	17
18	SB	Sonchafa	1
19	PB	Parijat	1
20	SP	Spathodia	4
21	VC	Vilayati Chinch	4
22	KA	Karanj	1
23	B	Bottleneck Palm	1
24	PH	Phanas	1
25	TB	Tabebuia	4
26	BBU	Bahuhinia	1
27	CHP	Champagne Palm	14
28	AS	Ashoka	2
06	GL	Gliricidia	1
30	R	Rubber	1
TOTAL			167

EXISTING PROPOSED SHRUBS :

SR.NO.	SYMBOL	BOTANICAL NAME
11	(AG-AT)	AGAVE ATTENUATA Sp X 3
12	(AL-MA)	ALOCASIA MACRORRHIZA Sp X 8
13	(BR-SP)	BROMELIAD Sp X 12
14	(CR-AS)	CRINUM ASIATICUM Sp X 15
15	(MA-DE)	Monstera deliciosa
16	(DI-EX)	Dieffenbachia exotica
17	(MU-OR)	Musa ornata (Ornamental banana)
18	(JA-PO)	Jatropha podagrica
19	(CA-AS)	Cerium asperum
20	(FA-JA)	Fatsia Japonica (Aralia)
21	(CO-FR)	Cordyline fruticosa purple
22	(AS-BN)	Asplenium Birds Nest Fern
23	(AD-OB)	Adenium obesum Desert rose
24	(PH-RO)	Phoenix robelini
25	(MO-DE)	Monstera deliciosa

EXISTING PROPOSED SHRUBS & GROUND COVERS:

SR.NO.	SYMBOL	BOTANICAL NAME
1	(PI-MI)	Pilea Microphylla X 348
2	(EU-MI)	Euphorbia milli (DEAU) Blk X 102
3		Tasmanica Aurea X 890
4	(CR-LA)	Crinum latifolium X 1308
5	(AL-VE)	Aloe vera X 650
6	(AL-ZE)	Alpinia Zerumbet X 2158
7	(OP-ME)	Ophiopogon monogrammum X 58
8	(OP-ME)	Ophiopogon japonicus Medium X 1683
9	(PH-KA)	Philodendron xanadu X 53
10	(PH-BI)	Philodendron bipinnatifidum (sellium) X37
11	(RH-SP)	Rhoeo spathacea X 711
12	(SP-CA)	Spathiphyllum canifolium mini X 78
13	(AL-PU)	Alpinia purpurea X 114
14	(HE-ME)	Heliconia metallica X 224
15	(HE-PS)	Heliconia psittacorum X 402
16	(HE-RO)	Heliconia rostrata X 315
17	(EU-MI)	Euphorbia milli X 684
18	(EC-EL)	Echeveria elegans X 122
19	(AD-LA)	Adenocalymma Alliaceum X 8
20	(IP-HO)	Ipomoea Horsipholia X 8
21	(PH-SE)	Philodendron Golden X 72
22	(SY-MO)	Syngonium Monstera X 72
23	(AN-WH)	Anthurium White X 25
24	(AN-RE)	Anthurium Red X 20
25	(PH-CR)	Philodendron creeper X 16
26	(BR-SP)	Bromeliad Sp X 25
27	(AL-ZE)	Alpinia zerumpet X 30
28	(PS-SP)	Portulaca Sp (Red) X 40
29		LAWN Mexican grass 40SQM APPROX. (Leveled and laid flat)
30	(ZA-FU)	Zamia furfuracea X 30
31	(LI-AG)	Lily from Asok Garden X 15
32	(RA-EX)	Raphis excelsa X 20
33	(OP-SM)	Ophiopogon japonicus Small X 75

LANDSCAPE FOR NYATI UNITREE, YERWADA

ARCHITECT: **UNION ARCHITECTS**
 DRAWN BY: **SCALE DATE DGNL**
 DRAWING DATE: **UNION ARCHITECTS**
 PROJECT: **NYATI UNITREE, YERWADA**



पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

0002944

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०८४५/१५

दिनांक : ३१/१०/२०१५

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

विंग - 'A-1' भोगवटा पत्र पाई - II

श्री. / श्रीमती नितीन न्याती. च। श्री. शिरीष दसनूरकर

राहणार ३५, लक्ष्मी पार्क कॉलनी,
नवी पेठ, पुणे - ३०.

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ येरवडा सि.स.ने घरांक १८८५(P), १८८६ B फ्लॉट क्र. १८८५ B सर्व्हे क्र. १०३/१२८ B + १०३/१२८ C टी. पी. स्कीम नंबर १८८५(P), १८८६ B यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ८८/०८८७/३५ दिनांक ०१ ०७ २०१५ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक २४ १० १५ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

- लोअर बेसमेंट - इलेक्ट्रीकल रुम कॉमन ब्लॉक, ट्रांसफॉर्मर
- दुसरा मजला - ऑफिस नं २०१, २०२, २०३, २०४, १ जेन्स व १ लेडीज टॉयलेट
- तिसरा मजला - ऑफिस नं ३०१, ३०२, ३०३, ३०४, १ जेन्स व १ लेडीज टॉयलेट
- चौथा मजला - ऑफिस नं ४०१, ४०२, ४०३, ४०४, १ जेन्स व १ लेडीज टॉयलेट
- पाचवा मजला - ऑफिस नं ५०१, ५०२, ५०३, १ जेन्स व १ लेडीज टॉयलेट
- सहावा मजला - ऑफिस नं ६०१, ६०२, ६०३, १ जेन्स व १ लेडीज टॉयलेट
- सातवा मजला - ऑफिस नं ७०१, ७०२, ७०३, ७०४, ७०५, १ जेन्स व १ लेडीज टॉयलेट
- आठवा मजला - ऑफिस नं ८०१, ८०२, ८०३, १ जेन्स व १ लेडीज टॉयलेट

इसे लोअर बेसमेंट + दुसरा मजला ते आठवा मजला स्तूप, ५ फूट १ इलेक्ट्रीकल रुम कॉमन ब्लॉक, १ ट्रांसफॉर्मर, ५ फूट ऑफिस २६ (सहकार) + ६ जेन्स व ६ लेडीज टॉयलेट सह स्तूप.

(Signature)
सहायक अभियंता, १०-१५
बांधकाम नियंत्रण क्र. ४
पुणे महानगरपालिका

अट:- अंतिम भोगवटा मागणेपूर्वी L & B नाट्यकतपत्र सादर करणार

अट - अतिशय मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मॉडर्न अंतराल व रेसवर रोड, पार्टीशन बॉल, कलन अथवा ग्रील लावून पार्किंग बंदिला करणे इत्यादी) केल्यास कोणतीही पूर्वसुचना न देता सदरची संपूर्ण व धुकृत बांधकामे पाडण्यात येतील व त्यासाठी येणारा खर्च परत घेणार/मातक

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



4833

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०७३८/१७

दिनांक : ४/७/२०१७

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

कळबहाकस भोगवटा पत्र संपूर्ण

श्री. / श्रीमती नितीन डी. न्याती c/o. फ्री. शिरीष दलनुरकर

राहणार ७२, सहकार नगर,
अध्यापक कॉलनी, पुणे-९

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ येरवडा घरांक

सर्व्हे क्र. १०३/१२८८ + १०३/१२८८ सी. पी. स्कीम नंबर १८८५(७) १८८६(८) यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ०७५९१७, दिनांक १६/०६/२०१७

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक ३/०७/२०१७ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशा नुसार

तळमजला + पहिला मजला कळबहाकस सखे संपूर्ण

(१)

(२)

(३)

अट - भविष्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मार्जिनल अंतरात व टोरेसबर रोड, पार्टीशन वॉल, कठन अगर ग्रील लावून पार्किंग बंदिस्त करणे इत्यादी) केल्यास कोणतीही पूर्वसूचना न देता सदरची संपूर्ण अतिरिक्त बांधकामे पाडण्यात येतील व त्यासाठी वेपारात खर्च फ्लॅट धारक/मालक यांजकडून वसूल करण्यात येईल.

सहायक अभियंता

बांधकाम नियंत्रण विभाग ४
पुणे महानगरपालिका



4831

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०६८५/१७

दिनांक : २८/६/२०१७

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

विंग 'A 1' भोगवटा पत्र पार्श्व III

श्री. / श्रीमती **नितीन डी. न्याती व/व. श्री. शिरीष दसबुरकर**

राहणार **३५, लक्ष्मीपार्क कॉलनी,
नवी पेठ, पुणे - ३०**

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ **गोरवडा** घरांक **फायनल प्लॉट क्र. / सर्व्हे क्र. १०३/१२९ अ, १०३/१२९ सी** व/व. **खत नंबर १९८५ (अ) + १९८६ (बी)** इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक **८८/२१०२/१५** दिनांक **२१.०५.२०१५** अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक **२१.०६.२०१५** रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशाप्रमाणे
अप्पर फ्लॉअर फ्लॉअर - खोसम N-१, खोसम N2
पहिला मजला - खोसम N-१A, खोसम N2A
असे एकूण चार (४) खोसमांचे फक्त

- (१) _____
- (२) _____
- (३) _____

अट - पविष्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मार्जिनल अंतरात व टेरेसवर जेड, पार्टीशन वॉल, करून अगर ग्राउंड स्लाबून पार्किंग बँडिस्त करणे इत्यादी) केल्यास कोणतीही पूर्वसुचना न देता सदरची


सहायक अभियंता

ENVIRONMENTAL MANAGEMENT PLAN

Component	Mitigation Measures
Construction Phase	
Air Environment	<ul style="list-style-type: none"> • Fencing will be provided along the periphery of plot boundary with corrugated tin sheets of at least 15 feet height to avoid dust and fugitive emissions from cutting, filling, loading, unloading of material • The water sprinkling will be done at regular interval on the unpaved roads and near the construction activities for dust suppression • Vehicles with valid PUC certificate will only be allowed in the site • Ambient Air quality monitoring will be done • Physical Barriers / tin sheets will be used to avoid dust blowing to adjacent areas during construction activity like grinding, cutting etc. • RMC will be used instead of preparing concrete on site
Water Environment	<ul style="list-style-type: none"> • Use of tanker water for construction • Construction water will be properly channelized into drain pits on site and reused for curing • A minimum of three toilets shall be provided per 20 persons at working area • Sewage will be send to septic tank follow by soak pit / Packaged STP
Noise Environment	<ul style="list-style-type: none"> • Construction activity will be maintained below standard noise levels • Regular maintenance of machinery will be adopted • Acoustic enclosures will be provided to DG set • Construction activity will be carried out during day time • Barricades along the periphery of site • Noise monitoring will be done on daily basis

ENVIRONMENTAL MANAGEMENT PLAN

Component	Mitigation Measures
Construction Phase	
Traffic Management	<ul style="list-style-type: none"> • All vehicles will be allocated dedicated parking area • Separate entry and exit point will be provided for easy traffic management • Traffic signage will be deployed at strategic locations to manage and control the movement of heavy vehicles • The wheels of truck and vehicles will be washed to dislodge the adhered mud prior to exit the site • Heavy vehicle transportation shall be scheduled for off peak hour
Land Environment	<ul style="list-style-type: none"> • Separate material storage area will be adequately demarcated and maintained • Excavated material will be used in low laying areas of the plot for back filling and topsoil will be used for landscaping • Domestic waste generated from labours activities will be suitably segregated and disposed off in proper manner • Landscaping & plantation will begin in mid-phase of construction • Oil, paints etc. will be stored on impervious layer of concrete
Sanitation, Safety and Health facility & Socio economic environment	<ul style="list-style-type: none"> • Sufficient potable water will be supplied on site • Adequate toilets will be provided for all staff and labour • Personal protective equipments will be made compulsory on site • Regular health check up facility will be provided on site. • Warning signs will be placed on and around the site for assembly point and disaster management in case of emergency • Adequate and well maintained fire safety facilities will be provided in and near construction area • Adoption of training and awareness programme • Creation of jobs due to skilled, unskilled labour as well as professional requirements

ENVIRONMENTAL MONITORING PLAN FOR CONSTRUCTION PHASE

ITEM	PARAMETERS	FREQUENCY	LOCATION
Ambient Air Quality	As per NAAQS, 2009	Monthly	3 Locations
Noise Level	Equivalent Noise Level dB(A) of construction equipment's	Daily	As required
Drinking Water Analysis	Physical, Chemical and Biological (IS 10500)	Monthly	1 Sample
Waste water	As per EPA rule	Monthly	1 Sample
Soil	Physicochemical Characteristics for contamination if any	Six Monthly	1 Sample

ENVIRONMENTAL MANAGEMENT PLAN

Component	Mitigation Measures
Operation Phase	
Air Environment	<ul style="list-style-type: none"> • Regular PUC check up will be mandatory for all users and residents • The D.G. Set will be provided with adequate stack height • Ambient Air quality will be monitored on monthly basis
Water Environment	<ul style="list-style-type: none"> • No untreated wastewater will be disposed outside the project premises • Treated Sewage will be used for landscaping & flushing • Effective rain water harvesting system will be implemented (3 recharge pits) and proper storm water drainage network will be provided within project site to avoid water logging • Excess treated water will be disposed through municipal chambers only • Drinking Water Quality as per IS 10500 will be monitored on monthly basis • Wastewater parameters as per EPA norms will be monitored on monthly basis
Noise Environment	<ul style="list-style-type: none"> • The D.G. set shall be provided with proper exhaust muffler • Green belt development & plantation will act as noise barrier • Noise Monitoring will be done on monthly basis
Solid Waste Management	<ul style="list-style-type: none"> • Waste will be segregated into biodegradable and non-biodegradable materials which will be stored in separate containers • Wet garbage will be treated through Organic Waste Processor while Non Bio & Inert waste will be handed over to authorized vendor for recycling • Sludge from the sewage treatment plant will be de-watered, dried and used for soil conditioning

ENVIRONMENTAL MANAGEMENT PLAN

Component	Mitigation Measures
Operation Phase	
Land Environment	<ul style="list-style-type: none"> • Green belt will be developed around the project site • Waste oil from DG sets will be disposed through authorized vendors only • Soil analysis will be done on quarterly basis to check contamination if any
Traffic Management	<ul style="list-style-type: none"> • Adequate parking facilities as per DCR will be provided • Separate entry and exit point will be provided for easy traffic management • Minimum 6m driveways, pedestrian walkways will provided
Safety facility	<ul style="list-style-type: none"> • Effective fire evacuation plan will be designed with provision of refuge floors, fire hydrant systems, fire lift etc. as per CFO norms. Fire UGT and Fire OHT will be provided. Minimum 6 m internal roads with 9 m turning radius have been provided • Fire extinguishers and first-aid kits shall be provided in common areas of the facility • Adequate and proper Entry/Exit with photo luminous signage will be provided at prominent places within the project premises • Monthly O & M of safety equipment will be done • Mock drills and awareness programme for safety procedures during emergencies will be conducted
Socio Economic Environment	<ul style="list-style-type: none"> • Due to ancillary development lifestyle, communication facilities, social status, transport facilities will improve • Skilled , unskilled labours will have opportunity for direct / indirect employment

ENVIRONMENTAL MANAGEMENT PLAN

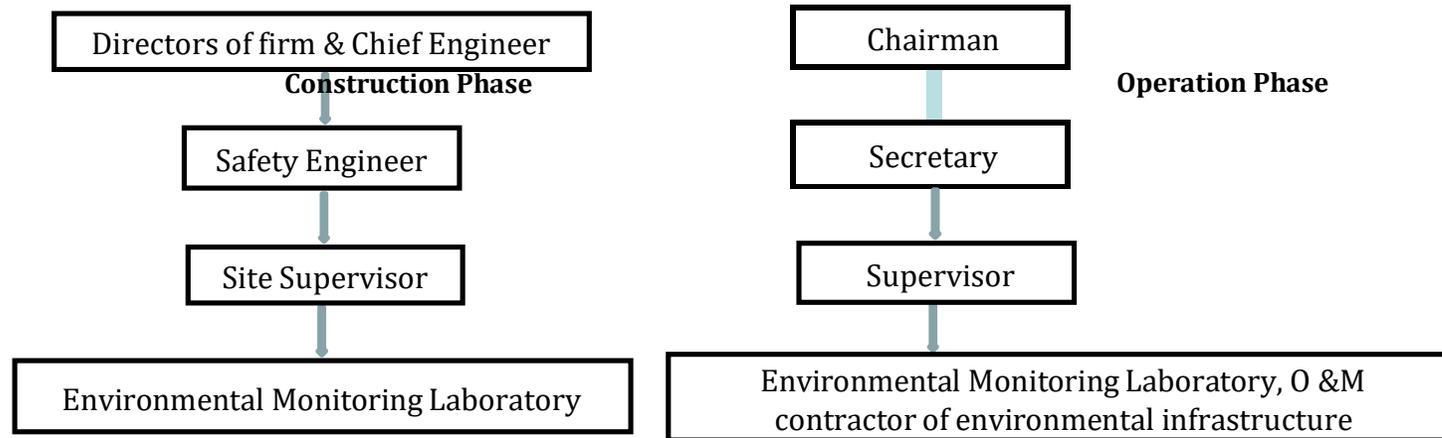
Quantum and generation of corpus fund and commitment

Project proponent shall collect required maintenance funds as per detailed calculations from customers at the time of possession. These funds will be collected and deposited in bank accounts viz. Individual building, common area and EMP. The funds for individual building and common area will be collected for a period of 3 years whereas funds for EMP will be collected for 5 years.

Responsibility for further O & M

The project proponent will only act as a trustee of funds and upon formation of society, project proponent will transfer signing authority of that bank account to the governing body of society through agreement. Monthly expenditure audit will be given to the customers and if there is any shortfall in maintenance funds, the same will be demanded from the customers.

EMP will be implemented by Environment Management Cell in co-ordination with MoEF recognized Laboratory



RESPONSIBILITY OF EMP

Environmental Component	Remedial Measures	Time frame	Responsibility
Wastewater	No discharge of untreated wastewater outside the Project (STP Provided). Monitoring of outlet parameters with O & M of STP	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Water Quality	Monitoring of domestic water quality with O & M of WTP	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Solid Waste	Segregation at source for all solid waste and handover. Treatment of organic waste and quality check of output as per proposed parameters	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Rain water harvesting	Storm water drainage will be properly maintained & cleaned at regular intervals	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Land Environment	Use of paver blocks instead of fully impermeable pavement to control run off. Maintenance of landscaped areas	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Safety	Maintain the of fire safety equipment through AMC and trained manpower	Throughout Operation Phase	Maintained by developer through AMC till handing over to society

ENVIRONMENTAL MONITORING PLAN FOR OPERATION PHASE

ITEM	PARAMETERS	FREQUENCY	LOCATION
Ambient Air Quality	As per NAAQS, 2009	Monthly	3 Locations
Noise Level	Equivalent Noise Level dB(A)	Monthly	5 Locations
Drinking Water Analysis	Physical, Chemical & Biological	Monthly	1 Sample
Waste water	As per EPA rule	Monthly	2 Samples
Soil	Physicochemical Characteristics for contamination if any	Quarterly	1 Sample
Organic Waste	For checking proposed Manure Quality	Monthly	1 sample

ENVIRONMENTAL MANAGEMENT PLAN BUDGETARY ALLOCATION (a. Construction phase)

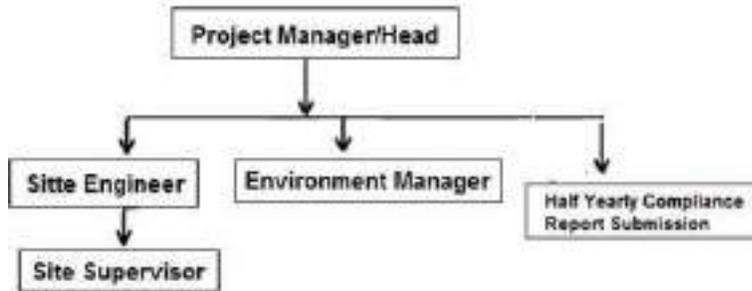
ATTRIBUTE	PARAMETERS	TOTAL IN RS. LAKHS
Air Environment	Water for dust suppression, Air, Noise Monitoring	1.92
Water Environment	Tanker Water For Construction & Water Monitoring	2.04
Land Environment	Site Sanitation, Mobile Toilets	3.36
Biological Environment	Top Soil Conservations & Gardening	0.70
Socio - Economic Environment	Disinfection-Pest Control	2.17
	Disinfection - Pest Control	
	First Aid Facility, Health Check up	
	Creches for Children	
	Personnel Protective Equipment	
Total		10.19

HALF YEARLY POST EC MONITORING COST

SR. NO.	PARTICULARS	COST
1	Monitoring a. Ambient Air Monitoring b. Stack Monitoring c. Drinking Water Analysis d. Soil Analysis e. Boar well Water Analysis f. Noise Monitoring	Rs 1 Lakh
2	Preparation of Report	Rs 0.75 Lakh
3	Site Visit & half yearly Report Submission at a. MPCB Mumbai & b. Regional Office , Nagpur	Rs 0.25 Lakh
	Total	Rs. 2 Lakh (for 6 month)
2 X 2 = 4 Lakh (Per Year)		

ENVIRONMENT MANAGEMENT CELL (EMC)

**EMC Organization Chart:
Construction Phase**



EMC Personnel	Salary in Rs./M
Environment Manager	30,000/-
Site Engineer	22,000/-
Site Supervisor	15,000/-
TOTAL	67,000/-

**EMC Organization Chart:
Operation Phase**



Officials	Salary in Rs. /M
Environment Manager	25,000/-
Operators for STP – 1 No.	15,000/-
Operator for OWC – 1 No.	15,000/-
Third Party for collection of waste from door to door	10,000/-
Total	65,000/-

ENVIRONMENTAL MANAGEMENT PLAN BUDGETARY ALLOCATION (a. Operational phase)

COMPONENT	DETAILS	CAPITAL (RS.) IN LAKH	O&M (RS. LAKH/ Y)
Sewage treatment	STP plant (2 nos. 175 m ³ /day Existing & 20 m ³ /day proposed)	36.00	11.00
RWH and Storm Water	RWH Pits and network(4 no. of RWH pits)	1.50	0.05
Swimming Pool	-	--	--
Solid Waste	OWC 250 Kg/day capacity	12.75	3.21
Hazardous waste	NA	--	--
e-waste	Authorized vendor	--	--
Green belt development	Plantation (167 no. of trees existing)	14.52	2.64
Energy saving	Renewable energy Solar PV panel & solar hot water	297.00	8.93
Environmental Monitoring	Through laboratory	--	3.50
Disaster Management	During operation phase	90	10
Total		451.77	39.00

Test Report

Report Number: MITCON/2023-24/November/11526

Issue Date:21/11/2023

Client's Name & Address M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No. 103/129C; CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Reference No.	MITCON/2023-24/November/11256/1
	Date of Monitoring	16/11/2023
	Date of Analysis	17/11/2023
	Product Group	Atmospheric Pollution
	Product Name	Ambient Air
	Method of Sampling	IS 5182 Part 1 : 2006
	Test Location	Nyati Main Entrance Gate
	Monitoring Done By	MITCON

OBSERVATION

Ambient Temp. °C	Dry Bulb Temp. °C	Wet Bulb Temp. °C	Relative Humidity % RH	Sampling Time In Hrs	Sampling Duration In Min
30	30	22	47	11:00	1440

RESULT

Parameter No.	Description	Unit	Results	NAAQ Standards	Standard method
01	Sulphur Dioxide (SO ₂)	µg/M ³	13.58	≤ 80	IS:5182(Part 2)-2001 (Reaffirmed 2017)
02	Oxides of Nitrogen (NO ₂)	µg/M ³	20.22	≤ 80	IS:5182(Part 6)-2006 (Reaffirmed 2017)
03	Particulate Matter PM ₁₀ micron	µg/M ³	57.42	≤ 100	IS:5182(Part 23)-2006 (Reaffirmed 2017)
04	Particulate Matter PM _{2.5} micron	µg/M ³	26.57	≤ 60	IS 5182 (Part 24) : 2019 (Reaffirmed 2019)
05	Ozone (O ₃)	µg/M ³	28.0	≤ 180	IS 5182(Part 9)-1974 (Reaffirmed 2019)
06	Lead (Pb)	µg/M ³	≤ 0.5	≤ 1.0	IS 5182 (Part 22) – 2009
07	Carbon Monoxide (CO)	mg/M ³	0.53	≤ 4.0	Instrumental Manual
08	Ammonia (NH ₃)	µg/M ³	BDL	≤ 400	Methods of air sampling and analysis method no 401 3 rd Ed 1989
09	Benzene (C ₆ H ₆)	µg/M ³	BDL	≤ 5	IS 5182(Part 11):2006 (RA:2017)
10	Benzo(a)Pyrene (BaP)	ng/ M ³	BDL	≤ 1	IS 5182(Part 12):2004 (RA:2019)
11	Arsenic (As)	ng/ M ³	BDL	≤ 6	Methods of Air sampling and analysis method no 302 3 rd Ed:1989
12	Nickel (Ni)	ng/ M ³	≤ 0.5	≤ 20	IS 5182 (Part 26) 2020

REMARKS/OBSERVATIONS:

- All above results are within National Ambient Air Quality standards.
- BDL: - Below Detection Limit.

For MITCON Consultancy & Engineering Services Ltd.

Kadambari

Checked By

(Mrs. Kadambari Deshmukh)



Sandeep

Authorized Signatory

Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2023-24/November/11256

Issue Date:21/11/2023

Client's Name & Address M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Reference No.	MITCON/2023-24/November/11256/2
	Date of Monitoring	16/11/2023
	Date of Analysis	17/11/2023
	Product Group	Atmospheric Pollution
	Product Name	Ambient Air
	Method of Sampling	IS 5182 Part 1 : 2006
	Test Location	Near DG Set Area
	Monitoring Done By	MITCON

OBSERVATION

Ambient Temp. °C	Dry Bulb Temp. °C	Wet Bulb Temp. °C	Relative Humidity % RH	Sampling Time In Hrs	Sampling Duration In Min
30	30	22	47	11:20	1440

RESULT

Parameter No.	Description	Unit	Results	NAAQ Standards	Standard method
01	Sulphur Dioxide (SO ₂)	µg/M ³	10.35	≤ 80	IS:5182(Part 2)-2001 (Reaffirmed 2017)
02	Oxides of Nitrogen (NO ₂)	µg/M ³	16.74	≤ 80	IS:5182(Part 6)-2006 (Reaffirmed 2017)
03	Particulate Matter PM ₁₀ micron	µg/M ³	45.85	≤ 100	IS:5182(Part 23)-2006 (Reaffirmed 2017)
04	Particulate Matter PM _{2.5} micron	µg/M ³	24.33	≤ 60	IS 5182 (Part 24) : 2019 (Reaffirmed 2019)
05	Ozone (O ₃)	µg/M ³	28.0	≤ 180	IS 5182(Part 9)-1974 (Reaffirmed 2019)
06	Lead (Pb)	µg/M ³	≤ 0.5	≤ 1.0	IS 5182 (Part 22) – 2009
07	Carbon Monoxide (CO)	mg/M ³	0.03	≤ 4.0	Instrumental Manual
08	Ammonia (NH ₃)	µg/M ³	BDL	≤ 400	Methods of air sampling and analysis method no 401 3 rd Ed 1989
09	Benzene (C ₆ H ₆)	µg/M ³	BDL	≤ 5	IS 5182(Part 11):2006 (RA:2017)
10	Benzo(a)Pyrene (BaP)	ng/ M ³	BDL	≤ 1	IS 5182(Part 12):2004 (RA:2019)
11	Arsenic (As)	ng/ M ³	BDL	≤ 6	Methods of Air sampling and analysis method no 302 3 rd Ed:1989
12	Nickel (Ni)	ng/ M ³	≤ 0.5	≤ 20	IS 5182 (Part 26) 2020

REMARKS/OBSERVATIONS:

- All above results are within National Ambient Air Quality standards.
- BDL: - Below Detection Limit.

For MITCON Consultancy & Engineering Services Ltd.

Kadambari

Checked By

(Mrs. Kadambari Deshmukh)



[Signature]

Authorized Signatory

Dr. Sandeep Jadhav

(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2023-24/November/11526

Issue Date:21/11/2023

Client's Name & Address	Reference No.	MITCON/2023-24/November/11526/3
M/s. Nyati Builders Private Limited.	Date of Monitoring	16/11/2023
Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No.	Product Group	Atmospheric Pollution
103/129C, CTS No. 1995B, Yerawada,	Product Name	Ambient Noise
Pune – Nagar Road, Pune – 411006 Maharashtra.	Method of Sampling	IS 9989:1981 (RA 2008)
	Monitoring Done By	MITCON

READINGS

Sr. No.	Test Location	Unit	Readings	
			12:00 Hrs. (Day Time)	22:45 Hrs. (Night Time)
01	Nyati Main Entrance Gate	dB(A)	53.7	42.2
02	Near DG Set Area	dB(A)	54.8	43.8

REMARKS / OBSERVATIONS:

- All above results are within MPCB Limits.
- Limits: Maharashtra Pollution Control Board has prescribed 55 dB (A) as an upper limit of Noise Level during daytime & 45 dB (A) as an upper limit during night time.



For MITCON Consultancy & Engineering Services Ltd.

Kadambari
Checked By

(Mrs. Kadambari Deshmukh)

Dr. Sandeep

Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2023-24/November/11256

Issue Date:21/11/2023

Client's Name & Address M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Reference No.	MITCON/2023-24/November/11256/4
	Date of Monitoring	16/11/2023
	Date of Analysis	17/11/2023
	Product Group	Atmospheric Pollution
	Product Name	Stack Emission
	Method of Sampling	IS 11255 (Part 1) 1985
	Test Location	DG Set 1010 KVA S#1
	Monitoring Done By	MITCON

OBSERVATION

Sr. No.	Parameters	Unit	Results
01	Time of Sampling	Hrs	12:30
02	Material of Stack	--	MS
03	Stack Height	Mtr.	45.0
04	Type of Stack	--	Round
05	Type of Fuel Use	--	HSD
06	Flue Gas Temperature	°K	543
07	Differential Pressure	mmWG	5.8
08	Velocity	M/s	10.65
09	Dimensions of Stack (ID)	Mtr.	0.2032
10	Stack Area	M ²	0.0324
11	Gas Volume	NM ³ /Hr	681.73

RESULT

Sr. No.	Description	Unit	Results	MPCB Limits
01	Particulate Matter	Mg/NM ³	68.4	--
02	Sulphur Dioxide	Mg/NM ³	65.0	--
03	Sulphur Dioxide	Kg/day	1.06	--
04	Oxides of Nitrogen	ppm	32.8	--

REMARKS/OBSERVATIONS:

- All above results are within MPCB limits.

For MITCON Consultancy & Engineering Services Ltd.

Kadambari
Checked By

(Mrs. Kadambari Deshmukh)



[Signature]
Authorized Signatory

Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2023-24/November/11526

Issue Date:21/11/2023

Client's Name & Address	Reference No.	MITCON/2023-24/November/11256/5
M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995; S. No. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Date of Monitoring	16/11/2023
	Product Group	Atmospheric Pollution
	Product Name	DG Set Insertion loss
	Method of Sampling	IS 9989:1981 (RA 2008)
	Monitoring Done By	MITCON

READINGS

M/s. Nyati Builders Private Limited. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No.
--	---

Sr. No.	M/C Code#	Description	Test Location	Unit	Readings 12:40 Hrs.	Insertion loss ≥25 dB
01	S # 1	DG Set 1010 KVA	Inside Acoustic Enclosure	dB(A)	106.5	28.0
			Outside Acoustic Closure From 0.5 meter away	dB(A)	78.5	

REMARKS / OBSERVATIONS:

- **Limits:** Maharashtra Pollution Control Board has prescribed in consent, acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standard, whichever is on higher side.



For MITCON Consultancy & Engineering Services Ltd.

Kadambari Deshmukh

Checked By

(Mrs. Kadambari Deshmukh)

Dr. Sandeep Jadhav

Authorized Signatory

Dr. Sandeep Jadhav

(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2023-24/November/11526

Issue Date:21/11/2023

Client's Name & Address	Sample Details	
M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Sample Code	MITCON/2023-24/November/11526/6
	Name of Sample	compost
	Sample Details	Compost
	Container Details	100 gm in plastic bag
	Sample Collected By	MITCON
	Sample Collected On	16/11/2023
	Date of Sample Receipt	17/11/2023
	Analysis Start Date	17/11/2023
	End Date of Analysis	21/11/2023

ANALYSIS RESULTS

Sr. No	Characteristic	Results	Unit	Organic Compost FCO 2009	Phosphate rich organic manure FCO (PROM)2013	Test Methods
01	pH at 25 °C	7.83	-	6.5-7.5	(1:5 solution)Maximum 6.7	IS 2720 (part26) 1987
02	Electrical Conductivity	2.98	dS/m	4	8.2	IS 14767,2000,Reaff 2016
03	Total Nitrogen as N	0.013	%	≥0.8	≥0.4	EME/LAB/SOIL/AVAILABLE NITROGEN
04	Silica	52.13	mg/kg	NS	NS	APHA 4500 SIO2 C,4-175 to 4-177, 26rd Ed 2017
05	Calcium (as Ca)	175.25	mg/kg	NS	NS	APHA 3500 Ca B, 3-69 to 3-70 , 23rd Ed 2017
06	Sodium as Na	45.72	mg/kg	NS	NS	APHA 3111 B, 3-20 to 3-21 23rd Ed 2017 (Using ASS)
07	Copper (as Cu)	12.53	mg/kg	300.00	300.00	EPA method 3050 B (SW 846)
08	Moisture	20.57	%	15.0-25.0	≤25	EME/LAB/SOIL/moisture content
09	Iron(as Fe)	29.86	mg/kg	NS	NS	APHA 3111 B, 3- 18 to 3-21 23rd Ed 2017 (Using ASS)
10	Organic Carbon	3.15	%	≥12	7.9	IS 2720 (part 22) 1972
11	Manganese (as Mn)	1.13	mg/kg	NS	NS	APHA 3111B, 3-18 to 3-21 23rd Ed 2017 (Using ASS)
12	Boron as B	1.67	mg/kg	NS	NS	APHA a4500 B-C 4-27 to 4-28 23rd Ed 2017
13	Sulphate (as SO ₄)	121.23	mg/kg	NS	NS	APHA 4500 – E SO ₄ , 4-199 to 4-200, 23rd Ed 2017
14	C.N Ratio	1.25	-	<20	Less than 20:1	EME/LAB/SOIL
15	Potassium	0.0052	%	0.4	-	EME/LAB/SOIL/AVAILABLE POTASSIUM
16	Zinc (as Zn)	2.22	mg/kg	≤1000	≤1000	EPA method 3050 B (SW 846)
17	Arsenic as As	<0.1	mg/kg	10.00	10.00	EPA method 3050 B (SW 846)
18	Cadmium as Cd	<0.05	mg/kg	5.00	5.00	EPA method 3050 B (SW 846)
19	Chromium as Cr	<0.05	mg/kg	50.00	50.00	EPA method 3050 B (SW 846)
20	Lead as Pb	<0.1	mg/kg	≤100	≤100	EPA method 3050 B (SW 846)
21	Mercury as Hg	<0.01	mg/kg	≤0.15	≤0.15	EPA method 3050 B (SW 846)
22	Nickel as Ni	<0.1	mg/kg	≤50	≤50	EPA method 3050 B (SW 846)
23	Total Phosphate (P ₂ O ₅),% by weight minimum	0.0030	percent by weight ,minimum	≥0.4	≥10.4	EME/LAB/SOIL/ PHOSPHOROUS
24	Colour	Brown	-	Dark brown to black	-	EME/LAB/SOIL/ Colour
25	Odour	Not Agreeable	-	Absence of foul Odor	-	EME/LAB/SOIL/ Odour

For MITCON Consultancy & Engineering Services Ltd.

Kadambari Deshmukh
Checked By
(Mrs. Kadambari Deshmukh)

Dr. Sandeep Jadhav
Authorized Signatory
Dr. Sandeep Jadhav
(Senior vice President)

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Test Report

Report Number: MITCON/2023-24/November/11526

Issue Date:21/11/2023

Client's Name & Address	Sample Details	
M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Sample Code	MITCON/2023-24/November/11526/7
	Name of Sample	Soil
	Sample Details	UG garden area soil
	Container Details	1 kg plastic bag
	Sample Collected By	MITCON
	Sample Collected On	16/11/2023
	Date of Sample Receipt	17/11/2023
	Analysis Start Date	17/11/2023
	End Date of Analysis	21/11/2023

ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	Test Method
01	Texture	sandy loam	-	IS 2720 (Part 4)
02	Percentage Of Different Components			
	sand	32	%	IS 2720 (Part 4)
	Silt	25	%	
	Clay	43	%	
03	Moisture	7.52	%	IS 2720 Part II1973
04	Bulk Density	1.14	gm/cm ²	IS 2720 (Part XXI0X)-1975
05	Water Holding Capacity	58.9	%	IS 14767 2000
06	pH	7.68	-	IS 2720 (Part 26) 1987,Rev..2,Reaff 2011
07	Conductivity	712.2	µs/cm	IS 14767,2000,Reaff 2016
08	Organic Carbon	0.32	%	IS 2720 (Part 22)
09	Calcium (as Ca)	85.7	mg/kg	P.K.Behra soil analysis manual
10	Magnesium (as Mg)	29.12	mg/kg	P.K.Behra soil analysis manual
11	Available Nitrogen	104.23	kg/ha	IS 14684
12	Phosphorous (as P)	11.35	kg/ha	Laboratory methods for analysis of soils irrigation water and plants rev Ed 2012 P.No 87-89
13	Potassium (as K)	145.20	kg/ha	Laboratory methods for analysis of soils irrigation water and plants rev Ed 2012 P.No 87-89
14	Iron (as Fe)	1.15	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
15	Zinc (as Zn)	0.32	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
16	Copper (as Cu)	0.28	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
17	Sodium	31.7	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
18	Manganese (as Mn)	0.15	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
19	Total Chromium (as Cr)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
20	Nickel (as Ni)	<0.1	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
21	Cadmium (as Cd)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
22	Lead (as Pb)	<0.1	mg/kg	EME/LAB/SOIL/Micronutrient/AAS

For MITCON Consultancy & Engineering Services Ltd.

Kadambari
Checked By

(Mrs. Kadambari Deshmukh)



[Signature]

Authorized Signatory

D. Sandeep Jadhav

(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2023-24/November/11526

Issue Date:21/11/2023

Client's Name & Address	Sample Details	
M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Sample Code	MITCON/2023-24/November/11526/8
	Name of Sample	Water
	Sample Details	Raw Water
	Container Details	2 lit Plastic Can + 100 ml Sterile bottle
	Sample Collected By	MITCON
	Method of sampling	IS 3025 (Part I)
	Sample Collected On	16/11/2023
	Date of Sample Receipt	17/11/2023
	Analysis Start Date	17/11/2023
	End Date of Analysis	21/11/2023

ANALYSIS RESULTS

Sr. No	Parameters	Results	Unit	IS:10500:2012 Required Standards	Test Methods
CHEMICAL POTABILITY					
1.	pH at 25 °C	7.23	-	6.50 to 8.50	APHA 4500 H+, A, 4-95, 23 rd Ed.2017.
2	Electrical Conductivity at 25 °C	345.3	µS/cm	N.S.	APHA 2510 B,2-56 to 2-58 ,23 rd Ed.2017.
3	Turbidity	<1	NTU	≤ 1	IS: 3025 Part-10 (Rev.1,RA:2012)
4	Total Dissolved Solids	178.0	mg/l	≤ 500	APHA 2540 C, 2-69 to 2-70, 23 rd Ed.2017.
5	Total Alkalinity as CaCO ₃	89.15	mg/l	≤ 200	APHA 2320 B, 2-37 to 2-3923 rd Ed.2017..
6	Total Hardness as CaCO ₃	91.16	mg/l	≤ 200	APHA 2340 C ,2-48 to 2-50,23 rd Ed.2017.
7	Chloride as Cl ⁻	13.24	mg/l	≤ 250	APHA 4500 Cl B,4-75 to 4-76,23 rd Ed.2017.
8	Nitrate as NO ₃	<1	mg/l	≤ 45	APHA 4500 MPN3- B 4-127 23 rd Ed.2017.
9	Fluoride as F	<0.1	mg/l	≤ 1.0	APHA 4500 F-D 4-90 to 4-91 ,23 rd Ed.2017.
10	Sodium as Na	<1	mg/l	N.S.	APHA 3111B, 3-20 to 3-21 , 23 rd Ed.2017.(AAS)
11	Sulphate	8.52	mg/l	≤ 200.0	APHA 4500 SO4 E ,4-199 to 4-200,23 rd ed 2017
BACTERIOLOGICAL POTABILITY					
01	Total Coliforms	Absent	/100 ml	Absent	IS: 15185
02	Faecal coliform	Absent	MPN./100 ml	Absent	IS: 1622 (R.A 1 2014)

For MITCON Consultancy & Engineering Services Ltd.

Kadambari

Checked By

(Mrs. Kadambari Deshmukh)



D. Sandeep Jadhav

Authorized Signatory

D. Sandeep Jadhav

(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2023-24/November/11526

Issue Date:21/11/2023

Client's Name & Address	Sample Details	
M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Sample Code	MITCON/2023-24/November/11526/9
	Name of Sample	Ground Water
	Sample Details	Borewell Report
	Container Details	2 lit Plastic Can + 100 ml Sterile bottle
	Sample Collected By	MITCON
	Method of sampling	IS 3025 (Part I)
	Sample Collected On	16/11/2023
	Date of Sample Receipt	17/11/2023
	Analysis Start Date	17/11/2023
	End Date of Analysis	21/11/2023

ANALYSIS RESULTS

Sr. No	Parameters	Results	Unit	IS:10500:2012 Required Standards	Test Methods
CHEMICAL POTABILITY					
1.	pH at 25 °C	7.29	-	6.50 to 8.50	APHA 4500 H+, A, 4-95, 23 rd Ed.2017.
2	Electrical Conductivity at 25 °C	454.4	µS/cm	N.S.	APHA 2510 B,2-56 to 2-58 ,23 rd Ed.2017.
3	Turbidity	<1	NTU	≤ 1	IS: 3025 Part-10 (Rev.1,RA:2012)
4	Total Dissolved Solids	252.0	mg/l	≤ 500	APHA 2540 C, 2-69 to 2-70, 23 rd Ed.2017.
5	Total Alkalinity as CaCO ₃	101.45	mg/l	≤ 200	APHA 2320 B, 2-37 to 2-3923 rd Ed.2017..
6	Total Hardness as CaCO ₃	130.27	mg/l	≤ 200	APHA 2340 C ,2-48 to 2-50,23 rd Ed.2017.
7	Chloride as Cl ⁻	11.32	mg/l	≤ 250	APHA 4500 Cl B,4-75 to 4-76,23 rd Ed.2017.
8	Nitrate as NO ₃	<1	mg/l	≤ 45	APHA 4500 MPN3- B 4-127 23 rd Ed.2017.
9	Fluoride as F	<0.1	mg/l	≤ 1.0	APHA 4500 F-D 4-90 to 4-91 ,23 rd Ed.2017.
10	Sodium as Na	2.12	mg/l	N.S.	APHA 3111B, 3-20 to 3-21 , 23 rd Ed.2017.(AAS)
11	Sulphate	11.4	mg/l	≤ 200.0	APHA 4500 SO4 E ,4-199 to 4-200,23 rd ed 2017
BACTERIOLOGICAL POTABILITY					
01	Total Coliforms	Absent	/100 ml	Absent	IS: 15185
02	Faecal coliform	Absent	MPN./100 ml	Absent	IS: 1622 (R.A 1 2014)

For MITCON Consultancy & Engineering Services Ltd.

Kadambari
Checked By

(Mrs. Kadambari Deshmukh)



Dr. Sandeep Jadhav

Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2023-24/November/11526

Issue Date:21/11/2023

Client's Name & Address	Sample Details	
M/s. Nyati Builders Private Limited. Nyati Unitree, at Sr. No. 103/129B, CTS No.1995, S. No. 103/129C, CTS No. 1995B, Yerawada, Pune – Nagar Road, Pune – 411006 Maharashtra.	Sample Code	MITCON/2023-24/November/11526/10
	Product Group	Pollution And Environment
	Product Name	Sewage
	Sample Details	STP Outlet
	Container Details	2 lit Plastic Can
	Sample Collected By	MITCON
	Sampling Method	IS: 3025 (Part-1)
	Sample Collected On	16/11/2023
	Date of Sample Receipt	17/11/2023
	Analysis Start Date	17/11/2023
End Date of Analysis	21/11/2023	

ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	Test Method
01	pH at 25°C	7.43	-	APHA 4500 H+ A, Part 4000.473, 24 th Ed.
02	Total Suspended Solids	<5	mg/l	APHA 2540 D, Part 2000.146, 24 th Ed.
03	Chemical Oxygen Demand	24	mg/l	APHA 5220 C, Part 5000.546, 24 th Ed.
04	Biochemical Oxygen Demand at 27°C for 3 Days	08	mg/l	IS: 3025 (Part-44)-1993 (Rev.1, R.A : 2014)

For MITCON Consultancy & Engineering Services Ltd.



Checked by

Mrs. Kadambari Deshmukh


Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HOD)

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WWW.INDIANEXPRESS.COM
THE INDIAN EXPRESS, THURSDAY, OCTOBER 19, 2023**Public Notice**

We, "Nyati Builders Pvt. Ltd." hereby bring to notice of general Public that Environment Department, Government of Maharashtra has accorded Environmental Clearance for our commercial construction project "Nyati Unire" located at "S. No. 103/129B, CTS NO.1995, S.NO. 103/129C, CTS NO. 1995 and CTS No. 1996 B, Yerawada, Pune -411006" vide letter dated 11/10/2023 bearing letter no. **SIA/MH/INFRA2/422337/2023 Identification No. - EC23B038MH110005.**

The copy of environment clearance letter is 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>

Place: Pune Date: 11/10/2023

Nyati Builders Pvt. Ltd.

लोकसत्ता | ९

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गुरुवार, १९ ऑक्टोबर २०२३

जाहीर सूचना

आम्ही न्याती बिल्डर्स प्रायव्हेट लिमिटेड सर्वसाधारण जनतेस कळवू इच्छितो की, महाराष्ट्र शासनाच्या पर्यावरण विभागातर्फे आमच्या न्याती युनिट्री या S. No. 103/129B, CTS NO. 1995, S.NO. 103/129C, CTS NO. 1995 and CTS No. 1996 B, Yerawada, Pune -411006 येथील बाणिज्य प्रकल्पाला दि. 11/10/2023 रोजी पत्र क्रमांक **SIA/MH/INFRA2/422337/2023 Identification No. - EC23B038MH110005** अन्वये पर्यावरणाच्या दृष्टीकोनातून पर्यावरणीय मान्यता दिली आहे.

संदर्भ घ्याव्याची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग यांच्या <http://parivesh.nic.in> या संकेत स्थळावर उपलब्ध आहे.

दिनांक: पुणे दिनांक: १९/१०/२०२३

न्याती बिल्डर्स प्रायव्हेट लिमिटेड



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

To,

The Director
TOPAZ HOMES LLP
3rd Floor office no 302 Marvel Alaina Building, Lane no 5, Koregaon Park
Pune -411001

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/MIS/246521/2021 dated 28 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH110062
2. File No.	SIA/MH/MIS/246521/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Gagan Adira
7. Name of Company/Organization	TOPAZ HOMES 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: 20/07/2023

(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/MIS/246521/2021
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Topaz Homes LLP
Gat No. 569 (Part), Wagholi,
Haveli Pune

Subject: Environment Clearance for expansion of proposed construction project Gagan Adira at Gat No. 569 (Part), Wagholi, Haveli Pune by M/s. Topaz Homes LLP

Reference: Application no. SIA/MH/MIS/246521/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 114th meeting under screening category 8(a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th meeting (Day-3) of State Level Environment Impact Assessment Authority (SEIAA) held on 24.04.2023.

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

1. Proposal Number	SIA/MH/MIS/246521/2021	
2. Name of Project	Gagan Adira Project at Gat No. 569 (Part), Wagholi, Haveli Pune	
3. Project category	8(a) Building and Construction Project	
4. Type of Institution	Private	
5. Project Proponent	Name	Mr. Anshul Garg
	Regd. Office address	Address-3rd Floor, Marvel Aaina, Lane no. 5, Koregaon Park, Pune
	Contact number	26153031
	e-mail	pallavi.bidwalkar@gagandevelopers.com
6. Consultant	VK:e Environmental I.L.P. 73/2/1, Bhakti Marg, OIT Law College Road Erandwane, Pune - 411004 Phone : +9120 66268850	
7. Applied for	Expansion in Existing project	
8. Details of previous EC	SEAC-2016/C.R-424/TC- dated 12/05/2017	
9. Location of the project	S. No.-569, Wagholi, Taluka Haveli, Pune, Maharashtra	

10.	Latitude and Longitude	18° 35' 18.92" N 73° 59' 45.50" E			
11.	Total Plot Area (m2)	41650			
12.	Deductions (m2)	7326.98			
13.	Net Plot area (m2)	34323.02			
14.	Proposed FSI area (m2)	66,453.26			
15.	Proposed non-FSI area (m2)	54,514.81			
16.	Proposed TBUA (m2)	1,20,968.07			
17.	TBUA (m2) approved by Planning Authority till date	39610.36			
18.	Ground coverage (m2) & %	14631.9 (42.63%)			
19.	Total Project Cost (Rs.)	2070000000			
20.	CFR as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Lac.)	Duration
Ambulance		Providing 2 numbers of Ambulance to Fire station Wagholi Eklamie Balvikas government hospital, Wagholi	80	5 Years	
Water Purifier		Installation of 5 number of RO Plant 5000 cubic meter per hour in Government schools of Wagholi Area 1. Vishnuji Shekuji Satav highschool 2. Sanskriti school wagholi 3. Pune Public school	25	5 Years	
Dry Waste Segregation Unit		Installation of 3 number of Dry waste segregation unit for Kesnand granti panchayat wagholi	75	5 Years	
Tree	Tree plantation &	1.5	5		

	Plantation and Adoption for 3 years	adoption for 3 years programme in- 1) Both side of Mahantan road internal road access to site		Years
	Electrical Cremation Furnace	2 numbers of Electrical Cremation Furnace provide to nearby villages of Kesanad & wagholi gram panchayat	120	5 Years
	Solar Power	3 nos. of 1.5 KW Solar power electrification for Government and corporation school in 10 km of project boundary 1. Vishnuji Shekuji . satav high school	9	5 Years

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
Previous EC / Existing Building :			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Increase in FSI
Wing A	B1 + G + UG + 16	50.7	Wing A	B1 + G + UG + 11	39.55	
Wing B	B1 + G + UG + 16	50.7	Wing B	B1 + G + UG + 11	39.55	
Wing C	B1 + G + UG + 16	50.7	Wing C	B1 + G + UG + 11	39.55	
Wing D	B1 + G + UG + 16	50.7	Wing D	B1 + G + UG + 11	39.55	
Wing E1	B1 + G + UG + 16	50.7	Wing E1	B1 + B2 + GR + 13	40.65	
Wing E2			Wing E2	B1 + B2 + GR + 13	40.65	
Wing F1	B1 + G + UG + 16	50.7	Wing F1	B1 + B2 + GR + 13	40.65	
Wing F2			Wing F2	B1 + B2 + GR + 13	40.65	
Wing G1	B1 + G + UG + 16	50.7	Wing G1	B1 + B2 + GR + 13	40.65	

				13	
Wing G2	---		Wing G2	B1 + B2 + Stilt + L3	40.65
Wing H1	B1 + G + UG + 16	50.7	Wing H1	B1 + B2 + Stilt + L3	40.65
Wing H2	---		Wing H2	B1 + B2 + Stilt + L3	40.65
Commercial Bldg	1.P + GF - 2	13.5	Commercial Bldg	B1 + B2 + LG + GF + 10	35.9
22.	Total number of tenements		Existing Residential: 736 Tenements & 0 shops Commercial: 0 Showrooms & 81 shops 24 offices Proposed Residential: 669 Tenements & 69 shops. Commercial: 10 Showrooms, 34 Shops, 70 offices		
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	351.59	Fresh Water	351.59
		Recycled (Flushing)	207.45	Recycled (Flushing)	207.45
		Total	559.04	Total	559.04
		Swimming Pool (Make up water-By Tanker)	7	Swimming Pool	0
		Flushing	207.45	Flushing	207.45
		Gardening	33	Gardening	0
		Total	240.45	Total	207.45
		Wastewater generation	318.59	Wastewater generation	351.59
24.	Water Storage Capacity for Firefighting / UGT	300CMD UGT & 20CMD Terrace level tank for firefighting			
25.	Source of water	Gram Panchayat Waghuli			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table. As per the Hydrogeology survey Report 30-35 m			
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits.	8 nos of size 2mX 2m X2m		
		Details of UGT tanks if any:	NA		
27.	Sewage and Wastewater	Sewage generation in CMD:	503.12		
		STP technology:	MBBR		
		Capacity of STP (CMD):	STP - I- 465 KLD, STP -II- 60KLD		
28.	Solid Waste	Type	Quantity (kg/d)	Treatment / disposal	

29. Solid Waste Management during Operation Phase	Management during Construction Phase	Dry waste:	12	Through Authorized vendor
		Wet waste:	18	Through Authorized vendor
		Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	1010	Through Authorized vendor
		Wet waste:	1232	Through Authorized vendor
		Hazardous waste:	0	NA
		Biomedical waste:	0	NA
		E-Waste	10.83	Through Authorized vendor
	STP Sludge (dry)	76 KG/DAY	Dried sludge from STP will be used as manure	
30. Green Belt Development	Total RG area (m2):	4038		
	Existing trees on plot:	00		
	Number of trees to be planted:	430		
	Number of trees to be cut:	00		
	Number of trees to be transplanted:	00		
31. Power requirement:	Source of power supply:	MSEDCL		
	During Construction Phase (Demand Load):	11.1 KW		
	During Operation phase (Connected load):	5289KW		
	During Operation phase (Demand load):	2656 KVA		
	Transformer:	630 KVA X 4 No + 315 KVA X 1 No		
	DG set:	1 x 225 kva + 1 x 600 kva		
	Fuel used:	HSD		
32. Details of Energy saving	Energy Saving using Energy efficient LED fixtures Against Conventional CFL/FLX fixture with Electronic Ballast for Common Area saving 6963KWH energy			
	Energy Saving using Solar Water Heater Against Electrical water Heater saving upto 191712KWH/Annum of energy			
	Solar panel installed saving 45000HW/Annum of energy			
33. Environmental Management plan budget during Construction phase	Component	Details	Cost	
	Capital	Erosion control, Water For Dust Suppression, top soil preservation, Labour Camp Toilet and Sanitation, Labour Safety Equipment's and Training, Environment Monitoring Cell, Disinfection- Pest Control, First Aid Facilities, Health Check Up, Ceches For	325.106 Lakhs	

			Children, hand gloves, Environment Monitoring Cell, CLR		
	O & M		Operation & Maintenance	3.5 Lakh	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage Treatment	Treatment of Wastewater	149.50 Lakh	22.75 Lakh
		Water Treatment	NA	NA	NA
		RWH	Rain Water Harvesting Pits	9.50 Lakh	0.60 Lakh
		Swimming Pool	Swimming pool	44 Lakh	2.16 Lakh
		Solid Waste	Organic Waste composter	37.5 Lakh	8.19 Lakh
		Hazardous waste	NA	NA	NA
		Green Belt Development	Landscaping	57.85 Lakh	3.5 Lakh
		Energy Saving	Solar PV & Hot Water	18.73 Lakh	3 Lakh
		Disaster Management	Lightning arrestor	1.4 Lakh	0.4 Lakh
		Environmental Monitoring	Water, Air, Noise monitoring	NA	1.20 Lakh
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	504	504	12.5
		2-Wheeler	1512	1512	2
		Bicycles	1512	1512	0.7
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	Not Applicable			

3. Proposal is an expansion of existing construction project. Environmental Clearance no. SEIAA-TC-0000000099 on 12th May 2017 for Area of 1.04.139.98 Sq. m. Proposal has been considered by SEIAA in its 259th meeting (Day-3) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions:-

1. PP to submit Fire NOC.
2. PP to submit NOC for water supply approved by competent authority.
3. Trees proposed need to be re-looked in respect of following observations:
 - (a) Karanj, Palas - cannot be planted on podium.
 - (b) Kadipatta - cannot be considered a tree.
 - (c) Karvanda - Doubtful about source also a thorny shrub.
 - (d) Papaya - is not a permanent tree.
 - (e) Podium need trees with less root penetration and fibrous system.PP to submit revised plantation plan accordingly.
4. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

B. SEIAA Conditions:-

1. This EC excludes the Commercial Building as PP has not obtained CFC NOC for 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-JA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI area of 38,463.75 m², Non FSI area of 40,958.58 m² and Total construction area of 79,422.33m². (Plan approval No. 488/20-21 dated 01/10/2021) (Restricted as per approval)

General Conditions:

a) Construction Phase:-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed

concrete, curing agents and other best practices.

- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to 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.
- 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.

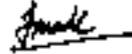
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused 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.mie.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NCO, 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, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune

Signature Not Verified

Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary

Date: 7/20/2023 12:50:08 PM

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000140625/CE/2312003013

Date: 30/12/2023

To,
M/s Topaz Homes LLP, "Gagan Adira",
S.no. 569, Wagholi, Tal Haveli, Dist Pune



Sub: Revalidation of Consent to Establish for Housing with convenient shopping construction project under Red Category

- Ref: 1. Consent to Establish vide no. Forma1.0/BO/ ROHQ/CE/CC-9412 dtd. 25.07.2016
2. Minutes of 19th Consent Committee held on 31.10.2022

Your application NO. MPCB-CONSENT-0000140625

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 upto commissioning of the project or 24.07.2026 whichever is earlier**
- The capital investment of the project is Rs.195 Cr. (As per undertaking submitted by pp).**
- The Revalidation of Consent to Establish is valid for Construction project named as M/s Topaz Homes LLP, "Gagan Adira", S.no. 569, Wagholi, Tal Haveli, Dist Pune on Total Plot Area of 41650 SqMtrs for proposed total construction BUA of 104139.98 SqMtrs as per EC granted dated 12.05.2017 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 25.07.2016	41650.00	104139.98
2	Environmental Clearance dtd 12.05.2017	41650.00	104139.98

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	505	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-200 kVA	01	As per Schedule -II
S-2	DG Set-400 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	1186 Kg/Day	OWC	As Manure
2	NON Biodegradable waste	787 Kg/Day	Segregation	To Local Body/To Authorized Recycler
3	STP Sludge	50 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	100	Ltr/A	Reprocessing	To Authorized Reprocessor

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 provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in 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. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000000099 dtd. 12.05.2017 for Construction project having total Plot area 41,650.00 Sq.Mtr, & total construction BUA 1,04,139.98 Sq.Mtr as per specific condition of EC.

15. 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
2023-12-30 20:31:00 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	390000.00	TXN2206001408	14/06/2022	Online Payment
2	346191.00	TXN2312001007	06/12/2023	Online Payment

PP has paid penal fees of of 346191.

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
- 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 510 based Sewage Treatment Plants (STPs) of combined capacity **510 CMD for treatment of domestic effluent of 505 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	592.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) **As per your application, you have 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	DG Set-200 kVA	Acoustic Enclosure	3.00	HSD 40 Ltr/Hr	1	SO ₂	19.2 Kg/Day
S-2	DG Set-400 kVA	Acoustic Enclosure	4.00	HSD 85 Ltr/Hr	1	SO ₂	38.4 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/alteration 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 (Revalidtion)	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & 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.0000136677/CO/2405001076

Date: 10/05/2024

To,
M/s Topaz Homes LLP ,
"Gagan Adira", S.no. 569, Wagholi,
Tal Haveli, Dist Pune



Sub: Consent to Operate(Part-I) for Residential & Commercial construction project under Red Category

- Ref:**
1. Consent to Establish granted vide No. Format1.0/BO/ROHQ/CE/CC-9412 dtd. 25.07.2016
 2. Minutes of 21st Consent Committee Meeting of 2022-23 held on 26.11.2022
 3. Revalidation of Consent establish granted vide No Format1.0/CC/UAN No.0000140625/CE/2312003013 dtd 30.12.2023

Your application NO. MPCB-CONSENT-0000136677

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 31.10.2026**
2. **The capital investment of the project is Rs.113.8327 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 Topaz Homes LLP , "Gagan Adira", S.no. 569, Wagholi, Tal Haveli, Dist Pune on Total Plot Area of 41650 SqMtrs for completed part-I total construction BUA of 39097.65 SqMtrs out of Total Construction BUA of 104139.98 SqMtrs as per EC granted dated 12.05.2017 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 25.07.2016	41650.00	104139.98
2	Environmental Clearance dtd 12.05.2017	41650.00	104139.98
3	Revalidation of Consent to Establish dtd 30.12.2023	41650.00	104139.98

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	180	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG Set-200 kVA	01	As per Schedule -II
S-2	DG Set-400 kVA	01	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable waste	444 Kg/Day	OWC with composting or Biodigester with composting	Used as Manure
2	Non biodegradable waste	336 Kg/Day	Segregation	Handed over to Authorized Vendor/Local Body
3	STP Sludge	18 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:**

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocessor

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

<i>Sr No</i>	<i>Type of Waste</i>	<i>Quantity</i>	<i>UoM</i>	<i>Disposal Path</i>
1	E Waste	3.13	Kg/Day	To Authorized Dismantler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively

12. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000000099 dtd. 12.05.2017 for Construction project having total Plot area 41,650.00 Sq.Mtr, & total construction BUA 1,04,139.98 Sq.Mtr as per specific condition of EC.

13. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & 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
2024-05-10 12:18:02 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	455331.00	MPCB-DR-11528	18/04/2022	RTGS
2	455331.00	TXN2403005677	26/03/2024	Online Payment
3	24445.00	TXN2404000839	04/04/2024	Online Payment

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
- 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 **510 CMD for treatment of domestic effluent of 180 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	213.00
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 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-200 kVA	Acoustic Enclosure	3.00	HSD 40 Ltr/Hr	1	SO ₂	19.2 Kg/Day
S-2	DG Set-400 kVA	Acoustic Enclosure	4.00	HSD 85 -- NA--	1	SO ₂	38.4 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/alteration 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 and Operation & maintenance of Pollution Control Systems	Continious	31.10.2027

** 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. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

- f) D.G. Set shall be operated only in case of power failure.
- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

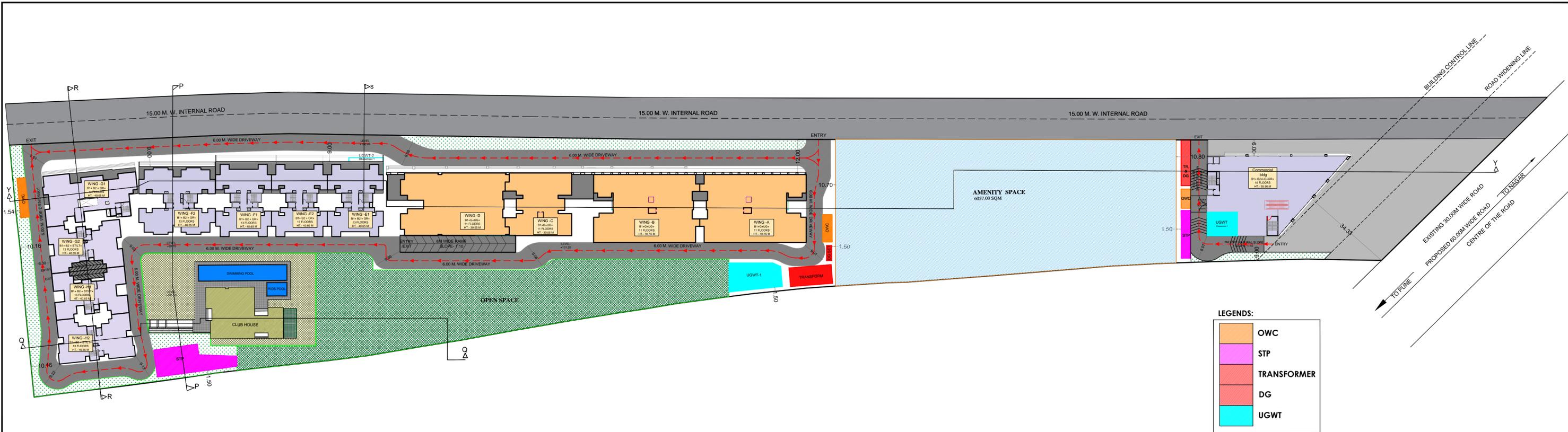


Environmental Clearance Status

EC Granted	Received Environmental Clearance vide EC23B038MH110062 dt. 20/07/2023, We have applied for Expansion/ Amendment in EC proposal no. SIA/MH/INFRA2/486249/2024.
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Project Status

Sr. No.	Building Name	Construction status
1	Wing A	Completed
2	Wing B	Completed
3	Wing C	Completed
4	Wing D	Completed
5	Wing E1	11th slab completed
6	Wing E2	11th slab completed
7	Wing F1	8th slab completed
8	Wing F2	8th slab completed
9	Wing G1	Excavation work started
10	Wing G2	Excavation work started
11	Wing H1	Excavation work started
12	Wing H2	Excavation work started
13	Commercial Building	Yet Not started

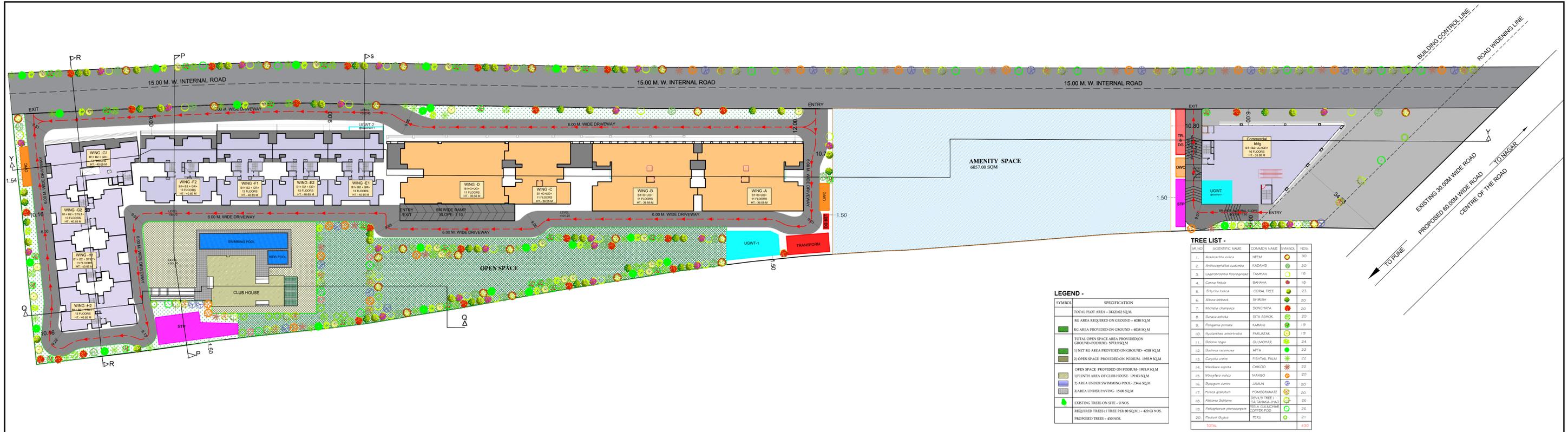


LEGENDS:

	OWC
	STP
	TRANSFORMER
	DG
	UGWT

MASTER LAYOUT PLAN

LANDSCAPE CONSULTANTS: Talb Landscape Pvt.Ltd. No. 23, 24 & 25, 1st Floor, Wellington Street, Richmond town Bangalore - 560025, INDIA Tel: +91 80 4871 3271 / 911 88 4143 5972 Website: www.talblandscape.com	PLUMBING CONSULTANTS: URJAL CONSULTANTS PVT LTD Plot No. 102, Chennarayana Nagar, 5th Stage, 5th Flr, Near Mahatma Society, Koramangala, PUNE 411008 TEL: 020-23420200 FAX: 020-23420200	LIASIONING ARCHITECT: MALWADKAR ARCHITECTS SHAKHRI, 100, CHENNAI ROAD, 1ST FLOOR, SOCIETY NO. 472/2/75, OPP. C. ANKASA BANK, BENEKURVA, PUNE, 411 002 PH: 020-23420200 FAX: 020-23420200	DRAWING NO.	GAGAN ADIRA
	ELECTRICAL CONSULTANTS: Empower Designs Pvt.LTD A-106, Bose Road, 1st Flr, 11, D.A. 2, Bhandulga, Wank, Near Jambhe & Co. Market Lane, Pac Court, Chh. Road, Pune - 411045, web: www.empowerdesigns.co.in	STRUCTURAL CONSULTANTS: Design Works Engineering Pvt.LTD Alpha Vishves 3rd Floor, Lane 5, Kangaroo Park, Pune - 411001 Tel: +91 20 32905577 / 26652921 web: www.designworkseng.com	DRAWING NAME	PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING AT GAT No. 569(part), WAGHOLI, TAL-HAVELI, DIST-PUNE.
			PROJECT PROPONENT	BY TOPAZ HOMES LLP
			MR. RAHUL GARG	



LEGEND -

SYMBOL	SPECIFICATION
	TOTAL PLOT AREA - 3402.62 SQ.M.
	RG AREA REQUIRED ON GROUND - 408 SQ.M.
	RG AREA PROVIDED ON GROUND - 408 SQ.M.
	TOTAL OPEN SPACE AREA PROVIDED ON GROUND-PODIUM - 397.9 SQ.M.
	1) NET RG AREA PROVIDED ON GROUND- 408 SQ.M.
	2) OPEN SPACE PROVIDED ON PODIUM- 199.9 SQ.M.
	OPEN SPACE PROVIDED ON PODIUM- 199.9 SQ.M.
	1) PLINTH AREA OF CLUB HOUSE- 199.93 SQ.M.
	2) AREA UNDER SWIMMING POOL- 234.6 SQ.M.
	3) AREA UNDER PAVING- 15.00 SQ.M.
	EXISTING TREES ON SITE - 0 NOS.
	REQUIRED TREES (1 TREE PER 80 SQ.M.) - 429 (0) NOS.
	PROPOSED TREES - 430 NOS.

TREE LIST -

SER NO.	SCIENTIFIC NAME	COMMON NAME	SHAPE	NO.
1.	Adiantum nidula	NIDUL		20
2.	Anticarsia laetitia	KADAMB		20
3.	Lagerströmia speciosa	TAMHAN		10
4.	Celastrus scandens	BAHAVA		10
5.	Erythra indica	GORAL TREE		20
6.	Melastoma malabaricum	SHIRISH		20
7.	Mitrasaccharum	SONCHAFI		20
8.	Sapota indica	SITA ASHOK		20
9.	Pongamia pinnata	KARANI		10
10.	Hydnocarpus arborescens	PARLATI		10
11.	Blechnum indicum	GULCHAKH		20
12.	Banksia acuminata	AFTA		20
13.	Caryota urens	FISHTAIL PALM		20
14.	Melastoma malabaricum	CHINDO		20
15.	Mangifera indica	MANGO		20
16.	Sapota indica	JAMUN		20
17.	Pinus gratus	POMEGRANATE		20
18.	Albizia leonensis	SPICE TREE / SATTANMUL		20
19.	Persea indica	PEACH / BUDHAR		20
20.	Pinus indica	PERU		20
TOTAL				430

LANDSCAPE LAYOUT

LANDSCAPE CONSULTANTS: Talb Landscape Pvt.Ltd. No. 23, 1st & 2nd floor, Wagholi, Tal. Pune, Dist. Pune. Regd. office: Pune, Maharashtra - 411002, INDIA. Tel: +91 20 4291 3279, +91 20 4141 3872 Website: www.talblandscape.com	PLUMBING CONSULTANTS: URJAL CONSULTANTS PVT LTD Flat No. 105, 105B, 105C, 105D, 105E, 105F, 105G, 105H, 105I, 105J, 105K, 105L, 105M, 105N, 105O, 105P, 105Q, 105R, 105S, 105T, 105U, 105V, 105W, 105X, 105Y, 105Z, 105AA, 105AB, 105AC, 105AD, 105AE, 105AF, 105AG, 105AH, 105AI, 105AJ, 105AK, 105AL, 105AM, 105AN, 105AO, 105AP, 105AQ, 105AR, 105AS, 105AT, 105AU, 105AV, 105AW, 105AX, 105AY, 105AZ, 105BA, 105BB, 105BC, 105BD, 105BE, 105BF, 105BG, 105BH, 105BI, 105BJ, 105BK, 105BL, 105BM, 105BN, 105BO, 105BP, 105BQ, 105BR, 105BS, 105BT, 105BU, 105BV, 105BW, 105BX, 105BY, 105BZ, 105CA, 105CB, 105CC, 105CD, 105CE, 105CF, 105CG, 105CH, 105CI, 105CJ, 105CK, 105CL, 105CM, 105CN, 105CO, 105CP, 105CQ, 105CR, 105CS, 105CT, 105CU, 105CV, 105CW, 105CX, 105CY, 105CZ, 105DA, 105DB, 105DC, 105DD, 105DE, 105DF, 105DG, 105DH, 105DI, 105DJ, 105DK, 105DL, 105DM, 105DN, 105DO, 105DP, 105DQ, 105DR, 105DS, 105DT, 105DU, 105DV, 105DW, 105DX, 105DY, 105DZ, 105EA, 105EB, 105EC, 105ED, 105EE, 105EF, 105EG, 105EH, 105EI, 105EJ, 105EK, 105EL, 105EM, 105EN, 105EO, 105EP, 105EQ, 105ER, 105ES, 105ET, 105EU, 105EV, 105EW, 105EX, 105EY, 105EZ, 105FA, 105FB, 105FC, 105FD, 105FE, 105FF, 105FG, 105FH, 105FI, 105FJ, 105FK, 105FL, 105FM, 105FN, 105FO, 105FP, 105FQ, 105FR, 105FS, 105FT, 105FU, 105FV, 105FW, 105FX, 105FY, 105FZ, 105GA, 105GB, 105GC, 105GD, 105GE, 105GF, 105GG, 105GH, 105GI, 105GJ, 105GK, 105GL, 105GM, 105GN, 105GO, 105GP, 105GQ, 105GR, 105GS, 105GT, 105GU, 105GV, 105GW, 105GX, 105GY, 105GZ, 105HA, 105HB, 105HC, 105HD, 105HE, 105HF, 105HG, 105HH, 105HI, 105HJ, 105HK, 105HL, 105HM, 105HN, 105HO, 105HP, 105HQ, 105HR, 105HS, 105HT, 105HU, 105HV, 105HW, 105HX, 105HY, 105HZ, 105IA, 105IB, 105IC, 105ID, 105IE, 105IF, 105IG, 105IH, 105II, 105IJ, 105IK, 105IL, 105IM, 105IN, 105IO, 105IP, 105IQ, 105IR, 105IS, 105IT, 105IU, 105IV, 105IW, 105IX, 105IY, 105IZ, 105JA, 105JB, 105JC, 105JD, 105JE, 105JF, 105JG, 105JH, 105JI, 105JJ, 105JK, 105JL, 105JM, 105JN, 105JO, 105JP, 105JQ, 105JR, 105JS, 105JT, 105JU, 105JV, 105JW, 105JX, 105JY, 105JZ, 105KA, 105KB, 105KC, 105KD, 105KE, 105KF, 105KG, 105KH, 105KI, 105KJ, 105KL, 105KM, 105KN, 105KO, 105KP, 105KQ, 105KR, 105KS, 105KT, 105KU, 105KV, 105KW, 105KX, 105KY, 105KZ, 105LA, 105LB, 105LC, 105LD, 105LE, 105LF, 105LG, 105LH, 105LI, 105LJ, 105LK, 105LL, 105LM, 105LN, 105LO, 105LP, 105LQ, 105LR, 105LS, 105LT, 105LU, 105LV, 105LW, 105LX, 105LY, 105LZ, 105MA, 105MB, 105MC, 105MD, 105ME, 105MF, 105MG, 105MH, 105MI, 105MJ, 105MK, 105ML, 105MN, 105MO, 105MP, 105MQ, 105MR, 105MS, 105MT, 105MU, 105MV, 105MW, 105MX, 105MY, 105MZ, 105NA, 105NB, 105NC, 105ND, 105NE, 105NF, 105NG, 105NH, 105NI, 105NJ, 105NK, 105NL, 105NM, 105NO, 105NP, 105NQ, 105NR, 105NS, 105NT, 105NU, 105NV, 105NW, 105NX, 105NY, 105NZ, 105OA, 105OB, 105OC, 105OD, 105OE, 105OF, 105OG, 105OH, 105OI, 105OJ, 105OK, 105OL, 105OM, 105ON, 105OO, 105OP, 105OQ, 105OR, 105OS, 105OT, 105OU, 105OV, 105OW, 105OX, 105OY, 105OZ, 105PA, 105PB, 105PC, 105PD, 105PE, 105PF, 105PG, 105PH, 105PI, 105PJ, 105PK, 105PL, 105PM, 105PN, 105PO, 105PP, 105PQ, 105PR, 105PS, 105PT, 105PU, 105PV, 105PW, 105PX, 105PY, 105PZ, 105QA, 105QB, 105QC, 105QD, 105QE, 105QF, 105QG, 105QH, 105QI, 105QJ, 105QK, 105QL, 105QM, 105QN, 105QO, 105QP, 105QQ, 105QR, 105QS, 105QT, 105QU, 105QV, 105QW, 105QX, 105QY, 105QZ, 105RA, 105RB, 105RC, 105RD, 105RE, 105RF, 105RG, 105RH, 105RI, 105RJ, 105RK, 105RL, 105RM, 105RN, 105RO, 105RP, 105RQ, 105RR, 105RS, 105RT, 105RU, 105RV, 105RW, 105RX, 105RY, 105RZ, 105SA, 105SB, 105SC, 105SD, 105SE, 105SF, 105SG, 105SH, 105SI, 105SJ, 105SK, 105SL, 105SM, 105SN, 105SO, 105SP, 105SQ, 105SR, 105SS, 105ST, 105SU, 105SV, 105SW, 105SX, 105SY, 105SZ, 105TA, 105TB, 105TC, 105TD, 105TE, 105TF, 105TG, 105TH, 105TI, 105TJ, 105TK, 105TL, 105TM, 105TN, 105TO, 105TP, 105TQ, 105TR, 105TS, 105TT, 105TU, 105TV, 105TW, 105TX, 105TY, 105TZ, 105UA, 105UB, 105UC, 105UD, 105UE, 105UF, 105UG, 105UH, 105UI, 105UJ, 105UK, 105UL, 105UM, 105UN, 105UO, 105UP, 105UQ, 105UR, 105US, 105UT, 105UU, 105UV, 105UW, 105UX, 105UY, 105UZ, 105VA, 105VB, 105VC, 105VD, 105VE, 105VF, 105VG, 105VH, 105VI, 105VJ, 105VK, 105VL, 105VM, 105VN, 105VO, 105VP, 105VQ, 105VR, 105VS, 105VT, 105VU, 105VV, 105VW, 105VX, 105VY, 105VZ, 105WA, 105WB, 105WC, 105WD, 105WE, 105WF, 105WG, 105WH, 105WI, 105WJ, 105WK, 105WL, 105WM, 105WN, 105WO, 105WP, 105WQ, 105WR, 105WS, 105WT, 105WU, 105WV, 105WW, 105WX, 105WY, 105WZ, 105XA, 105XB, 105XC, 105XD, 105XE, 105XF, 105XG, 105XH, 105XI, 105XJ, 105XK, 105XL, 105XM, 105XN, 105XO, 105XP, 105XQ, 105XR, 105XS, 105XT, 105XU, 105XV, 105XW, 105XX, 105XY, 105XZ, 105YA, 105YB, 105YC, 105YD, 105YE, 105YF, 105YG, 105YH, 105YI, 105YJ, 105YK, 105YL, 105YM, 105YN, 105YO, 105YP, 105YQ, 105YR, 105YS, 105YT, 105YU, 105YV, 105YW, 105YX, 105YY, 105YZ, 105ZA, 105ZB, 105ZC, 105ZD, 105ZE, 105ZF, 105ZG, 105ZH, 105ZI, 105ZJ, 105ZK, 105ZL, 105ZM, 105ZN, 105ZO, 105ZP, 105ZQ, 105ZR, 105ZS, 105ZT, 105ZU, 105ZV, 105ZW, 105ZX, 105ZY, 105ZZ	LIASIONING ARCHITECT: MALWADKAR ARCHITECTS SANGHVI BUILDING PVT. LTD. 11, CHANDRAN SOCIETY, 11, KADAPUR, OPP. CHANDRAN SOCIETY, PUNE, MAHARASHTRA, INDIA. 411002 PUNE - 78884291, 78884292	DRAWING NO. GAGAN ADIRA
ELECTRICAL CONSULTANTS: Empower Design Pvt.Ltd Amen. Bldg. Bldg. No. 11, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 11AA, 11AB, 11AC, 11AD, 11AE, 11AF, 11AG, 11AH, 11AI, 11AJ, 11AK, 11AL, 11AM, 11AN, 11AO, 11AP, 11AQ, 11AR, 11AS, 11AT, 11AU, 11AV, 11AW, 11AX, 11AY, 11AZ, 11BA, 11BB, 11BC, 11BD, 11BE, 11BF, 11BG, 11BH, 11BI, 11BJ, 11BK, 11BL, 11BM, 11BN, 11BO, 11BP, 11BQ, 11BR, 11BS, 11BT, 11BU, 11BV, 11BW, 11BX, 11BY, 11BZ, 11CA, 11CB, 11CC, 11CD, 11CE, 11CF, 11CG, 11CH, 11CI, 11CJ, 11CK, 11CL, 11CM, 11CN, 11CO, 11CP, 11CQ, 11CR, 11CS, 11CT, 11CU, 11CV, 11CW, 11CX, 11CY, 11CZ, 11DA, 11DB, 11DC, 11DD, 11DE, 11DF, 11DG, 11DH, 11DI, 11DJ, 11DK, 11DL, 11DM, 11DN, 11DO, 11DP, 11DQ, 11DR, 11DS, 11DT, 11DU, 11DV, 11DW, 11DX, 11DY, 11DZ, 11EA, 11EB, 11EC, 11ED, 11EE, 11EF, 11EG, 11EH, 11EI, 11EJ, 11EK, 11EL, 11EM, 11EN, 11EO, 11EP, 11EQ, 11ER, 11ES, 11ET, 11EU, 11EV, 11EW, 11EX, 11EY, 11EZ, 11FA, 11FB, 11FC, 11FD, 11FE, 11FF, 11FG, 11FH, 11FI, 11FJ, 11FK, 11FL, 11FM, 11FN, 11FO, 11FP, 11FQ, 11FR, 11FS, 11FT, 11FU, 11FV, 11FW, 11FX, 11FY, 11FZ, 11GA, 11GB, 11GC, 11GD, 11GE, 11GF, 11GG, 11GH, 11GI, 11GJ, 11GK, 11GL, 11GM, 11GN, 11GO, 11GP, 11GQ, 11GR, 11GS, 11GT, 11GU, 11GV, 11GW, 11GX, 11GY, 11GZ, 11HA, 11HB, 11HC, 11HD, 11HE, 11HF, 11HG, 11HH, 11HI, 11HJ, 11HK, 11HL, 11HM, 11HN, 11HO, 11HP, 11HQ, 11HR, 11HS, 11HT, 11HU, 11HV, 11HW, 11HX, 11HY, 11HZ, 11IA, 11IB, 11IC, 11ID, 11IE, 11IF, 11IG, 11IH, 11II, 11IJ, 11IK, 11IL, 11IM, 11IN, 11IO, 11IP, 11IQ, 11IR, 11IS, 11IT, 11IU, 11IV, 11IW, 11IX, 11IY, 11IZ, 11JA, 11JB, 11JC, 11JD, 11JE, 11JF, 11JG, 11JH, 11JI, 11JJ, 11JK, 11JL, 11JM, 11JN, 11JO, 11JP, 11JQ, 11JR, 11JS, 11JT, 11JU, 11JV, 11JW, 11JX, 11JY, 11JZ, 11KA, 11KB, 11KC, 11KD, 11KE, 11KF, 11KG, 11KH, 11KI, 11KJ, 11KL, 11KM, 11KN, 11KO, 11KP, 11KQ, 11KR, 11KS, 11KT, 11KU, 11KV, 11KW, 11KX, 11KY, 11KZ, 11LA, 11LB, 11LC, 11LD, 11LE, 11LF, 11LG, 11LH, 11LI, 11LJ, 11LK, 11LL, 11LM, 11LN, 11LO, 11LP, 11LQ, 11LR, 11LS, 11LT, 11LU, 11LV, 11LW, 11LX, 11LY, 11LZ, 11MA, 11MB, 11MC, 11MD, 11ME, 11MF, 11MG, 11MH, 11MI, 11MJ, 11MK, 11ML, 11MN, 11MO, 11MP, 11MQ, 11MR, 11MS, 11MT, 11MU, 11MV, 11MW, 11MX, 11MY, 11MZ, 11NA, 11NB, 11NC, 11ND, 11NE, 11NF, 11NG, 11NH, 11NI, 11NJ, 11NK, 11NL, 11NM, 11NO, 11NP, 11NQ, 11NR, 11NS, 11NT, 11NU, 11NV, 11NW, 11NX, 11NY, 11NZ, 11OA, 11OB, 11OC, 11OD, 11OE, 11OF, 11OG, 11OH, 11OI, 11OJ, 11OK, 11OL, 11OM, 11ON, 11OO, 11OP, 11OQ, 11OR, 11OS, 11OT, 11OU, 11OV, 11OW, 11OX, 11OY, 11OZ, 11PA, 11PB, 11PC, 11PD, 11PE, 11PF, 11PG, 11PH, 11PI, 11PJ, 11PK, 11PL, 11PM, 11PN, 11PO, 11PP, 11PQ, 11PR, 11PS, 11PT, 11PU, 11PV, 11PW, 11PX, 11PY, 11PZ, 11QA, 11QB, 11QC, 11QD, 11QE, 11QF, 11QG, 11QH, 11QI, 11QJ, 11QK, 11QL, 11QM, 11QN, 11QO, 11QP, 11QQ, 11QR, 11QS, 11QT, 11QU, 11QV, 11QW, 11QX, 11QY, 11QZ, 11RA, 11RB, 11RC, 11RD, 11RE, 11RF, 11RG, 11RH, 11RI, 11RJ, 11RK, 11RL, 11RM, 11RN, 11RO, 11RP, 11RQ, 11RR, 11RS, 11RT, 11RU, 11RV, 11RW, 11RX, 11RY, 11RZ, 11SA, 11SB, 11SC, 11SD, 11SE, 11SF, 11SG, 11SH, 11SI, 11SJ, 11SK, 11SL, 11SM, 11SN, 11SO, 11SP, 11SQ, 11SR, 11SS, 11ST, 11SU, 11SV, 11SW, 11SX, 11SY, 11SZ, 11TA, 11TB, 11TC, 11TD, 11TE, 11TF, 11TG, 11TH, 11TI, 11TJ, 11TK, 11TL, 11TM, 11TN, 11TO, 11TP, 11TQ, 11TR, 11TS, 11TT, 11TU, 11TV, 11TW, 11TX, 11TY, 11TZ, 11UA, 11UB, 11UC, 11UD, 11UE, 11UF, 11UG, 11UH, 11UI, 11UJ, 11UK, 11UL, 11UM, 11UN, 11UO, 11UP, 11UQ, 11UR, 11US, 11UT, 11UU, 11UV, 11UW, 11UX, 11UY, 11UZ, 11VA, 11VB, 11VC, 11VD, 11VE, 11VF, 11VG, 11VH, 11VI, 11VJ, 11VK, 11VL, 11VM, 11VN, 11VO, 11VP, 11VQ, 11VR, 11VS, 11VT, 11VU, 11VV, 11VW, 11VX, 11VY, 11VZ, 11WA, 11WB, 11WC, 11WD, 11WE, 11WF, 11WG, 11WH, 11WI, 11WJ, 11WK, 11WL, 11WM, 11WN, 11WO, 11WP, 11WQ, 11WR, 11WS, 11WT, 11WU, 11WV, 11WW, 11WX, 11WY, 11WZ, 11XA, 11XB, 11XC, 11XD, 11XE, 11XF, 11XG, 11XH, 11XI, 11XJ, 11XK, 11XL, 11XM, 11XN, 11XO, 11XP, 11XQ, 11XR, 11XS, 11XT, 11XU, 11XV, 11XW, 11XX, 11XY, 11XZ, 11YA, 11YB, 11YC, 11YD, 11YE, 11YF, 11YG, 11YH, 11YI, 11YJ, 11YK, 11YL, 11YM, 11YN, 11YO, 11YP, 11YQ, 11YR, 11YS, 11YT, 11YU, 11YV, 11YW, 11YX, 11YZ, 11ZA, 11ZB, 11ZC, 11ZD, 11ZE, 11ZF, 11ZG, 11ZH, 11ZI, 11ZJ, 11ZK, 11ZL, 11ZM, 11ZN, 11ZO, 11ZP, 11ZQ, 11ZR, 11ZS, 11ZT, 11ZU, 11ZV, 11ZW, 11ZX, 11ZY, 11ZZ	DRAWING NAME: PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING AT GAT NO. 569(part), WAGHOLI, TAL. HAVELI, DIST. PUNE.		
STRUCTURAL CONSULTANTS: Design Works Engineering Pvt.Ltd Amen. Bldg. Bldg. No. 11, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 11AA, 11AB, 11AC, 11AD, 11AE, 11AF, 11AG, 11AH, 11AI, 11AJ, 11AK, 11AL, 11AM, 11AN, 11AO, 11AP, 11AQ, 11AR, 11AS, 11AT, 11AU, 11AV, 11AW, 11AX, 11AY, 11AZ, 11BA, 11BB, 11BC, 11BD, 11BE, 11BF, 11BG, 11BH, 11BI, 11BJ, 11BK, 11BL, 11BM, 11BN, 11BO, 11BP, 11BQ, 11BR, 11BS, 11BT, 11BU, 11BV, 11BW, 11BX, 11BY, 11BZ, 11CA, 11CB, 11CC, 11CD, 11CE, 11CF, 11CG, 11CH, 11CI, 11CJ, 11CK, 11CL, 11CM, 11CN, 11CO, 11CP, 11CQ, 11CR, 11CS, 11CT, 11CU, 11CV, 11CW, 11CX, 11CY, 11CZ, 11DA, 11DB, 11DC, 11DD, 11DE, 11DF, 11DG, 11DH, 11DI, 11DJ, 11DK, 11DL, 11DM, 11DN, 11DO, 11DP, 11DQ, 11DR, 11DS, 11DT, 11DU, 11DV, 11DW, 11DX, 11DY, 11DZ, 11EA, 11EB, 11EC, 11ED, 11EE, 11EF, 11EG, 11EH, 11EI, 11EJ, 11EK, 11EL, 11EM, 11EN, 11EO, 11EP, 11EQ, 11ER, 11ES, 11ET, 11EU, 11EV, 11EW, 11EX, 11EY, 11EZ, 11FA, 11FB, 11FC, 11FD, 11FE, 11FF, 11FG, 11FH, 11FI, 11FJ, 11FK, 11FL, 11FM, 11FN, 11FO, 11FP, 11FQ, 11FR, 11FS, 11FT, 11FU, 11FV, 11FW, 11FX, 11FY, 11FZ, 11GA, 11GB, 11GC, 11GD, 11GE, 11GF, 11GG, 11GH, 11GI, 11GJ, 11GK, 11GL, 11GM, 11GN, 11GO, 11GP, 11GQ, 11GR, 11GS, 11GT, 11GU, 11GV, 11GW, 11GX, 11GY, 11GZ, 11HA, 11HB, 11HC, 11HD, 11HE, 11HF, 11HG, 11HH, 11HI, 11HJ, 11HK, 11HL, 11HM, 11HN, 11HO, 11HP, 11HQ, 11HR, 11HS, 11HT, 11HU, 11HV, 11HW, 11HX, 11HY, 11HZ, 11IA, 11IB, 11IC, 11ID, 11IE, 11IF, 11IG, 11IH, 11II, 11IJ, 11IK, 11IL, 11IM, 11IN, 11IO, 11IP, 11IQ, 11IR, 11IS, 11IT, 11IU, 11IV, 11IW, 11IX, 11IY, 11IZ, 11JA, 11JB, 11JC, 11JD, 11JE, 11JF, 11JG, 11JH, 11JI, 11JJ, 11JK, 11JL, 11JM, 11JN, 11JO, 11JP, 11JQ, 11JR, 11JS, 11JT, 11JU, 11JV, 11JW, 11JX, 11JY, 11JZ, 11KA, 11KB, 11KC, 11KD, 11KE, 11KF, 11KG, 11KH, 11KI, 11KJ, 11KL, 11KM, 11KN, 11KO, 11KP, 11KQ, 11KR, 11KS, 11KT, 11KU, 11KV, 11KW, 11KX, 11KY, 11KZ, 11LA, 11LB, 11LC, 11LD, 11LE, 11LF, 11LG, 11LH, 11LI, 11LJ, 11LK, 11LL, 11LM, 11LN, 11LO, 11LP, 11LQ, 11LR, 11LS, 11LT, 11LU, 11LV, 11LW, 11LX, 11LY, 11LZ, 11MA, 11MB, 11MC, 11MD, 11ME, 11MF, 11MG, 11MH, 11MI, 11MJ, 11MK, 11ML, 11MN, 11MO, 11MP, 11MQ, 11MR, 11MS, 11MT, 11MU, 11MV, 11MW, 11MX, 11MY, 11MZ, 11NA, 11NB, 11NC, 11ND, 11NE, 11NF, 11NG, 11NH, 11NI, 11NJ, 11NK, 11NL, 11NM, 11NO, 11NP, 11NQ, 11NR, 11NS, 11NT, 11NU, 11NV, 11NW, 11NX, 11NY, 11NZ, 11OA, 11OB, 11OC, 11OD, 11OE, 11OF, 11OG, 11OH, 11OI, 11OJ, 11OK, 11OL, 11OM,			



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Region Development Authority, Pune
मुख्य कार्यालय

PUNEMETROPOLIS स.नं. १५२-१५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११०६७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 067

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: comm@pmrda.gov.in

सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)

जा.क्र. : DP/वीएचए/HAV/मौ. वाघोली /ग.नं. ५६९/ प्लॉट अ/१+२+३+४+५/प्र.क्र. ४८८/२०-२१, दि. १९/१०/२०२१

प्रति,

टोपाझ होम्स एल.एल.पी. तर्फे

भागीदार श्री. राहुल सुरेशचंद गर्ग,

पत्ता- ३०१, मार्शल अलायना लेन नं. ५, कोरेगाव पार्क, पुणे.

मौजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील ग.नं.- ५६९/प्लॉट अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रहिवास व वाणिज्य वापरा करिता रेखांकन/ इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता.



मीजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील ग.नं.- ५६९/ प्लॉट अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रहिवास व वाणिज्य वापरा करिता रेखांकन/ इमारत बांधकाम प्रस्ताव.

दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहिल. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा भूखंडातील क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते / रस्ता रुंदीने दाखीत क्षेत्र जागा मालकास/ विकासकास वाढीव चटईक्षेत्राच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरित करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने /विकासकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहिल. तदनंतर अशा क्षेत्रावरील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालकाने /विकासकाने स्वखर्चाने करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्येक जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.

- ८) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापामुन पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- ९) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त मंजूर नकाशानुसार "रहिवास व वाणिज्य" याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल. इमारतीच्या वापरात बदल करावयाचा असल्यास त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.
- १०) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता /स्ट्रक्चरल अभियंता/ सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल /भूमी अभिलेखात एकत्रिकरण /उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- ११) इमारतीचे मंजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्यास सादरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
- १२) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत /प्रादेशिक योजना रस्ते/ रस्ता रुंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने/ विकासकांने /जमीनमालकाने भूखंड/ सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १४) नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.



मौजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील ग.नं.- ५६९/प्लॉट अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रहिवास व वाणिज्य वापरा करिता रेखांकन/ इमारत बांधकाम प्रस्ताव.

- १५) नियोजित बांधकामाचे क्षेत्र, भुखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजन रस्ते/रस्ता रुंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १६) जागेतील/ जागेलगतच्या नाल्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक/ जमिनमालक यांची राहिल.
- १७) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
- १८) स्ट्रक्चरल इंजिनियर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
- १९) अर्जदार / विकासक/ जमिनमालक यांनी रु. ५००/- च्या स्टॅम्प पेपरवरील क्र. १०९२/२०२०, दिनांक- १९/०८/२०२० अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येते असून पुणे महानगर प्रदेश विकास प्राधिकरणासाठी सुधारित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल. (नियम क्र. ७.१)
- २०) शासन नगर विकास विभागाकडील दि.१९/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/४१०२/ प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक सदनिकेचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमाडे, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
- २१) नियोजित इमारतीसाठी/ विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वसित केलेल्या सक्षम प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास या प्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
- २२) ओला व सुक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल. विघटन होण्याच्या ओल्या कचऱ्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक /जमिनमालक यांना स्वखर्चाने करावयाचा आहे.
- २३) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्याची जोपासणा करणे अर्जदार/ विकासक /जमिनमालक यांचेवर बंधनकारक राहिल.
- २४) शासन निदेशानुसार बांधकाम करताना फ्लॅश अॅशचा वापर करणे बंधनकारक राहिल.



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- २५) सौर उर्जेवर पाणी तापवण्यासाठीची यंत्रणा अर्जदार/ विकासक/ जमिनमालक/ यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- २६) वेस्ट वॉटर ट्रीटमेंट प्लॉट उभारणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासणा यासाठी करणे आवश्यक आहे.
- २७) रेन वॉटर हार्वेस्टिंग बाबतची यंत्रणा अर्जदार यांनी स्वखर्चाने करावयाची आहे.
- २८) हमीपत्र क्र. - १०९३/२०२०, दि. १९/०८/२०२० रोजीच्या हमीपत्रात नमूद केल्याप्रमाणे ग्रामपंचायत/सक्षम प्राधिकाऱ्याचे पाण्याच्या गुणवत्ता व क्षमतेबाबतचे ना-हूरकत प्रमाणपत्र सादर करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- २९) केंद्र शासनाच्या MINISTRY OF CIVIL AVIATION ची अधिसूचना क्र. G.S.R ७५१ (E) दि. ३०/०५/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. AVIATION विभागाच्या CCZM (२०२०) नुसार प्रस्तावाखालील जागा P९ झोन मध्ये समाविष्ट आहे. सदर नकाशानुसार अनुज्ञेय उंचीचा विचार करता महत्तम अनुज्ञेय होणारी उंची ५८६.०० मी. इतकी आहे. तसेच कार्यालयात उपलब्ध अभिलेख नकाशानुसार AMSL ५८७.०० मी. आहे. इमारतीची TOP LEVEL उंची ४४.६० मी + ५८७.०० मी. = ६३१.६० मी. इतकी येत आहे. त्यामुळे AVIATION विभागाकडील ना-हूरकत प्रमाणपत्र घेणे आवश्यक आहे. अर्जदार यांनी एअरपोर्ट अधिकारी यांच्याकडील जा. क्र. Air HQ/S १७७२६/४/ATS (Ty BM-MMDCL VIII), दि. २४/०१/२०१७ रोजी एकूण ६३१.६७८ मी. AMSL पर्यंत ना-हूरकत प्रमाणपत्र प्राप्त केले आहे. तसेच ना-हूरकत प्रमाणपत्रा मधील नमुद केलेल्या अटी व शर्ती यांचे पालन करणे अर्जदार यांचेवर बंधनकारक राहिल. AVIATION विभागामार्फत वेळोवेळी सुधारित होणाऱ्या नकाशानुसार सुधारित ना-हूरकत प्रमाणपत्र घेणे अर्जदार यांचेवर बंधनकारक राहिल.
- ३०) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे अर्जदार/ विकासक/ जमिनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पूर्णतः वापर सुरु केल्यास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहिल.
- ३१) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. २.७७.१३ नुसार विशेष इमारतीबाबत :-
- a) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. १४.३.१ नुसार प्रस्तावित इमारती सभोवताली ६.०० मी रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल या प्रमाणे डिझाईन करून विकसीत करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक आहे.
- b) अर्जदार/ विकासक/ जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ल वर बांधणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. १८.१४ नुसार प्रस्तावित करणे आवश्यक राहिल.



माजे- बाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील ग.नं.- ५६९/ प्लॉट अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रहिवास व वाणिज्य वापरा करिता रेखांकन/ इमारत बांधकाम प्रस्ताव.

- c) नगर विकासा विभागाच्या दि. २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टिप - ii प्रमाणे संचालक, महाराष्ट्र फायर सर्व्हिसेस, मुंबई यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अग्निशमन अधिकारी/ संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदी प्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनानुषंगाने Fire Advisor Maharashtra Fire Services यांनी पत्र क्र.-MFS/५१/२०१६/३८, दि.- २२/०१/२०१६ ने दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. २.७७.१३ नुसार बाबीची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग- VI मधील बाबीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १८.२८.८ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
- g) अशा इमारतीचे Structural Design हे भुंकप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने/ जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अग्निशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करून सदर यंत्रणा सुस्थितीत कार्यान्वित असलेबाबत अग्निशमन विभागाकडील अंतिम नाहरकत प्रमाणपत्र सादर करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- i) Fire Advisor Maharashtra Fire Services यांनी पत्र MFS/५१/२०१६/३८, दि.- २२/०१/२०१६ अन्वये Provisional Fire N.O.C. मधील अटी व शर्तीस अधिन राहून दिले आहे. हे ना हरकत प्रमाणपत्र देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्निशमन अधिकारी/ संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.
- ३२) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI + Non FSI) बांधकाम क्षेत्र ८२,०७४.३८ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environment Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार / विकासक /जमिनमालक यांनी यापूर्वी पर्यावरण विभागाकडील दिनांक १२/०५/२०१७ रोजीचे पत्र क्र. SEIAA-EC-००००००००९९ अन्वये प्रमाणपत्र प्राप्तकेले आहे. सदर प्रमाणपत्रामध्ये एकूण (Gross FSI + Non FSI) १,०४,१३९.९८ चौ.मी. बांधकाम क्षेत्र अनुज्ञेय करण्यात आले आहे. सध्या या प्रमाणपत्रामध्ये नमुने बांधकाम क्षेत्राचे उर्वरित



मीजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील ग.नं.- ५६९/ प्लॉट अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रहिवास व वाणिज्य वापरा करिता रेखांकन/ इमारत बांधकाम प्रस्ताव.

बांधकामास सुधारित Environment Clearance प्रमाणपत्र प्राप्त झाले शिवाय उर्वरित बांधकाम /विकास करता येणार नाही. सदर अट प्रकल्पाचे अर्जदार/ विकासक /जमीनमालक व वास्तुविशारद यांचेवर बंधनकारक राहिल. तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA २०१४/CR-०२/TC-३, दिनांक ३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार / विकासक /जमीनमालक व वास्तुविशारद यांचेवर बंधनकारक राहिल.

- ३३) विषयांकीत प्रकरणी कोणत्याही इमारतीचे भोगवटा प्रमाणपत्र घेण्यापूर्वी सुविधा भुखंडाचे प्राधिकरणाकडे झुतांतरण करणे अथवा विकसन करणे अर्जदार /विकासक /जमीनमालक यांचेवर बंधनकारक राहिल.
- ३४) मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजुरांमधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शांतालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- ३५) प्रस्तुत जमिनीवर भविष्यात छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रकमेची बाकी उद्धवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- ३६) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

प्रस्तावासोबतच्या रेखांकन/बांधकाम नकाशांचे दोन संच स्वाक्षिकित करून सोबत जोडले असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)



महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.



PUNEMETROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: comm@pmrda.gov.in

भागशः भोगवटा प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.०.६ नुसार)

जा.क्र. : DP /बीएचए/ HAV/मी. वाघोली /ग.नं. ५६९अ/१+२+३+४+५ /प्र.क्र. ४८८/२०-२१

१९१०/२०२२

प्रति,

✓ श्रीमती. निर्मलादेवी प्रतापराव सातव तर्फे

कु.मु.धा. टोपाळ होम्स एल.एल.पी. तर्फे

श्री. राहुल सुरेशचंद्र गर्ग (भागीदार),

पत्ता- ३०१, माव्हॅल अलायना, लेन नं. ५, कोरेगाव पार्क, पुणे- ४११००१.

मीजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे येथील ग.नं.- ५६९अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी जिल्हाधिकारी कार्यालय, पुणे (महसूल शाखा) यांचेकडील आदेश क्र.-पमह/एनए/एसआर/५०९/२०१४, दि.-२७/०२/२०१५ अन्वये अकृषिक वापरान व पी.एम.आर.डी.ए. /प्र.क्र.४८८/२०-२१, दि.-०१/१०/२०२१ अन्वये आपणास सुधारित बांधकाम परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री. राहुल माळवदकर, लायसन्स नं. CA/९३/१५६२९ परवानाधारक वास्तुविशारद/ स्ट्रक्चरल अभियंता/ सुपरवायझर यांच्या देखरेखीखाली विंग ए, बी, सी व डी इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत दि.-२१/१२/२०२१ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट 'ब' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत	मंजूरी प्रमाणे मजले	प्रत्यक्ष जागेवर मजले	मजला	मंजूरी प्रमाणे सदनिका संख्या/	प्रत्यक्ष जागेवर सदनिका संख्या/
1.	रहिवास व वाणिज्य इमारत विंग ए	वेसमेंट १ + ग्राउंड + अप्पर ग्राउंड + ११ मजले	वेसमेंट १ + ग्राउंड + अप्पर ग्राउंड + ११ मजले	वेसमेंट - तळ ग्राउंड अप्पर ग्राउंड पहिला मजला दुसरा मजला तिसरा मजला चौथा मजला पाचवा मजला सहावा मजला	----- १ ते ०६, ६A, ०७, ०८, ८A, ९, १० व ११ ०१ ते ०६ १०१ ते १०६ २०१ ते २०६ ३०१ ते ३०६ ४०१ ते ४०६ ५०१ ते ५०६ ६०१ ते ६०६	----- १३ शॉप ०६ ०६ ०६ ०६ ०६ ०६ ०६



मौजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे वेधील न.नं. ५६९अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. या जागेवर रहिवास व वाणिज्य इमारत विंग ए, बी, सी व डी इमारतीचे भोगवटा प्रमाणपत्र.

				सातवा मजला	७०१ ते ७०६	०६
				आठवा मजला	८०१ ते ८०६	०६
				नववा मजला	९०१ ते ९०६	०६
				दहावा मजला	१००१ ते १००६	०६
				अकरावा मजला	११०१ ते ११०६	०६
एकूण सदनिका संख्या ७२ न शांप ११						
II.	विंग बी	बेसमेंट १ + ग्राउंड + अप्पर ग्राउंड + ११ मजले	बेसमेंट १ + ग्राउंड + अप्पर ग्राउंड + ११ मजले	बेसमेंट	-	-
				तळ ग्राऊंड	१२, १३, १४, १४A, १५, १६, १६A, १७, १८, १८A, १९, २०	१२ शांप
				अप्पर ग्राऊंड	०१ ते ०६	०६
				पहिला मजला	१०१ ते १०६	०६
				दुसरा मजला	२०१ ते २०६	०६
				तिसरा मजला	३०१ ते ३०६	०६
				चौथा मजला	४०१ ते ४०६	०६
				पाचवा मजला	५०१ ते ५०६	०६
				सहावा मजला	६०१ ते ६०६	०६
				सातवा मजला	७०१ ते ७०६	०६
				आठवा मजला	८०१ ते ८०६	०६
				नववा मजला	९०१ ते ९०६	०६
				दहावा मजला	१००१ ते १००६	०६
				अकरावा मजला	११०१ ते ११०६	०६
एकूण सदनिका संख्या- ७२ व शांप १२						
III.	विंग सी	बेसमेंट १ + ग्राउंड + अप्पर ग्राउंड + ११ मजले	बेसमेंट १ + ग्राउंड + अप्पर ग्राउंड + ११ मजले	बेसमेंट	-	-
				तळ ग्राऊंड	२१ ते २८	०८ शांप
				अप्पर ग्राऊंड	०१ ते ०४	०४
				पहिला मजला	१०१ ते १०४	०४
				दुसरा मजला	२०१ ते २०४	०४
				तिसरा मजला	३०१ ते ३०४	०४
				चौथा मजला	४०१ ते ४०४	०४
				पाचवा मजला	५०१ ते ५०४	०४
				सहावा मजला	६०१ ते ६०४	०४
				सातवा मजला	७०१ ते ७०४	०४



मीजे- बाघोली, तालुका- हवेली, जिल्हा- पुणे येथील ग.नं. ५६९अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. या जागेवर रहिवास व वाणिज्य इमारत विंग ए, बी, सी व डी इमारतीचे भोगवटा प्रमाणपत्र.

				आठवा मजला	८०१ ते ८०४	०४
				नववा मजला	९०१ ते ९०४	०४
				दहावा मजला	१००१ ते १००४	०४
				अकरावा मजला	११०१ ते ११०४	०४
एकूण सदनिका संख्या- ४८ व शॉप ०८						
IV.	विंग डी	वेसमेंट १ + ग्राउंड + अप्पर ग्राउंड + ११ मजले	वेसमेंट १ + ग्राउंड + अप्पर ग्राउंड + ११ मजले	वेसमेंट	--	--
				तळ ग्राउंड	२९ ते ३८	१० शॉप
				अप्पर ग्राउंड	०१ ते ०६	०६
				पहिला मजला	१०१ ते १०६	०६
				दुसरा मजला	२०१ ते २०६	०६
				तिसरा मजला	३०१ ते ३०६	०६
				चौथ मजला	४०१ ते ४०६	०६
				पाचवा मजला	५०१ ते ५०६	०६
				सहावा मजला	६०१ ते ६०६	०६
				सातवा मजला	७०१ ते ७०६	०६
				आठवा मजला	८०१ ते ८०६	०६
				नववा मजला	९०१ ते ९०६	०६
				दहावा मजला	१००१ ते १००६	०६
				अकरावा मजला	११०१ ते ११०६	०६
एकूण सदनिका संख्या ७२ व शॉप १०						
रहिवास व वाणिज्य इमारत (विंग ए, बी, सी व डी) एकूण सदनिका संख्या- २६४ व ४३ शॉप						

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे माध्यमेने)



महानगर आयुक्त

तथा,

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

१) कर आकारणी व करमिळकत प्रमुख पुणे महानगरपालिका, यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

मीजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे येथील ग.नं. ५६९अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. या जागेवर रहिवास व वाणिज्य इमारत विंग ए, बी, सी व डी इमारतीचे भोगवटा प्रमाणपत्र.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. १५/०५/२०२२ रोजीचे पत्र क्र. ४८८/२०-२१ सोबतचे परिशिष्ट 'ब'

- १) अर्जदार/सदनिका धारक/गाळे धारक यांना उक्त इमारतींमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार/सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) उंच इमारतींच्या अनुषंगाने पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील पत्र. जा. क्र. FFH/१५२/२०२१, दि. १०/१२/२०२१ अन्वये दिलेल्या अग्नीशमन नाहरकत प्रमाणपत्रातील अटी व शर्तीची पूर्तता करणे अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ५) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक/विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार/जमीन मालक/विकासक श्री. टोपाझ होम्स एल.एल.पी. तर्फे भागीदार श्री. राहुल सुरेशचंद गर्ग यांनी दि. - ०१/१२/२०२१ रोजी रुपये- ५००/- स्टॅम्प पेपरवर तसे नोटरीज्ड हमीपत्र क्र.- A-४२९६/२०२१ सादर केलेले आहे. त्यास अधिन राहून भागशः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ६) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ७) अर्जदार यांनी पर्यावरण विभागाकडील दिनांक १२/०५/२०१७ रोजीचे पत्र क्र. SEIAA-EC-०००००००९९ अन्वये प्रमाणपत्र प्राप्त केले आहे. सदर प्रमाणपत्रामध्ये एकूण (Gross FSI + Non FSI) १.०४,१३९.९८ चौ.मी. बांधकाम क्षेत्र अनुज्ञेय करण्यात आले असून त्यामधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार/मालक/विकासक व वास्तुविशारद/अभियंता/स्ट्रक्चरल अभियंता/सुपरवायझर यांचेवर बंधनकारक राहिल.
- ८) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार/मालक/विकासक यांचेवर बंधनकारक आहे.
- ९) केंद्र शासनाच्या MINISTRY OF CIVIL AVIATION, भारत सरकारच्या आदेशा क्र. G.S.R ७५१ (E) दि. ३०/०५/२०१५ अन्वये इमारतीच्या उंचीवर बंधने करण्यात आलेली तरतुदी, AVIATION विभागाच्या



माँजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे येथील ग.नं. ५६९अ/१+२+३+४+५, क्षेत्र- ४१६५०.०० चौ.मी. या जागेवर रहिवास व वाणिज्य इमारत विंग ए, बी, सी व डी इमारतीचे भोगवटा प्रमाणपत्र.

CCZM (२०२०) नुसार प्रस्तावाखालील जागा P९ झोन मध्ये समाविष्ट आहे. सदर नकाशानुसार अनुज्ञेय उंचीचा विचार करता महत्तम अनुज्ञेय होणारी उंची ५८६.०० मी. इतकी आहे. तसेच कार्यालयात उपलब्ध अभिलेख नकाशानुसार AMSL ५८७.०० मी. आहे. इमारतीची TOP LEVEL उंची ४४.६० मी + ५८७.०० मी. = ६३१.६० मी. इतकी येत आहे. त्यामुळे AVIATION विभागाकडील ना-हरकत प्रमाणपत्र घेणे आवश्यक आहे. अर्जदार यांनी एअरपोर्ट अधिकारी यांच्याकडील जा. क्र. Air HQ/S १७७२६/४/ATS (Ty BM-MMDCL VIII), दि. २४/०१/२०१७ रोजी एकूण ६३१.६७८ मी. AMSL पर्यंत ना-हरकत प्रमाणपत्र प्राप्त केले आहे. तसेच ना-हरकत प्रमाणपत्रा मधील नमुद केलेल्या अटी व शर्ती यांचे पालन करणे अर्जदार यांचेवर बंधनकारक राहिल.

- १०) महाराष्ट्र प्रदुषण महामंडळाचे Consent to establish प्रमाणपत्र क्र. Format १.०/BO/ROHQ/CE/CC-९४१२, दि. २५/०७/२०१६ मधील अटी व शर्ती अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल. तसेच महाराष्ट्र प्रदुषण महामंडळाचे Consent to Operate प्रत्यक्ष सदनिकांचा वापर चालू करणेपूर्वी सादर करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहिल.
- ११) सुविधा भुखंडात विकसक शाळा भविष्यात विकसीत करणार असल्याचे नमुद असून त्यानुसार प्रकरणी पुढील भोगवटा प्रमाणपत्र प्राप्त करून घेणेपूर्वी सदर सुविधा भुखंडात बांधकाम परवानगी घेणे आवश्यक आहे. तसेच सदर सुविधा भुखंडात अर्जदार शाळा विकसीत करणार असल्याने त्याचा अंमल प्रारूप विकास योजनेच्या पुढील टप्प्यात घेणेबाबत प्राधिकरणाच्या नियोजन विभागास ही कळविणेत आलेले आहे.
- १२) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमुद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहिल.
- १३) प्रस्तुत जमिनीवर भविष्यात रुपांतरण शुल्क, छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रकमेची बाकी उद्भवल्यास सदर रकम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

महानगर आयुक्त

तथा,

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता.



Tele: 23010231/5215

Directorate of Ops (ATS)
Air Headquarters
Vayu Bhawan, Rafi Marg
New Delhi -110106

Air HQ/S 17726/4/ATS (Ty BM-MMDCLVIII)

24 Jan 17

✓ **Topaz Homes LLP (POAH)**
C/o Mr. Rahul Sureshchand Garg
301, Marvel Alaina, Lane No. 5
Near IDBI Bank, Koregaon Park
Pune-411001

NOC FROM AVIATION ANGLE FOR
CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application on the subject.
2. The application has been examined under Gazette of India GSR 751 (E), Works of Defence Act 1903 and other relevant orders on the subject. Air HQ has no objection for construction of building **with a reduced height of 44.678 M AGL** at Survey No. 569 (Part) at Village-Wagholi, Taluka-Haveli, Pune-412207 (Maharashtra) **subject to following conditions:**
 - (a) The NOC is from 'Aviation angle' with respect to Air Force Station Pune and cannot be used as document for any other purpose/claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/all statutory clearances from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of the NOC is further subject to the provisions of Sec 9 A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
 - (e) Vertical extent (highest point) of the building(s) proposed at coordinates mentioned overleaf **shall not exceed 631.678 M AMSL or 44.678 M AGL whichever is lower**. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Pillar No.	Latitude	Longitude	Site Elevation
1	18° 35' 17" N	73° 59' 44" E	586 M AMSL
2	18° 35' 16" N	73° 59' 40" E	586 M AMSL
3	18° 35' 15" N	73° 59' 35" E	586 M AMSL
4	18° 35' 14" N	73° 59' 28" E	586 M AMSL
5	18° 35' 18" N	73° 59' 28" E	587 M AMSL
6	18° 35' 18" N	73° 59' 34" E	587 M AMSL
7	18° 35' 18" N	73° 59' 40" E	587 M AMSL
8	18° 35' 19" N	73° 59' 46" E	587 M AMSL

(f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(g) A garbage treatment plant shall be installed prior to the construction of buildings for the purpose of avoiding bird activity. The plant shall be shown to the AOC or his nominated representative at Air Force Station Pune on installation.

(h) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to AOC, AF Station Pune and CATCO, HQ SWAC IAF, Sector-9, Gandhinagar, Gujarat. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid for five years from the date of its issue. If the building is not constructed and completed within this period, the applicant shall be required to obtain a fresh/extension of NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

Yours sincerely


(BJ Mammen)
Group Captain
Director Operations (ATS)



Office of the Chief Fire Officer

Pune Municipal Corporation

Out W. No : FB/ 1084

Date : 2/6/14

(555 / 2014)

[Outside city limits = Village - Wagholi, Taluka - Haveli]

To,
Atit Admulwar Architects,
Hadapsar, Pune.

Sub :- Provisional Fire NOC for proposed building at Gat No. 569, Wagholi, Tal. Haveli, Dist. Pune. (For wings A, B, C, D, E, F, G, H, I, J Only)

Ref :- Your Office letter Dt. 02.06.2014.

Sir,

As per your request, visited the proposed site along with your representative Mr. Mohan Jadhav on 03.06.2014 and discussed with him regarding the fire protection system to be installed in the proposed building.

1. It is open plot.
2. Motorable road is available for proposed site.
3. Two staircases will be provided to each wing as per plan submitted to this office.
4. Two lifts will be provided to each wing as per plans submitted to this office.
5. Parking will be provided at stilt to each wing as per plans submitted to this office.
6. The wings will be use for residential purpose only.
7. Height of the proposed wings will be 28.65 Mtrs. Only.
8. Fire premium is paid by challan No.28338, Dt. 09.06.14, Rs. 33,27,000/-
9. Fire Cess, Fire service fees and Annual fees is paid by challan No.28339, Dt. 09.06.2014, Rs.12,57,700/-
10. Plot area 41450.00 Sq. Mtrs. and total built-up area 44358.81 Sq. Mtrs.
11. Required marginal Distance around the buildings as per N.B.C 2005 should be provided as below.

Sr. No.	Type of Margin	Required Distance for each wing
1	Front	7.5 Mtrs.
2	Rear	7.5 Mtrs.
3	Side [Right & Left each]	7.5 Mtrs.

Considering the above, This office has No objection to construct the building as proposed subject to the compliance of following building fire prevention & fire protection systems.

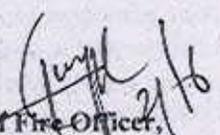
1. All the electrical wiring in the building should be carried out in concealed.
2. Terrace tank (overhead tank) should be provided to each wing with 20000 Ltrs. of water and should be preserved exclusively for fire fighting.
3. Down comer should be provided to each wing from terrace tank to parking level. (G.I. "C" class ISI marked - 6" dia. Pipeline of Zenith / Jindal / TATA/Surya/APL Apollo/Siddhartha/Bhushan) Parking level to terrace level pipe line should be of 6" dia. & overhead tank to pump & then terrace level - 4" dia.
4. Non return valve, Air valve and Main valve should be provided to each wing on the D.C. line near the overhead tank.
5. Hose Reel drum, Hydrant Valves & other fire fighting equipments should be gun metal / SS ISI marked and should be provided to each wing at each landing with necessary equipments. Rubber hose should be preferably yellow fluorescent, 19 mm ID ISI marked & not less than 20 Mtrs.
6. Fire service inlet with hydrant valve outlet should be provided to each wing at ground level & it should be accessible for fire service personnel for easy operation.
7. Single hose box with delivery hose of 63 mm dia. ISI marked. With ISI marked branch pipe should be provided to each wing on the ground floor & at each floor upwards.
8. Booster Pump of Kirloskar or Crompton or Mather & Platt makes of, with 900 LPM. per giving a pressure not less than 3.2 kg./Cm² at topmost hydrant with ISI mark. Electrical starter at ground floor as well as on terrace level.
9. ISI marked Portable ABC type fire extinguishers should be provided to each wing at:
a) Main switch board, b) Parking, c) Lift room, d) Transformer room, e) Each floor.

10. a) Transformer must be out of building .
b) Photo luminous exit and other signs such as EXIT, DANGER, NO SMOKING must be provided at each floor near staircase and at other necessary places.
c) Manual Call Point with Talk-back P. A. system should be provided to each wing at each floor near staircase.
d) Generator / alternate power supply should be provided to each wing to operate lift/fire lift, fire pump etc. in case of failure of regular electricity. Certificate of the electric contractor regarding this, should be submitted to this office at the time of the final N.O.C.
e) All the electrical wiring of the building used for Manual Call Point & Talk-back P.A. system should be ISI marked.
f) Telephone numbers of responsible persons, Fire Brigade, nearest hospital should be displayed on the board, This board should be displayed on prominent place. Preferably at the security cabin.
11. Underground tank with capacity of 50000 Ltrs. water with a provision of fire fighting pump of 2250 LPM. capacity @ 3.5 kg./Cm² at the farthest point with a stand by pump (diesel driven or alternate supply) of similar capacity separately for each wing. (Submersible pump or Monoblock pump will not be acceptable.)
12. Court yard hydrant system should be provided for the complex. The distance between two hydrants should not be more than 30.00 Mtrs.
13. Fire door should be provided to each wing at each floor to the staircase and front door of each flat above 24.00 Mtrs should be a fire door.(Tested by Roorki or A.R.A.I. only)
14. Fire lift should be provided to each wing as per provisions of National building Code of India 2005.
15. Refuge area should be provided to each wing only at immediate floor after 24th Mtrs. height as per plans submitted to this office. The location should be to the satisfaction of Chief Fire Officer, Pune Municipal Corporation. If the refuge area is in flat, it should be properly marked as "REFUGE AREA" & easily visible from ground level.
16. The plans of the above bldg. should be got approved by Hon. Collector, Pune or appropriate planning authority before applying for final N.O.C.
17. As per the D.C. Rules requirement, all the marginal open spaces around the building should be kept open and obstruction free for easy mobility of fire engines.

Regular Training and Maintenance of these systems should be carried out by the housing society / builders. As per provisions made in Maharashtra Fire Prevention And Life Safety Act 2006, the necessary Fire Service Fees and Annual Fees should be paid to PMC before obtaining the Final Fire NOC. All other provisions of D.C. Rules of Pune Municipal Corporation & National Building Code Of India- 2005 should be strictly adhered. The erection and installation work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the license contractor is available on www.maharashtrafireservices.org. The copy of the work done & the license certificate should be attached with the relevant paper before obtaining Final Fire NOC.

This is a "Provisional No Objection Certificate". After providing the above fire prevention and fire protection system and compliance of above recommendations the inspection of the fire prevention and fire protection arrangements will be carried out and after satisfactory inspection " Final No Objection Certificate will be issued to your building for obtaining final occupancy certificate. This "Provisional No Objection Certificate" will be valid only for a period of one year and it will be the responsibility of the Builder / Architects to get it renewed after the said period.

The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the subject mention building.


Chief Fire Officer,
Pune Municipal Corporation.

Copy to :1) Hon. Collector, Pune.
2) Asst. Engineer (B.C.)
Pune Municipal Corporation.
3) Asst. Director, Town Planning,
Narayan Peth, Pune.



PUNE METROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सायजीराव गायकवाड उद्योग भवन, अंध, पुणे - ४११००७,

S.No. 152 - 153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411007

Ph. No. 020 - 249 33 344 / 345 / 333 / फोन नं. : 020 - २५९ ३३ ३४४ / ३५५ / ३३३ Email : fireofficer.pmrda@gmail.com

Date:- 10 /12/2021

Please quote following number to
Building Permission for future
correspondence with PMRDA
No. FFH/ 152 /2021

TO,

M/s. Topaz Homes LLP Through Mrs. Nirmaladevi and Others

Project Name:-Gagan Adira

Gat No-569A/1+2+3+4+5,

Village-Wagholi,

Tal-Haveli, Dist-Pune.

Sub:- Grant of "Final No Objection Certificate" for your Residential + Commercial Building (A, B, C, D) on Gat No- 569A/1+2+3+4+5, Village-Wagholi, Tal-Haveli, Dist-Pune.

- Ref:** i) "Provisional NOC" issued by Director Of Maharashtra Fire Service Mumbai, vide no. **MFS/51/2016/38 Dated:- 22.01.2016**
ii) "PMRDA Building Permission Dept. approved by the drawing vide letter No. BHA/C.R.No.488/2020-21, Dated: 01.10.2021
iii) Final Fire Application Number 164 of 2021-22, Dated.03.12.2021
iv) Your Letter No:-NIL, Dated:-03.12.2021

Dear Sir,

With reference to above, application and certificate submitted by the architect Mr.Rahul Malwadkar for obtaining "Final No Objection Certificate".For Residential Wings-A,B,C,D Only Form "A" from licensed agency M/s. Sumeet Fire Engineers Pvt Ltd, (MFS-LA/RF-0078, RD364, RP86) who is licensed agencies registered under the provision of The Maharashtra Fire Prevention and Life Safety Measure Act, 2006, has issued form-A for installation of Fire Protection System.

Considering the Form "A" submitted by the Architect along with the photographs of fire protection systems and testing carried out by this dept. The "Final No-Objection Certificate" is issued here by to your Residential Building on above-mentioned address for the built up area amounting to **20.35 Sq. Mtrs.**

FFM/164/2021-22



10/12

This approval is issued only for the Fire Protection arrangement and it has no relevance with the civil structure or Building permission issues, Building permission dept may ascertain it before issue of Final Occupation certificate.

Following details of Residential Building as per provisional NOC under ref. (iii) above:-

Building No.	Height (Mtrs)	No. Of Floors	Built up Area (Sqm)
A+B+C+D	39.55	B + G + UG + 11	5771.81
	39.55		5771.81
	39.00		3371.90
	39.00		5959.99
TOTAL			20875.51

Following Statutory Provisions under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, should be adhered.

- Under Section 3 of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.
- It is presumed that you have completed the work adhering to the provisions under Section-3 of the said Act.
- Under sub-section (3) of Section 3, it is responsibility of the Owner or the Occupier as the case maybe, shall furnish to The Chief Fire Officer or nominated officer a Certificate in a prescribed form twice a year in the Month of January & July regarding maintenance of fire prevention and life safety measure in good repair and efficient condition as specified in sub-section (1).
- Under sub section (4) of Section 3, no person shall tamper with, alter, remove or cause any injury or damage to any fire prevention and life safety equipment installed in any such building or part thereof or instigate any other person to do so.

As per of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" Section 25-Annexure- part III. **M/s. Nirmaladevi and Others**, has paid Fire Premium Fees to this Dept. details are as under,

FFM/164/2021-22



Details about the Fire protection Fees paid:-

Sr. No.	FIRE-FILE NO.	Built up Area for Fees calculation	Total Amount	Challan No & payment Date
1.	MFS/51/2016/38/2018	Bldgs- A,B,C,D,E1, E2,F1,F2, G1,G2,H1.H2 B/U Area= 83223.17 SQM.	<u>Rs. 3,55,740/-</u> (Three Lac Fifty Five Thousand Seven Hundred Forty Rupees Only)	UTR No.UTIBH153090443458 Dated.05.11.2015
			<u>Rs. 2,20,080/-</u> (Two Lac Twenty Thousand Eighty Rupees Only)	UTR No.UTIBH153350871117 Dated.01.12.2015
			<u>Rs. 4,81,413/-</u> (Four Lac Eighty One Thousand Four Hundred Thirteen Rupees Only)	UTR No.UTIBH153090443458 Dated.05.11.2015
			<u>Rs. 2,20,080/-</u> (Two Lac Twenty Thousand Eighty Rupees Only)	UTR No.UTIBH15321005662 Dated.17.11.2015

(* In future, if the difference of fees is assessed, the same will be recovered from the owner or developers as the case may be)

The Fire fighting and safety systems installed by you in the Building premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted.

Thanking you,



Yours faithfully,

Devendra Potphode
10/12/2021
(Devendra Potphode)
Chief Fire Officer
PMRDA, PUNE.



PUBLIC NOTICE

This is to inform that the project known as "GAGAN ADIRA" by TOPAZ HOMES LLP, address- Gat.No. 569 (Part), Village Wagholi, Tal Haveli, District- Pune, has been accorded Expansion in Environmental Clearance, copies of the clearance letter bearing EC Identification no. EC23B038MH110062, dt. 20/07/2023 are available with the Maharashtra Pollution Control Board and may also be seen on the website of the environment department of Maharashtra at <http://www.parivesh.nic.in>

Sd/-
Topaz Homes LLP



जाहीर नोंदीस

आम्ही मॅ. टोपाझ होम्स एल.एल.पी. (भागीदारी संख्या) सर्व साधारण
जनांसेस कळवू इच्छितो की, महाराष्ट्र शासनाच्या पर्यावरण विभागाने
आमच्या गट नं. ५६९ (भाग) गाव मोजे: वाघोली, ता. हवेली, जि. पुणे
येथील गणन अक्षि या निवासी व वाणिज्य प्रकल्पाला दिनांक
२०/०७/२०२३ रोजी पत्र क्र. EC Identification No.
EC23B038MH110062 अन्वये विस्तारित पर्यावरणीय
मान्यता पत्र दिले गेले आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण
मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग महाराष्ट्र शासन यांच्या
<http://www.parivesh.nic.in> या संकेत स्थळावर उपलब्ध
आहे.

सही

मॅ. टोपाझ होम्स एल.एल.पी.

Environmental Management Plan

Facilities to be provided for labor camp:

- Mobile Toilets are provided to the construction workers and staff on site.
- Potable water is provided for workers and staff.
- Training given to the subcontractor & to the workers for waste collection, segregation and sanitation.
- Use of PPE like – Helmets, safety belts, goggles, gloves, etc.
- Disinfection- Pest Control, site sanitation.
- First Aid Facilities
- Health Check Up
- Crèches and food for children

Site specific management plan during construction:

Details	Facility	Plan
Labour - Male and female		100 Nos.
Water	Drinking and flushing water	14 m ³ /day
Waste management	Mobile toilet	7 nos.
Solid waste management	Dust Bin	6 No.
Landscape	Daily Basis through contractor	Yes, will do
Socio-economic environment	Disinfection- Pest Control, Safety, First aid & health hygiene facilities, Health Check Up, Personal Protective Equipment, training, etc.	Yes, will do
Power supply	Light bulb	Yes
Security cabin	On site	1 no.

Mitigation Measures in Construction Phase

AIR ENVIRONMENT

Anticipated Impacts

1. Increased level of dust and other air pollutants due to infrastructure development and other related activities.
2. Fugitive Emissions from vehicles carrying building material as well as the construction machinery.
3. Emissions from DG sets.
4. Open burning of solid wastes.

5. Emission from vehicles carrying building material – Line Source.

Mitigation Measures

1. Water sprinkling on site for dust suppression.
2. Use of covering sheets shall be done for trucks carrying construction material to prevent air borne dust.
3. All material storages adequately shall be covered to avoid dust/particulate emissions.
4. Use of Ready mix concrete wherever possible instead of using onsite batching plant for concrete.
5. Use of CPCB approved DG sets & their regular maintenance.
6. Adequate parking provision and proper traffic arrangement for smooth traffic flow.
7. Only PUC certified vehicles should be used for transportation of construction materials.

WATER ENVIRONMENT

Anticipated Impacts

1. Increased water demand during construction phase for site preparation, dust spraying, construction activities, curing, domestic and other water requirements for labour and staff onsite.
2. Waste water disposal by construction labour and staff can lead to pollution of nearby water courses if not disposed properly.
3. Increase in site runoff and sedimentation.
4. Water logging creates unsanitary conditions and mosquito breeding at site.

Mitigation Measures

1. Avoid wastage of water during construction.
2. Use of tanker water for construction activity.
3. Provision of temporary mobile toilets for labours.
4. Sedimentation of outside drains shall be avoided by using screens and silt traps.

LAND ENVIRONMENT

Anticipated Impacts

1. The waste generated during excavation and construction activity.
2. Improper disposal of the excavated earth and waste generated during construction may cause irreversible negative impacts on land environment
3. Storage of construction material/ chemicals if not done at designated place can cause nuisance and hazards
4. Improper segregation and disposal of the solid waste by workers dwelling on site during construction phase may cause negative impacts on land environment

Mitigation Measures

1. Designated storage of construction material.
2. Use of Construction waste (Brick, blocks, ceramic tiles, marbles etc.) for waterproofing work, paving & landscaping areas
3. Excavation material has been reused on site for backfilling and leveling.
4. The solid waste generation due to worker's activities on the site will be segregated and will be handed over to local body for further management and disposal.
5. Bituminous materials / any other chemicals not allowed to leach into the soil
6. Disposal of waste oil generated from D.G. through authorized recyclers approved by CPCB
7. Disposal of Hazardous waste to authorized common hazardous waste disposal site for further treatment and disposal

NOISE ENVIRONMENT

Anticipated Impacts

1. Noise due to construction activities.
2. Impact due to transportation activities.
3. Nuisance to nearby areas due to noise polluting work at night.
4. Noise generated due to DG sets.

Mitigation Measures

1. Provision of ear plugs for labor in high noise area.
2. No noise polluting work in night shifts.
3. Provision of barricades along the periphery of the site.
4. Acoustic enclosure for DG sets.

Environment management during operational phase

Sr.	Component	Impacts Identified	Suggested Mitigation Measures	Responsibility
1.	Ambient Air Quality	<ul style="list-style-type: none">➤ Emission form power backup/DG sets➤ Emissions from increase in traffic volume	<ul style="list-style-type: none">➤ Regular PUC check-up will be made mandatory for all users DG set of total capacity with acoustic enclosure will be provided for power back up.➤ Ambient air monitoring as per local norms will be carried out in each month.	Maintenance In charge

2. Ambient Noise Quality	<ul style="list-style-type: none"> ➤ Increase in noise levels in residential areas ➤ Movement of vehicles 	<ul style="list-style-type: none"> ➤ DG set of acoustic enclosure will be provided for emergency power back up. ➤ Ambient noise monitoring as per local norms will be carried out in each month. 	Maintenance In charge
3. Water Resources and Quality	<ul style="list-style-type: none"> ➤ Increase load on fresh water house ➤ Unplanned disposal of domestic waste water generated ➤ Inadequate management of storm water ➤ Spills, leaks form storage areas ➤ Contamination of natural water resources and ground water aquifers 	<ul style="list-style-type: none"> ➤ Dual plumbing system will be adopted for reuse and recycle of water. ➤ STP will be provided for treatment of waste water generated from site. ➤ STP with MBBR technology ➤ Well-designed storm water drainage will be providing within project site to carry generated storm water. ➤ Recharge pits will be provided ➤ Proper storage facilities with concrete base for hazardous materials. 	Maintenance In charge
4. Solid Waste Disposal	<ul style="list-style-type: none"> ➤ Inadequate collection and treatment of domestic waste ➤ Unhygienic conditions, odour problem ➤ Contamination of soil and groundwater ➤ Improper disposal of sludge 	<ul style="list-style-type: none"> ➤ Waste will be segregated at source. ➤ Source segregated solid waste will be collected form door to door in color coded bins. ➤ Three (3) separate color coded bins will be provided to each office for disposal & collection as per MSW Rules, 2016. ➤ Proper storage facilities with concrete base for hazardous materials. ➤ Biodegradable waste of will be treated though OWC while dry 	Maintenance In charge

waste will be handed over to authorized agency for disposal.

- Generated sludge from the sewage treatment plant will be de-watered using filter press, dried and used for gardening purpose.
- Hazardous waste will be comply with the requirements of Hazardous Waste (Management, Handling and Trans boundary Movement) Rules, 1989 and subsequent amendments & send over to Authorized Vendors for disposal.

5.	Traffic Volume	<ul style="list-style-type: none"> ➤ Increase in traffic flow ➤ Increase in private traffic volume ➤ Traffic congestion ➤ Irregular Parking 	<ul style="list-style-type: none"> ➤ The proposed road circulation shall provide for safe and efficient movement of people; ➤ Road safety Signage and overhead signs shall be placed wherever necessary; ➤ Parking facilities shall be sufficient and will be as per the Development Control Regulation. ➤ Sufficient Loading/unloading space will be provided. 	Transportation in charge
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Environment management during operational phase

Sr.	Component	Impacts Identified	Suggested Mitigation Measures	Responsibility
6.	Ecology	Impact on flora and fauna of the adjoining green areas	<ul style="list-style-type: none"> ➤ 4038 m2 area will be developed as Open space area ➤ Total trees no. 430 nos. ➤ No activities shall be planned in the green buffer other than approach/ service road, public amenities (activities which would not result in damaging the green cover). 	Landscape In Charge
7.	Socio-Economic	Increased employment and business opportunities Increased income Levels	<ul style="list-style-type: none"> ➤ Employment facilitates to the local villages ➤ Improvement in aesthetic value 	Maintenance In Charge

8.	Energy Conservation	Maintenance of energy conservation equipment	<ul style="list-style-type: none"> ➤ Improvement in local business opportunities ➤ Demand load 2656 KVA ➤ Use of energy efficient, BEE labeled electrical fixtures, solar powered lighting in external common area. ➤ Energy efficient Light Emitting Diode (LED) lamps will be provided ➤ Solar Electrical Power + LED lights will be provided in Residential areas during day time and will be used effectively only in night time in common areas like staircase, area lighting. 	Maintenance In Charge
9.	Disaster Management Plan Implementation	<ul style="list-style-type: none"> ➤ Occupiers and People in adjoining areas are at risk due to impact on ➤ Health and safety. ➤ Instances of Fire Water logging Power failure, explosions, etc. 	<ul style="list-style-type: none"> ➤ Maintenance of Systems & Equipment's ➤ Regular training 	Security Department

Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alaina Building, Lane no 5, Koregaon Park, Pune -411001 Site Name - Gagan Adira A1 - Gat No. 569 (Part), Wagholi, Tal - Haveli, Dist - Pune	Reference No.	MITCON/2025-26/April/4006/1
	Date of Monitoring	21/04/2025
	Date of Analysis	23/04/2025
	Product Group	Atmospheric Pollution
	Product Name	Ambient Air
	Method of Sampling	IS 5182 Part 1 : 2006
	Test Location	Near Main Gate
	Monitoring Done By	MITCON
	Location of Test Performed	In House (Laboratory)

OBSERVATION

Ambient Temp. °C	Relative Humidity % RH	Sampling Time In Hrs	Sampling Duration In Min
42	17	09:00	1440

RESULT

Parameters No.	Parameters	Results	Unit	NAAQ Standards	Method of Sampling
01	Sulphur Dioxide (SO ₂)	18.54	µg/M ³	≤ 80	IS:5182(Part 2)-2001 (Reaffirmed 2017)
02	Oxides of Nitrogen (NO _x)	30.74	µg/M ³	≤ 80	IS:5182(Part 6)-2006 (Reaffirmed 2017)
03	Particulate Matter PM ₁₀ max.9	82.74	µg/M ³	≤ 100	IS:5182(Part 23)-2006 (Reaffirmed 2017)
04	Particulate Matter PM _{2.5} max.9	36.85	µg/M ³	≤ 60	IS 5182 (Part 24) : 2019 (Reaffirmed 2019)
05	Ozone (O ₃)	17.00	µg/M ³	≤ 180	IS 5182(Part 9)-1974 (Reaffirmed 2019)
06	Lead (Pb)	≤ 0.5	µg/M ³	≤ 1.0	IS 5182 (Part 22) - 2009
07	Carbon Monoxide (CO)	0.75	mg/M ³	≤ 4.0	Instrumental Manual
08	Ammonia (NH ₃)	≤ 5.0	µg/M ³	≤ 400	IS 5182 Part:25
09	Benzene (C ₆ H ₆)	BDL	µg/M ³	≤ 5	IS 5182(Part 11)-2006 (RA:2017)
10	Benzo(a)Pyrene (BaP)	BDL	ng/M ³	≤ 1	IS 5182(Part 12)-2004 (RA:2019)
11	Arsenic (As)	≤ 0.01	ng/M ³	≤ 6	EPA/625/R-96/010a: 1999
12	Nickel (NI)	≤ 0.5	ng/M ³	≤ 20	IS 5182 (Part 26) 2020

REMARKS/OBSERVATIONS:

- All above results are within National Ambient Air Quality standards.
- BDL :- Below Detectable Limit.

For MITCON Consultancy & Engineering Services Ltd.

Kadambari Deshmukh
Checked By

(Mrs. Kadambari Deshmukh)



Sandeep Jadhav
Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alaina Building, Lane no 5, Koregaon Park, Pune -411001 Site Name - Gagan Adira At - Gat No. 569 (Part), Wagholi, Tal - Haveli, Dist - Pune	Reference No.	MITCON/2025-26/April/4006/2
	Date of Monitoring	21/04/2025
	Date of Analysis	23/04/2025
	Product Group	Atmospheric Pollution
	Product Name	Ambient Air
	Method of Sampling	IS 5182 Part 1 : 2006
	Test Location	Behind Side of Society
	Monitoring Done By	MITCON
	Location of Test Performed	In House (Laboratory)

OBSERVATION

Ambient Temp. °C	Relative Humidity % RH	Sampling Time In Hrs	Sampling Duration In Min
42	17	09:20	1440

RESULT

Parameters No.	Parameters	Results	Unit	NAAQ Standards	Method of Sampling
01	Sulphur Dioxide (SO ₂)	µg/M ³	≤ 10	≤ 80	IS:5182(Part 2)-2001 (Reaffirmed 2017)
02	Oxides of Nitrogen (NO _x)	µR/M ³	22.74	≤ 80	IS:5182(Part 6)-2006 (Reaffirmed 2017)
03	Particulate Matter PM ₁₀ in error	µg/M ³	57.84	≤ 100	IS:5182(Part 23)-2006 (Reaffirmed 2017)
04	Particulate Matter PM _{2.5} in error	µg/M ³	23.54	≤ 60	IS 5182 (Part 24) : 2019 (Reaffirmed 2019)
05	Ozone (O ₃)	µg/M ³	17.0	≤ 180	IS 5182(Part 9)-1974 (Reaffirmed 2019)
06	Lead (Pb)	µg/M ³	≤ 0.5	≤ 1.0	IS 5182 (Part 22) - 2009
07	Carbon Monoxide (CO)	mg/M ³	0.01	≤ 4.0	Instrumental Manual
08	Ammonia (NH ₃)	µg/M ³	≤ 5.0	≤ 400	IS 5182 Part:25
09	Benzene (C ₆ H ₆)	µg/M ³	BDL	≤ 5	IS 5182(Part 11)-2006 (RA:2017)
10	Benzo(a)Pyrene (BaP)	ng/M ³	BDL	≤ 1	IS 5182(Part 12)-2004 (RA:2019)
11	Arsenic (As)	ng/M ³	≤ 0.01	≤ 6	EPA/625/R-96/010a:1999
12	Nickel (Ni)	ng/M ³	≤ 0.5	≤ 20	IS 5182 (Part 26) 2020

REMARKS/OBSERVATIONS:

- All above results are within National Ambient Air Quality standards.
- BDL: - Below Detectable Limit.

For MITCON Consultancy & Engineering Services Ltd.

(Handwritten Signature)

Checked By

(Mrs. Kadamban Deshmukh)



(Handwritten Signature)

Authorized Signatory

Dr. Sandeep Jadhav

(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alana Building, Lane no 5, Koregaon Park, Pune -411001 Site Name - Gagan Adira At - Gat No. 569 (Part), Wagholi, Tal - Haveli, Dist - Pune	Reference No.	MITCON/2025-26/April/4006/3
	Date of Monitoring	21/04/2025
	Date of Analysis	23/04/2025
	Product Group	Atmospheric Pollution
	Product Name	Ambient Air
	Method of Sampling	IS 5182 Part 1 : 2006
	Test Location	Near Construction Site
	Monitoring Done By	MITCON
	Location of Test Performed	In House (Laboratory)

OBSERVATION

Ambient Temp. °C	Relative Humidity % RH	Sampling Time In Hrs	Sampling Duration In Min
42	17	09:40	1440

RESULT

Parameters No.	Parameters	Results	Unit	NAAQ Standards	Method of Sampling
01	Sulphur Dioxide (SO ₂)	23.74	µg/M ³	≤ 80	IS 5182(Part 2)-2001 (Reaffirmed 2017)
02	Oxides of Nitrogen (NO ₂)	33.84	µg/M ³	≤ 80	IS 5182(Part 6)-2006 (Reaffirmed 2017)
03	Particulate Matter PM ₁₀ micron	78.54	µg/M ³	≤ 100	IS:5182(Part 23): 2006 (Reaffirmed 2017)
04	Particulate Matter PM _{2.5} micron	38.54	µg/M ³	≤ 60	IS 5182 (Part 24) : 2019 (Reaffirmed 2019)
05	Ozone (O ₃)	17.0	µg/M ³	≤ 180	IS 5182(Part 9)-1974 (Reaffirmed 2019)
06	Lead (Pb)	≤ 0.5	µg/M ³	≤ 1.0	IS 5182 (Part 22) - 2009
07	Carbon Monoxide (CO)	0.04	mg/M ³	≤ 4.0	Instrumental Manual
08	Ammonia (NH ₃)	≤ 5.0	µg/M ³	≤ 400	IS 5182 Part:25
09	Benzene (C ₆ H ₆)	BDL	µg/M ³	≤ 5	IS 5182(Part 11):2006 (RA:2017)
10	Benzo(a)Pyrene (BaP)	BDL	ng/M ³	≤ 1	IS 5182(Part 12):2004 (RA:2019)
11	Arsenic (As)	≤ 0.01	ng/M ³	≤ 6	EPA/625/R-96/010a:1999
12	Nickel (Ni)	≤ 0.5	ng/M ³	≤ 20	IS 5182 [Part 26] 2020

REMARKS/OBSERVATIONS:

- > All above results are within National Ambient Air Quality standards.
- > BDL: - Below Detectable Limit.

For MITCON Consultancy & Engineering Services Ltd.

Kadambari

Checked By

(Mrs. Kadambari Deshmukh)



Dr. Sandeep

Authorized Signatory

Dr. Sandeep Jadhav

(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alaina Building, Lane no 5, Koregaon Park, Pune -411001	Reference No. MITCON/2025-26/April/4006/A
Site Name - Gagan Adira A1 - Gat No. 569 (Part), Wagholl, Tal - Haveli, Dist - Pune	Date of Monitoring 21/04/2025
	Product Group Atmospheric Pollution
	Product Name Ambient Noise
	Method of Sampling IS 9989:1981 (RA 2008)
	Monitoring Done By MITCON
	Location of Test Performed In House (Laboratory)

READINGS

Sr. No.	Test Location	Unit	Readings	
			10:00 Hrs. (Day Time)	22:10 Hrs. (Night Time)
01	Near Main Gate	dB(A)	54.2	44.7
02	Behind Side of Society	dB(A)	51.7	40.5
03	Near Construction Site	dB(A)	54.6	44.2

REMARKS / OBSERVATIONS:

- All above results are within MPCB Limits.

Limits: Maharashtra Pollution Control Board has prescribed 55 dB (A) as an upper limit of Noise Level during day time & 45 dB (A) as an upper limit of Noise Level during night time in residential area.

Note: 1 Day time shall mean from 6.00 a.m. and 10.00 p.m.

Note: 2 Night time shall mean from 10.00 p.m. and 6.00 a.m.

Solutions for Sustainable Tomorrow



For MITCON Consultancy & Engineering Services Ltd.

Kadambari
Checked By

(Mrs. Kadambari Deshmukh)

Jadhav
Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address	Reference No.	MITCON/2025-26/April/4006/5
M/s. TOPAZ HOMES LLP	Date of Monitoring	21/04/2025
3rd Floor office no 302 Marvel Alaina Building,	Date of Analysis	23/04/2025
Lane no 5, Koregaon Park, Pune - 411001	Product Group	Atmospheric Pollution
Site Name - Gagan Adira	Product Name	Stack Emission
At - Gat No. 569 (Part), Wagholl,	Method of Sampling	IS 11255 (Part 1) 1985
Tal - Haveli, Dist - Pune	Test Location	DG Set 125 KVA (SW1)
	Monitoring Done By	MITCON
	Location of Test Performed	In House (Laboratory)

OBSERVATION

Sr. No.	Parameters	Unit	Results
01	Time of Sampling	Hrs	10-00
02	Material of Stack	--	MS
03	Stack Height	Mtr.	2.5
04	Type of Stack		Round
05	Flue Gas Temperature	°K	382
06	Differential Pressure	mmWG	4.2
07	Velocity	M/s	8.48
08	Dimensions of Stack (ID)	Mtr.	0.1016
09	Stack Area	M ²	0.0081
10	Gas Volume	NM ³ /Hr	192.90

RESULT

Sr. No.	Description	Unit	Results	MPCB Limits
01	Total Particulate Matter	Mg/NM ³	57.4	≤ 150
02	Sulphur Dioxide	Mg/NM ³	22.0	N.S
03	Sulphur Dioxide	Kg/day	0.10	N.S

REMARKS/OBSERVATIONS:

➤ All above results are within MPCB limits.

For MITCON Consultancy & Engineering Services Ltd

Kadambari Deshmukh
Checked By

{Mrs. Kadambari Deshmukh}



Dr. Sandeep Jadhav
Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alpina Building, Lane no 5, Koregaon Park, Pune -411001 Site Name - Gagan Adira At - Gal No. 569 (Part), Wagholl, Tal - Haveli, Dist - Pune	Reference No.	MITCON/2025-26/April/4006/6
	Date of Monitoring	21/04/2025
	Date of Analysis	23/04/2025
	Product Group	Atmospheric Pollution
	Product Name	Stack Emission
	Method of Sampling	IS 11255 (Part 1) 1985
	Test Location	DG Set 250 KVA (S#2)
	Monitoring Done By	MITCON
	Location of Test Performed	In House (Laboratory)

OBSERVATION

Sr. No.	Parameters	Unit	Results
01	Time of Sampling	Hrs	11:00
02	Material of Stack	--	MS
03	Stack Height	Mtr	2.5
04	Type of Stack	--	Round
05	Flue Gas Temperature	°K	422
06	Differential Pressure	mmWG	5.1
07	Velocity	M/s	9.83
08	Dimensions of Stack (ID)	Mtr.	0.1016
09	Stack Area	M ²	0.0081
10	Gas Volume	NM ³ /Hr	202.41

RESULT

Sr. No.	Description	Unit	Results	MPCB Limits
01	Total Particulate Matter	Mg/NM ³	61.4	≤ 150
02	Sulphur Dioxide	Mg/NM ³	35.0	N.S
03	Sulphur Dioxide	Kg/day	0.17	N.S

REMARKS/OBSERVATIONS:

> All above results are within MPCB limits.

For MITCON Consultancy & Engineering Services Ltd

Kadambani Deshmukh

Checked By

(Mrs. Kadambani Deshmukh)



Dr. Sandeep Jadhav

Authorized Signatory

Dr. Sandeep Jadhav

(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alaina Building, Lane no 5, Koregaon Park, Pune -411001	Reference No. MITCON/2025-26/April/4006/7
Site Name - Gagan Adira At - Gat No. 569 (Part), Wagholi, Tal - Haveli, Dist - Pune	Date of Monitoring 21/04/2025
	Product Group Atmospheric Pollution
	Product Name DG Set Insertion loss
	Method of Sampling IS 9989:1981 (RA 2008)
	Monitoring Done By MITCON
	Time Of Monitoring 11:45 Hrs.
	Location of Test Performed In House (Laboratory)

READINGS

Sr. No.	M/C Code#	Description	Test Location	Unit	Readings	Insertion loss ≥25 dB
01	DG S # 1	125 KVA	Inside Acoustic Enclosure	dB(A)	101.5	26.2
			Outside Acoustic Closure From 0.5 meter away	dB(A)	75.3	
02	DG S # 2	250 KVA	Inside Acoustic Enclosure	dB(A)	103.5	26.3
			Outside Acoustic Closure From 0.5 meter away	dB(A)	77.2	

REMARKS / OBSERVATIONS:

- Limits: Maharashtra Pollution Control Board has prescribed in consent, acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or far meeting the ambient noise standard, whichever is on higher side.

For MITCON Consultancy & Engineering Services Ltd.

Kadambari
Checked By

(Mrs. Kadambari Deshmukh)



Sandeep
Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HQD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address	Sample Details	
M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alaina Building, Lane no 5, Koregaon Park, Pune -411001 Site Name - Gagan Adira At - Gat No. 569 (Part), Wagholl, Tal - Haveli, Dist - Pune	Sample Code	MITCON/2025-26/April/4006/B
	Product Group	Water
	Product Name	Water
	Sample Details	Drinking Water
	Container Details	2 lit Plastic Can+250 ml sterile bottle
	Sample Collected By	MITCON
	Sampling Method	IS: 3025 (Part-1)
	Sample Collected On	21/04/2025
	Date of Sample Receipt	22/04/2025
	Analysis Start Date	22/04/2025
	End Date of Analysis	25/04/2025
	Location of Test Performed	In House (Laboratory)

ANALYSIS RESULTS

Sr. No.	Characteristic	Results	Unit	IS 10500:2012 Required (Acceptable Limit)	Test Methods
1	pH at 25°C	7.69	-	6.5 to 8.5	APHA 4500 H+ , A, Part 4000.473, 24 th Ed.
2	Turbidity	<1	NTU	≤ 1	IS: 3025 Part-10 (Rev.1, RA 2012)
3	Total Dissolved Solids	88	mg/l	≤ 500	APHA 2540 C, Part 2000.145 24 th Ed.
4	Calcium (as Ca)	10.42	mg/l	≤ 75	APHA 3500 Ca B , Part 3000.254-255 24 th Ed
5	Chloride (as Cl)	11.85	mg/l	≤ 250	APHA 4500 Cl B, Part 4000.340-341 24 th Ed.
6	Iron (as Fe)	<0.05	mg/l	≤ 0.3	APHA 3111B, Part 3000.205-206 24 th Ed.
7	Nitrate (as NO ₃)	<1	mg/l	≤ 45	APHA 4500 NO3 B, Part 4000.434-435, 24 th Ed.
8	Sulphate (as SO ₄)	<5	mg/l	≤ 200	APHA 4500 -E 504, Part 4000.505-506 24 th Ed.
9	Total Hardness (as CaCO ₃)	42.18	mg/l	≤ 200	APHA 2340 C, Part 2000.124, 24 th Ed.
10	Magnesium as Mg	4.12	mg/l	≤ 30	APHA 3500 Mg B, Part 3000.274, 24 th Ed.
11	Total Coliform	Absent	/100 ml	Absent	IS 15185:2016
12	Fecal Coliform	<2	MPN/100 ml	NS	IS 1622:1981
13	Colour	<5	CU	≤ 5	APHA 2120 B 2-6 to 2-7
14	Odour	Agreeable	-	Agreeable	IS: 3025 Part-5 (Rev.1, RA 2012)
15	Taste	Agreeable	-	Agreeable	IS: 3025 Part-7 & 8 (Rev.1, RA 2012)

REMARKS / OBSERVATIONS:

- The above water sample is complying with required limits as per IS 10500:2012 w.r.t Above Parameters.

For MITCON Consultancy & Engineering Services Ltd.

Checked by

Mrs. Kadambari Deshmukh
(Chemical)

Checked by
Mr. Kuldip Tume
(Biological)



Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address	Sample Details	
M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alana Building, Lane no 5, Koregaon Park, Pune -411001 Site Name - Gagan Adira Site Address- Gate No. 569 (Part), Wagholi, Tal - Haveli, Dist - Pune	Sample Code	MITCON/2025-26/April/4006/9
	Product Group	Pollution and Environment
	Product Name	Sewage
	Sample Details	STP Inlet
	Container Details	2 Lt Plastic Can+250 ml sterile bottles
	Sample Collected By	MITCON
	Sampling Method	IS: 3025 (Part-1)
	Sample Collected On	21/04/2025
	Date of Sample Receipt	22/04/2025
	Analysis Start Date	22/04/2025
	End Date of Analysis	25/04/2025
	Location of Test Performed	In House (Laboratory)

ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	Test Method
01	pH at 25°C	7.62	-	APHA 4500 H+ , A, Part 4000.473, 24 th Ed.
02	Ammonical Nitrogen	4.52	mg/l	APHA 4500 NH ₃ F, 4-119 to 4-120 23 rd Ed. 2017
03	Total Suspended Solids	92	mg/l	APHA 2540 D, Part 2000.146, 24 th Ed.
04	Chemical Oxygen Demand	272	mg/l	APHA 5220 C, Part 5000.546 24 th Ed.
05	Biological Oxygen Demand	80	mg/l	IS: 3025 (Part-44)-1993 (Rev.1, R.A : 2014)
06	Dissolve Oxygen	2.1	mg/l	IS: 3025 (Part-38)-1989 (R.A : 2014)
07	Total Nitrogen	8.52	mg/l	
08	Residual Chlorine	<0.1	mg/l	IS Part 26 (Rev 1 R.A: 2014)
09	Anionic detergents (as MBAS)	<0.1	mg/l	APHA 5540 - C 23 rd Ed 2017
10	Floating Matter	Present		APHA 2320 B, 2-62 to 2-64 23 rd ed 2017
11	Phosphate as PO ₄	7.15	mg/l	APHA 4500 P-C, Part 4000.484, 24 th Ed.
12	Fecal Coliform	1600	MPN/100 ml	IS 1622:1981

For MITCON Consultancy & Engineering Services Ltd.

Kadambari

Checked by

Mrs. Kadambari Deshmukh
(Chemical)

Kuldip Tupe

Checked by

Mr. Kuldip Tupe
(Biological)

Sandeep Jadhav

Authorized Signatory

Dr. Sandeep Jadhav
(Quality Manager/HOD)



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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date: 25/04/2025

Client's Name & Address	Sample Details	
M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Ajaina Building, Lane no 5, Koregaon Park, Pune -411001 Site Name - Gagan Adira At - Gat No. 569 (Part), Wagholi, Tal - Haveli, Dist - Pune	Sample Code	MITCON/2025-26/April/4006/10
	Product Group	Pollution and Environment
	Product Name	Sewage
	Sample Details	STP outlet
	Container Details	2 lit Plastic Can+250 ml sterile bottles
	Sample Collected By	MITCON
	Sampling Method	IS: 3025 (Part-1)
	Sample Collected On	21/04/2025
	Date of Sample Receipt	22/04/2025
	Analysis Start Date	22/04/2025
	End Date of Analysis	25/04/2025
	Location of Test Performed	7n House (Laboratory)

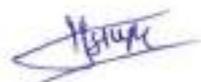
ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	Test Method
01	pH at 25°C	7.69	-	APHA 4500 H+ , A, Part 4000.473, 24 th Ed.
02	Ammonical Nitrogen	0.49	mg/l	APHA 4500 NH ₃ F, 4-119to 4-120 23rd Ed. 2017
03	Total Suspended Solids	05	mg/l	APHA 2540 (D), Part 2000.146, 24 th Ed.
04	Chemical Oxygen Demand	27	mg/l	APHA 5220 C, Part 5000.546 24 th Ed.
05	Biological Oxygen Demand	08	mg/l	IS: 3025 (Part-04)-1993 (Rev.1, R.A : 2014)
06	Dissolve Oxygen	5.1	mg/l	IS: 3025 (Part-38)-1989 (R.A : 2014)
07	Total Nitrogen	<1	mg/l	
08	Residual Chlorine	0.19	mg/l	IS Part 26 (Rev 1 R.A:2014)
09	Anionic detergents (as MBAS)	<0.1	mg/l	APHA 5540 - C 23rd Ed 2017
10	Floccing Matter	Absent		APHA 2320 B, 2-62 to 2-64 23 rd ed 2017
11	Phosphate as PO ₄	<5	mg/l	APHA 4500 P-C, Part 4000.484, 24 th Ed.
12	Fecal Coliform	40	MPN/100 ml	IS 1622:1981

For MITCON Consultancy & Engineering Services Ltd.


Checked by

Mrs. Kadamban Deshmukh
(Chemical)


Checked by

Mr. Kuldip Tup
(Biological)





Authorized Signatory
Dr. Sandeep Jadhav
(Quality Manager/HOD)

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Test Report

Report Number: MITCON/2025-26/April/4006

Issue Date:25/04/2025

Client's Name & Address	Sample Details	
M/s. TOPAZ HOMES LLP 3rd Floor office no 302 Marvel Alaina Building, Lane no 5, Koregaon Park, Pune -411001 Site Name - Gagan Adira At - Gat No. 569 (Part), Wagholi, Tal - Haveli, Dist - Pune	Sample Code	MITCON/2025-26/April/4006/s1
	Product Group	Pollution And Environment
	Product Name	Soil
	Sample Details	Garden Area Soil
	Container Details	1 kg Plastic Bag
	Sample Collected By	MITCON
	Sample Collected On	21/04/2025
	Date of Sample Receipt	22/04/2025
	Analysis Start Date	22/04/2025
	End Date of Analysis	25/04/2025
	Location of Test Performed	In House (Laboratory)

ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	Test Method
01	Alkalinity	<1	%	EME/LAB/SOP/Alkalinity
02	Acidity	<1	%	EME/LAB/SOP/Acidity
03	Organic Matter	0.58	%	IS 2720 (Part 22)
04	Copper	1.17	mg/kg	Manual of testing in India , Dept. of Agriculture & Co-operation Ministry of Agriculture GoI:2012
05	Iron	0.52	mg/kg	Manual of testing in India , Dept. of Agriculture & Co-operation Ministry of Agriculture GoI:2012
06	Manganese	<0.5	mg/kg	Manual of testing in India , Dept. of Agriculture & Co-operation Ministry of Agriculture GoI:2012
07	Zinc	<0.5	mg/kg	Manual of testing in India , Dept. of Agriculture & Co-operation Ministry of Agriculture GoI:2012
08	Lead	<0.5	mg/kg	Manual of testing in India , Dept. of Agriculture & Co-operation Ministry of Agriculture GoI:2012
09	Chromium	<0.5	mg/kg	Manual of testing in India , Dept. of Agriculture & Co-operation Ministry of Agriculture GoI:2012
10	Boron	0.58	mg/kg	Manual of testing in India , Dept. of Agriculture & Co-operation Ministry of Agriculture GoI:2012
11	C:N Ratio	4.15	-	By Calculation

For MITCON Consultancy & Engineering Services Ltd.



Checked By

(Mrs. Kadambari Deshmukh)





Authorized Signatory

Dr. Sandeep Jadhav

(Quality Manager/HOD)

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Outlook

Post EC Compliance report for December 2024 for project Gagan Adira

From Shital Adsul <Shital.Adsul@gagandevolvers.com>

Date Mon 12/2/2024 3:55 PM

To ecompliance-mh@gov.in <ecompliance-mh@gov.in>

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

 1 attachment (18 MB)

Post EC complince report Dec 24.pdf;

Dear Sir,

Please find enclosed Post EC Compliance report for December 2024 for Our Residential & Commercial project Gagan Adira, Located at wagholi, Pune.

Kindly acknowledge the same.

Thanks & Regards

Shital Adsul



An ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018 Certified Company.

(E) Shital.Adsul@gagandevolvers.com

Gagan Developers | 3rd Floor, Marvel Alaina, Lane no. 5, Koregaon Park, Pune – 411001

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Your (Half Yearly Compliance Report) has been Submitted with following details

Proposal No	SIA/MH/MIS/246521/2021
Compliance ID	115210656
Compliance Number(For Tracking)	EC/M/COMPLIANCE/115210656/2024
Reporting Year	2024
Reporting Period	01 Dec(01 Apr - 30 Sep)
Submission Date	23-12-2024
RO/SRO Name	Dr Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur
Note:- SMS and E-Mail has been sent to Dr Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.	