

**Next Date:  
22/08/2023**

**1562**

**NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH, PUNE**

**ORIGINAL APPLICATION NO. 97/2022 (WZ)  
IA No. 166/2022**

**BETWEEN**

**Tanaji B. Gambhire ..... Applicant**

**Versus**

**Union of India & Ors. .... Respondent**

**AFFIDAVIT BY RESPONDENT NO. 22  
PRIDE PURPLE LANDMARK LLP.**

Date : **21/08/2023**

Place : **Pune**

Filed by :



**Raghunath B. Mahabab**

**रघुनाथ भालचंद्र महाबळ**

B.E.(Mechanical), M.E.(Industrial Management) VJTI Mumbai,  
Fellow of Institution of Engineers, Chartered Engineer  
LL.M. (Environmental & Criminal Law), Arbitrator IIE, India

A-201/2/3, B-201/2/3, B-302, Chandravijay Society,  
Mahatma Fule Road, Mulund East, Mumbai-400081.  
**+91-74-0011-6222 adv.rbmahabal@gmail.com**

# 1563

## INDEX

<b>Sr.</b>	<b>Particulars</b>	<b>Page</b>
1.	Contact Details of Parties	1566
2.	Abbreviations Used	1571
3.	Dairy of Events	1572
4.	Synopsis	1574
5.	<b>Memorandum of Application</b>	1578
6.	<b>ANNEXURE A      09/10/2012</b> The copies of bills and work orders about the plantation of trees (Colly)	1661
7.	<b>ANNEXURE B      07/04/2013</b> PP's submitted a letter to the PMC garden department regarding compliance report.	1681
8.	<b>ANNEXURE C      17/07/2013</b> Challan paid to government for the felling of Trees	1683
9.	<b>ANNEXURE D      27/12/2013</b> Plinth checking certificate, Commencement Certificates (Colly)	1688
10.	<b>ANNEXURE E      21/07/2016</b> PMC garden department survey report	1703
11.	<b>ANNEXURE F      14/09/2016</b> PUC vehicles details at the time of the construction	1706
12.	<b>ANNEXURE G      16/02/2022</b> Compliance verification report by MOEFCC Nagpur RO office.	1729

# 1564

<b>Sr.</b>	<b>Particulars</b>	<b>Page</b>
13.	<b>ANNEXURE H</b> <b>25/07/2022</b> Valid copy of EC, and MPCB Consent (Colly)	1770
14.	<b>ANNEXURE I</b> <b>30/06/2023</b> Six monthly compliance report with a submission E-mail receipt	1797
15.	<b>ANNEXURE J</b> <b>15/08/2023</b> Google image of the site along with the construction status.	1870
16.	<b>ANNEXURE K</b> <b>15/08/2023</b> Site visit related to the plantation verification (Photographs)	1871
17.	<b>ANNEXURE L</b> <b>16/08/2023</b> Adv. Ragunath Mahabal Letter to Chief Conservator of Forest regarding the provision of tree plantation under CAMPA	<b>1877</b> <b>-1879</b>

## ANNEXURES REFERRED FROM ORIGINAL APPLICATION

Sr.	Particulars	OA Page
1.	<b>ANNEXURE – R1 2012/01/06</b> First PMC Sanctioned Plan	<b>126</b>
2.	<b>ANNEXURE – R2 2012/10/20</b> a) Various permission issued by the Savitribai Phule University Pune to PP for the tree plantation. b) Application of PP to Kendriya Vidyalaya for the tree plantation.	<b>127-129, 409, 440-442,  511</b>
3.	<b>ANNEXURE – R3 2013/07/25</b> <b>Tree felling and Replantation permissions issued by PMC</b> 25/07/2013 page no. :179, 23,05/2014 page no. : 328 19/12/2016 page no. : 492	<b>179-190, 328-373, 492-507</b>
4.	<b>ANNEXURE – R4 2014/01/09</b> MPCB First Consent to Establish	<b>245-250</b>
5.	<b>ANNEXURE – R5 2014/12/01</b> Environmental Clearance Letter	<b>395- 408</b>

## CONTACT DETAILS OF PARTIES

### BETWEEN

#### ..... APPLICANTS

- 1. Tanaji Balasaheb Gambhire**  
R/ o- CTS-296, Shukrawar Peth,  
Laxmi Apartment, White House Lane,  
Near Shivaji Maratha High School,  
Pune - 411002.  
Email : tanaji\_9june@yahoo.com  
Phone : 9420181896
- 2. Vishal Shantaram Darwatkar**  
R/o: S. No. 20/SB, Flat No-904,  
B-Wing, Paramount Eros, Katraj-Kondwa  
Road, Kondwa-Budruk,  
Pune - 411046, Maharashtra  
Email : vishaldarwatkar24@gmail.com  
Phone : 9121697666

### VERSUS

#### ..... RESPONDENTS

- 1. Union of India**  
**Through Secretary-MoEFCC**  
Ministry of Environment, Forest & Climate  
Change Paryavaran Bhawan, COO Complex,  
Lodhi Road, New Delhi - 110001  
Email : secy-moef@nic.in  
Phone : 011-24695262
- 2. Central Ground Water Authority**  
Through Member Secretary,  
18/11, Jamnagar House, Man Singh Road,  
New Delhi – 110011  
Email : cgwa@nic.in  
Phone : 011-23383824

- 3. Central Pollution Control Board**  
Through Member Secretary,  
Parivesh Bhawan, CBD-cum-Office Complex,  
East Arjun Nagar, Delhi - 110032  
Email : mscb.cpcb@nic.in  
Phone : 011-43102030
- 4. The Chief Secretary**  
Government of Maharashtra,  
Annex Building, Mantralay, Fort,  
Madhan, Kama Road,  
Mumbai – 400032, Maharashtra  
E-mail : chiefsecretary@maharashtra.gov.in  
Phone : 022-22886141
- 5. Principal Chief Conservator of Forests**  
Office of the PCCF,  
3<sup>rd</sup> Floor, Van Bhanvan, Ramgiri Road,  
Civil Lines, Nagpur - 440001, Maharashtra  
E-mail : pccfhoffms@gmail.com  
Phone : 071-22550670
- 6. The Principal Secretary  
Environment Department  
Government of Maharashtra,**  
Room No. 217, 2<sup>nd</sup> Floor, Annex Building,  
Mantralaya, Madam Kama Road,  
Mumbai - 400032  
Email : psec.env@maharashtra.gov.in  
Phone : 022-22819517
- 7. State Level Environment Impact  
Assessment Authority -Maharashtra**  
Through Member Secretary-SEIAA  
15<sup>th</sup> Floor, New Administrative Building,  
Mantralaya, Madam Kama Road,  
Mumbai - 400032  
Email : psec.env@maharashtra.gov.in  
Phone : 022-22819517

- 8. State Expert Appraisal Committee (III)  
Maharashtra**  
Through Member Secretary (SEAC III)  
15<sup>th</sup> Floor, New Administrative Building,  
Mantralaya, Madam Cama Road,  
Mumbai - 400032  
E-mail : psec.env@maharashtra.gov.in  
Phone : 022-24695287
- 9. Maharashtra Pollution Control Board,**  
Through Member Secretary-MPCB  
Kalptaru Point, 3<sup>rd</sup> Floor, Near Sion Circle,  
Opp. Cine Planet Cinema, Sion (E),  
Mumbai - 400022  
Email : ms@mpcb.gov.in  
Phone : 022-24020781
- 10. Maharashtra Pollution Control Board**  
Through Regional Officer-MPCB  
Jog Centre, 3<sup>rd</sup> Floor, Mumbai-Pune Old  
Highway, Wakadewadi, Pune - 411003  
E-mail : ropune@mpcb.gov.in  
Phone : 022-24020781
- 11. The Principal Secretary**  
Urban Development Department.  
Government of Maharashtra, 4<sup>th</sup> Floor, Annex  
Building, Mantralaya, Mumbai - 400032  
E-mail : sec\_ud1@maharashtrageov.in  
Phone : 022-22021444
- 12. Pune Municipal Corporation**  
Through Municipal Commissioner  
Main Building, Shivaji Nagar, Pune - 411005  
E-mail : pmcmco@gmail.com  
Phone : 020-25501000
- 13. The City Engineer,**  
Building Permission Department  
Pune Municipal Corporation PMC Main Building,  
1<sup>st</sup> floor, Shivaji Nagar, Pune – 411005  
Email : prashant.waghmare@punecorporation.org  
Phone : 9689931311

- 14. Tree Authority-PMC**  
*through Superintendent of Tree Authority*  
**Pune Municipal Corporation,**  
Garden Department, Sambhaji Udyan,  
Jangli Maharaj Road, Near Balagandharva  
Rang Mandir, Pune - 411005, Maharashtra  
Email : gardens@punecorporation.org  
Phone : 9860736670
- 15. Ashok Ghorpade**  
Chief Garden Superintendent,  
Pune Municipal Corporation,  
Garden Department, Sambhaji Udyan,  
Jangli Maharaj Road, Near Balagandharva  
Rang Mandir, Pune - 411005, Maharashtra  
Email : ashok.ghorpade@punecorporation.org  
Phone : 020-25506884
- 16. Santosh Kumar Kamble**  
Former Assistant Superintendent  
Pune Municipal Corporation,  
Garden Department, Sambhaji Udyan,  
Jangli Maharaj Road, Near Balagandharva  
Rang Mandir, Pune - 411005, Maharashtra  
Email : info@punecorporation.org  
Phone : 9689931233
- 17. Savitribai Phule Pune University**  
Formerly known as University of Pune  
Through Vice Chancellor, Ganeshkhind,  
Pune - 411007, Maharashtra  
Email : puvc@unipune.ac.in  
Phone : 020-71533633
- 18. Dr. S. S. Devkule**  
Former Professor and Head of Department  
Department of Botany, University of Pune  
Ganeshkhind, Pune - 411007, Maharashtra  
Email : deokule@unipune.ac.in  
Phone : 9371088210

- 19. Kendriya Vidyalaya Ganeshkhind**  
Through Principal,  
Kendriya Vidyalaya Ganeshkhind,  
Pune - 411007, Maharashtra  
Email : kvganeshkhindpune07@gmail.com  
ppl.ganeshkhind@kvs.gov.in  
Phone : 9452787270, 020-25691108
- 20. Collector of Pune**  
Collector Office, Bund Garden,  
Pune – 411001 Maharashtra  
Email : rdc.pune-mh@gov.in  
Phone : 020-26122114
- 21. The Police Commissioner**  
Police Commissioner Office,  
Near Sadhu Waswani Chowk,  
Pune - 411001, Maharashtra  
Email : ctrlroom.home-pune@gov.in  
Phone : 020-26122114
- 22. Pride Purple Landmark LLP**  
*An LLP incorporated under the  
Limited Liability Partnership Act,  
2008 with LLPIN: AAA-5170,  
having an office at: Sr. No. 108, 5<sup>th</sup> floor,  
Pride House, Near Pune University Circle  
E-mail : sundarraman@pridepurplegroup.com  
Phone : 8378994269  
having Project Address:  
"Park Landmark"  
S. No. 662, 665/ A, 666, Bibvewadi,  
Taluka: Haveli, District: Pune  
through Partners*
- 22A. Arvind Premchand Jain**
- 22B. Shravan Devkinandan Agarwal**
- 22C. Dhanalal Premchand Jain**
- 22D. Rajesh Ghanshyamdas Narang**
- 22E. Kamal V arandmal Galani**
- 22F. Harshwardhan Shravan Agrawal**
- 22G. Rishabh Jain**

## ABBREVIATIONS

<b>Short</b>	<b>Full-form</b>
<b>CAMPA</b>	Compensatory Afforestation Fund Management and Planning Authority
<b>CPCB</b>	Central Pollution Control Board
<b>CTE</b>	'Consent to Establish'
<b>CTO</b>	'Consent to Operate'
<b>DCR</b>	Development Control Rules for Pune Municipal Corporation Pune 1982
<b>EC</b>	Environmental Clearance
<b>EIA</b>	Environment Impact Assessment
<b>FSI</b>	Floor Space Index
<b>MoEFCC</b>	Ministry of Environment, Forest, and Climate Change, Government of India
<b>MPCB</b>	Maharashtra Pollution Control Board
<b>MRTP</b>	Maharashtra Regional and Town Planning Act 1966
<b>NGT</b>	National Green Tribunal
<b>OA</b>	Original Application
<b>PMC</b>	Pune Municipal Corporation
<b>PP</b>	Project Proponent
<b>SEIAA</b>	State Environment Impact Assessment Authority, Maharashtra
<b>sq.m /m<sup>2</sup></b>	Square Meter; area measurement unit
<b>WZ</b>	Western Zone
<b>PPLL</b>	Pride Purple Landmark LLP

## DIARY OF EVENTS

Sr.	Date	Activity / Particulars
1.	2011/12/02	Purchase of Land (Assignment Deed)
2.	2007/03/30	First Building Plan Sanction granted by PMC
3.	2012/01/25	Tree cutting application
4.	2012/mm/dd	Application to Hon'ble High Court Bombay for tree cutting and transplantation
5.	2013/07/01	Hon'ble High Court Order regarding the permission of tree cutting and transplantation.
6.	2013/07/25	1 <sup>st</sup> PMC approval for tree cutting and transplantation.
7.	2014/05/23	2 <sup>nd</sup> PMC approval for tree cutting and transplantation.
8.	2016/12/19	3 <sup>rd</sup> PMC approval for tree cutting and transplantation.
9.	2014/12/01	Environmental Clearance from the State of Maharashtra (A & B building)
10.	2014/01/09	Consent to Establish from MPCB (A & B building)

Sr.	Date	Activity / Particulars
11.	2018/11/27	1 <sup>st</sup> Expansion of the Environmental Clearance from the SEIAA-Maharashtra (addition of E & F building)
12.	2019/09/16	1 <sup>st</sup> Expansion of Consent to Establish from MPCB (E & F building)
13.	2019/01/30	Consent to Operate from MPCB (A & B building)
14.	2022/07/25	2 <sup>nd</sup> Expansion of the Environmental Clearance from the SEIAA-Maharashtra (C& D building)
15.	2022/08/08	Application for 2 <sup>nd</sup> Expansion of Consent to Establish from MPCB (C & D building)

## SYNOPSIS

1. This full-fledged Affidavit is filed by **Pride Purple Landmark LLP (PPLL) – ‘Project Proponent’ (PP), Respondent No. 22** (hereafter referred to as a **PP**), as per the direction of Hon'ble NGT dated 19/05/2023.

2. PP has already filed an affidavit on 03/01/2023 specifically objecting to the admission of OA with preliminary objections on the maintainability on the law points, on the limitation, plurality of causes raised, causes covered specifically by other acts (hence excluded from EPA) and ambit without absence of substantial question of the environment as defined in 2(m) and dispute from that, Applicability of schedule-I of NGT Act 2010, and Compensation without schedule-II of NGT act 2010 dated 03/01/2023. Therefore, to avoid repetition these grounds are not covered again in this affidavit but the objections are still valid and alive.

3. The OA has been filed on 18/11/2022. Applicant has claimed that "**Therefore, the Cause of Action first arose to file this Original Application is on 21/06/2021, when PMC granted Commencement Certificate vide No. CC/0634/21**". This by itself can't be the cause of action raising 'substantial question related to the environment' and the date of cause when it first

arose'. [■ OA Point No. 24(d) Page 61]

**4.** The details of the 'Environment Clearance', 'Consent to Establish' and 'Consent to Operate' obtained by the PP are provided below;

Sr.	Type	Applied on	Received on	Validity up to	Area sq. m
1	EC		01/12/2014	5 years	26080.62
			27/11/2018	7 years	35380.55
			25/07/2022	7 years	<b>57663.19</b>
2	CTE	05/07/2013	09/01/2014	09/01/2019	55402.63
		21/01/2019	16/09/2019	09/01/2024	<b>50168.00</b>
		08/08/2022	25/05/2023	15/09/2024	57663.19
3	CTO	11/10/2017	30/01/2019	31/01/2019	19811.44
		11/01/2017	14/03/2019	31/01/2020	19811.44
		06/02/2020	29/06/2020	31/01/2021	19811.44
		26/02/2021	11/08/2021	31/01/2022	<b>35380.55</b>
		17/01/2022	29/12/2022	31/01/2024	35380.55
<b>The 'total covered built-up construction area including FSI and non-FSI' as on date at site is</b>					<b>57663.19</b>

Note: The construction area applied for the 'Consent to Establish' dated 05/07/2013 and 21/01/2019 is the proposed area. The EC was issued as per the IOD received from the PMC. Therefore, the difference seems in the EC area and the 'Consent to Establish' area. The construction was never increased than the construction area approved by under 'Environment Clearance'.

**5.** At present the total covered built-up construction area of the project is 54377.49 sq. m. Which is as per the valid EC (57663.19 sq. m) and

# 1576

'Consent to Establish' (57663.19 sq. m). Out of the total approved construction area, 94% of work is completed and the remaining 6% of work will be completed in upcoming year depending on the approvals from all concerned government bodies. The project is not completed yet therefore the deficiency in the compliances like Tree plantation, Rainwater harvesting pits, Solar panel installation etc. will be completed before completion of the project.

**6.** At present Building C & D is under construction and work is in progress as per the valid EC and CTE. The validity of EC is up to 25/07/2029 (Ref: MoEFCC notification dated 29/04/2015) and CTE is valid up to 09/01/2024.

**7. The Applicant's contentions are related to the felling of the trees, implementation of EC conditions and Consent conditions and the alleged *imaginary* underground water channel of the Peshave Era passing through PP's projects.**

**8.** Through this affidavit PP has answered all the allegations made by the Applicant in this application.

**9.** The allegations made by the applicant are baseless and vague. PP states that the following

issues are not for the Hon'ble Tribunal to adjudicate, as they are not under the Acts in Schedule-I and those are specifically covered by other Acts.

- i. Local Planning Authority building Plan sanction is covered under MRTP and DC Rules
- ii. Cutting of tress is under 'The Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975'; this does not come under Schedule-I of NGT ACT 2010.
- iii. Fresh Building Plan sanction is not a 'substantial question related to the environment' as defined in 2(m)

\* \* \*

## MOST RESPECTFULLY SUBMITTED

1. I, Arvind Premchand Jain, working as the Partner, am filing this affidavit for the answering Respondent No. 22, M/s Pride Purple Landmark LLP., the Project Proponent (hereafter referred to as **PP** for the sake of convenience). I have the knowledge, information, and authority to file this Affidavit in Reply. I have perused the Original Application and additional documents submitted by the applicant.

2. I am filing this full-fledged affidavit as per the direction of the Hon'ble NGT dated 19/05/2023. I already filed an affidavit to oppose the admission of this OA on the preliminary issue of law points; i.e., on limitation, plural causes in one application, and maintainability of the ambit which needs to be heard by the Tribunal before seeing the merit of the case.

3. I state and submit that the OA is hopelessly barred by limitation as the **cause of action first arose on 25/07/2013. i.e., when the first permission for the felling of the trees was granted. This is 3403 days (9.3 years) prior to the filing of OA on 18/11/2022.** Hence on the limitation grounds alone, it directly ousts the jurisdiction of this Hon'ble Tribunal to entertain, consider, deliberate, hear and adjudicate this application. As such, it is of utmost importance that

the limitation and maintainability issue must be decided at the outset.

**4.** The allegations are seeking demolition and/or imposition of compensation for the felling of the trees; whereas the cause of action of felling trees "first arose" on 25.07/2013.

## **THE FACT OF THE CASE**

**5.** PP is one of the reputed builders of Pune who has completed more than 50+ construction projects in Pune and Maharashtra. The alleged project is situated in Bibvewadi which is the south region of Pune City.

**6.** PP purchased the said project land on 02/12/2011. After that, PP received the first sanction of the Local Body i.e., PMC on 01/06/2012.

**7.** PP made first application for permission for tree cutting on 25/01/2012 which was received on 25/07/2013 after the Hon'ble High Court Order dated 01/07/2013. Subsequently, PP received the 2<sup>nd</sup> and 3<sup>rd</sup> tree-cutting permissions on 23/05/2014 and 19/12/2016 respectively. In between PP received the 'Environment Clearance' and 'Consent to Establish' from the concerned authorities.

**8.** PP started the construction of the project immediately after receipt of the 1<sup>st</sup> EC on 01/12/2014. After that two times 'Environmental Clearance' expansions and one time 'Consent to Establish' expansion took place. PP received the 'Consent to Operate' from MPCB on 30/01/2019 for building A and B.

**9.** PP's submitting this information to the Hon'ble Tribunal make aware of the fact that before filling this OA PP had received three times 'Environmental Clearance' with expansion, two times 'Consent to Establish' with expansion, One-time 'Consent to Operate' and three times tree-cutting permission.

**10.** The OA has been filed on 18/11/2022. Applicant has claimed that "Therefore, the Cause of Action first arose to file this Original Application is on 21/06/2021, when PMC granted Commencement Certificate vide No. CC/0634/21". This by itself can't be the cause of action raising 'substantial question related to the environment' and the date of cause when it first arose'. [■ OA Point No. 24(d) Page 61]

**11.** PP state and submits that the PMC sanction plan for expansion i.e., 21/06/2021 is an artificially created date of cause of action that first arose by the applicant. This date has no standing in

the eyes of the law or for counting the period of limitation u/s.15 and particularly with respect to the cause of action first arose of cutting trees. Whereas PP received its 1<sup>st</sup> PMC sanction in 2007, 1<sup>st</sup> Tree cutting permission in 2013 and 1<sup>st</sup> EC in 2014. Then how come 21/06/2021 can be become or considered as a first cause of action for this project? And how does the applicant question the activity or construction completed before this date?

**12.** Applicant has made main allegations related to the felling of the trees. The first tree-cutting permission was obtained on **25/07/2013** but applicant has not mentioned as to when the cause of action first arose. This tree cutting permission is 3403 days (9.3 years) prior to the filing of OA on 18/11/2022. First of all, this cause is admittedly governed by 'The Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975' [■ OA Page 11, 20, 28, 44, 50, 54] which is not in Schedule-I. Further, as it is specifically covered and dealt with by a specific Act, and hence even the Environment (Protection) Act 1986 excludes its applicability under its s.24.

**13.** The question of 'relief, compensation, restitution' u/s.15 for the period of up to 5 years, comes only when adjudication of such dispute on 'substantial question related to environment' is

complete under s.14 of the NGT Act 2010. As such the period of limitation is only six months for filing the OA from the date of cause first arose.

**14.** The applicant has not filed Form-II as prescribed for compensation u/s.15. He has not claimed any 'relief, compensation, restitution' for himself. No Court Fees have been paid for the compensation claimed. As such this application can't be entertained u/s.15. The relief sought is non-consequential. e.g. the consequential relief against the cause of not planting of trees would be planting of trees.

## **POINT-BY-POINT REPLY TO THE OA ALLEGATIONS**

**15.** PP has already submitted his reply to the points related to the limitation and maintainability of this application but as per the direction of the Hon'ble Tribunal submitting the pointwise reply to each allegation made by the Applicant as follows,

**Point No. 1 Page No. 8, Point No. 2 Page No. 8 and Point No. 3 Page No. 8**

**REPLY:** No answer necessary

**Point No. 5 Page No. 13**

The Applicants above named begs to submit this Memorandum of Application against gross intentional violation of terms and conditions of Environment Clearances dated 01.12.2014 & 27.11.2018 procured under EIA Notification-2006 r/w Environment (Protection) Act-1986, Consent to Establish dated 09.01.2014 & 16.09.2019 and Consent to Operate dated 29.06.2020 & 11.08.2021 procured under Water (Prevention and Pollution Control) Act-1974, Air (Prevention and Pollution Control) Act-1981 and Solid waste & Hazardous Waste Handling Rules, Illegal felling of trees, no compensatory plantation on own land for carrying out illegal building construction in Residential & Commercial building construction project "Park Landmark" by Respondent No. 22/M/s. Pride Purple Landmark LLP (Project Proponent-PP") situated at "Park Landmark" situated Survey No. 665/A, Village Bibvewadi, Tal-Haveli, District-Pune within the limit and jurisdiction of Pune Municipal Corporation (In short "PMC"). This gives rise to substantial question relating to implementation of the environment protection & improvement enactment.

**REPLY:** PP received EC and CTE in the year 2014. This project was started way back in the year 2014. Whereas Applicant has filed the OA in 2022. Almost 8 years later. Therefore, this application is time-barred by the limitation as per s. 14 as well as s. 15 of the NGT Act 2010

**Point No. 6 Page No. 13**

That, the acts of the Respondent No. 22-PP are in violation to its brim with the active aid of the officers

of various government authorities appointed for the protection of environment & interest of public at large. These violations needs to be dealt with sternly hands so that a clear and unambiguous message to be delivered to the entire community of unapologetic, maneuvered, mighty & resourceful "PP" and the issue of one such gross violation by the developers and turning deaf ears to such violations despite bringing it to the notice of authorities responsible for upholding the law is the reason and basis of this application.

**REPLY:** PP has not committed any violation. PP received all necessary permissions from various government authorities before the start of the construction.

## **Point No. 7 Page No. 14**

That, the Original Applicants would like to bring this entire environmental violations to the notice of this Hon'ble NGT by way of this Original Application for further investigation and strongest action against Respondent No. 22-PP with a hope that, the further illegalities will be prevented. It seems that the government machinery in various offices are trying its level best to help and facilitate developer to violate laws left, right and centre for reasons best known to these authorities.

**REPLY:** PP has neither carried out any violation nor received any kind of help from the government machinery related to this work.

## **Point No. 8 Page No. 14**

This Original Application is filed for the non-actions by concern Respondents-Government Authorities on complaint of this Applicants dated 29.08.2017, 02.05.2018, 23.06.2018, 18.02.2022, and 11.03.2022 for the illegal felling of trees, illegal construction in violation of DCR & MRTP Act, illegal dumping of construction waste in natural water body, damage to the historical water tunnel, violations of terms and conditions of Commencement Certificate, Environment Clearance, Consents (CTE/CTO), etc. by Respondent No. 22-PP in his residential and commercial building construction project "Park Landmark" situated Survey No. 665/A, Village-Bibwewadi, Tal-Haveli, District-Pune within the jurisdiction and limitation of Pune Municipal Corporation (PMC).

**REPLY:**

Illegal felling of trees: There is no illegal felling of trees. Tree cutting is taken place as per the received approvals from the government body. The first permission was received in 2013.

Illegal construction in violation of DCR & MRTP Act: Construction is as per the sanctions only. PP humbly submits that Hon'ble NGT is not the right forum to check the violation in DCR & MRTP Act.

Illegal dumping of construction waste in natural water bodies: There is no illegal dumping of construction waste in natural water bodies. Applicant has not produced any relevant proof to support his allegation.

Damage to the historical water tunnel: PP has not caused any damage to any historical water tunnel. Whereas there is no historical tunnel present or available in the PP's plot. This is a baseless and wrong allegation made by the Applicant without any proof. The PMC sanction complete layout is enclosed.

Violation of Commencement Certificate, Environment Clearance, Consents (CTE/CTO): PP has not violated Commencement Certificate, Environment Clearance, and Consents. PP has applied to all these documents as per the need and following the conditions of the same. PP has valid EC, and Consent from all concerned government agencies. Valid documents are annexed [Ax. H ■]

### **Point No. 9 Page No. 15**

Being aggrieved by and dissatisfied with non-actions and undue involvement on the part of various environment protection authorities, this applicant prefers this application inter-alia on the following Facts & Grounds.

**REPLY:** Nothing to say

### **PARTICULARS OF PROJECT UNDER CHALLENGE AND PROJECT PROPONENT:-**

### **Point No. 10 a Page No. 15**

That, the project under challenge "Park Landmark" is the Residential & Commercial building construction project undertaken by "Respondent No. 22-M/s. Pride Purple Landmark LLP-PP" in the name & style "Park Landmark" situated Survey No. 665/A, Village-

Bobvewadi, Tal-Haveli, District-Pune within the limit and jurisdiction of PMC as local and sanctioning authority and total project land area is admeasuring of 20154.48 Sq.Mtrs.

**REPLY:** Nothing to say

**Point No. 10 b Page No. 15**

That, the Respondent No. 22-PP is the limited Liability Partnership (LLP) firm incorporation under the Limited Liability Partnership Act, 2008 with LLPIN : AAA-5170 profitmaking, might and resourceful entity. PP is responsible for all illegal activity committed during the construction phase as well as for the damage caused to environment and ecology due to operation of this project activity and such damage must be imposed on PP, as PP is the beneficiary of project and PP is the profit making entity.

**REPLY:** PP has already admitted that there is no violation committed by the PP

**BRIEF FACTS LEADING TO FILE PRESENT OA AS UNDER :**

**Point No. 11 a Page No. 16**

That the development plan of PMC sanctioned by State of Government in 05.01.1987 for the village Bibvewadi clearly shows that the present project site is affected by the natural water course.

**REPLY:** DP Plan of 1987 does not show any natural water body at the project location.

**Point No. 11 b Page No. 16**

That the PP have alleged in his performa of agreement submitted to RERA Maharashtra that there are two Non-agricultural permissions procured from collector of Pune, one for Survey No. 662/1+2 for an area admeasuring 55300 M<sup>2</sup> on 26.09.2002 and second for Survey No. 665 for an area admeasuring 45000 M<sup>2</sup> on 25.10.2002.

**REPLY:** NA permission is a matter of record.

**Point No. 11 c Page No. 16**

That, the MoEF&CC issued Environment Impact Assessment Notification on 14.09.2006 i.e. EIA Notification-2006 under Environment (Protection) Act-1986 mandating prior environment clearance for the Building and Construction Projects or Township and area Development Projects activity listed at item 8 of the schedule to notification. **(ANNEXURE-A-1)**

**REPLY:** Nothing to say

**Point No. 11 d Page No. 17**

That, the project proponent obtained the original Layout & Building sanction on 29.03.2007 from PMC, but there was no permission from the garden department for felling of trees and fire department.

**REPLY:** PP say and submits that the PMC sanction of 2007 relates to a larger layout carved out of S No 662/1+2 and S No 665. The plot under PP's project is a subdivided plot indicated as 665A. PPs agreement with M/s Galani (Second owner of the plot) was in the year 2011. However, M/s Galani

entered into a land agreement with the original owner in 1996.

**Point No. 11 e Page No. 17**

That, the MoEF&CC issued the clarification to the EIA Notification, 2006 vide S.O. 695(E ) Notification dated 04.04.2011 on Built up area of covered construction to lower down the illegal practices adopted by various Project Proponents for misleading the authority in obtaining the Environment Clearance **(ANNEXURE-A-2)**.

**REPLY:** Nothing to say

**Point No. 11 f Page No. 17**

That the PP procured the provisional NOC dated 13.12.2011 **(ANNEXURE-A-3)** from Tree Officer of PMC for felling of 189 trees out of 786 trees, which 189 trees seems to be obstacle for the proposed construction.

**REPLY:** PP received 1<sup>st</sup> permission for the tree felling in the year 2013. As per the received NOC from time to time PP cut down the trees and planted compensatory trees at mentioned locations i.e., Kendriya Vidyalaya and Pune University.

**Point No. 11 g Page No. 17**

That, the PP procured the revised sanction on 01.06.2012 **(ANNEXURE-A-4)** from PMC on condition that PP will obtain prior permission from Hon'ble High Court for felling of tree prior to commencement of work. But PP did not obtain the permission for felling of 189 trees and felled more

tree in illegal manner without prior permission. Even though the Tree Officer/ Authority and Building Permission Department-PMC neglected to perform their duties.

**REPLY: Denied.** This is a false statement. Hon'ble High Court opinion was taken on 1<sup>st</sup> July 2013. Thereafter 1<sup>st</sup> tree-cutting permission was issued by the PMC Garden department on 25/07/2013 for 30 numbers of trees, 2<sup>nd</sup> tree permission on 23/05/2014 for 196 numbers of trees. Tree felling was done only after receipt of permission. PP received the Notice for cutting after receipt of permission. Later on, that issue was clarified by the PP to PMC officers and it was resolved. Challan paid to the government, WO and bills to Private contractors, etc. are annexed [Ax. C ■]

## **Point No. 11 h Page No. 17**

That the PP has submitted false, bogus and misleading letter dated 20.10.2012 (**ANNEXURE-A-5**) to the PMC procured from former Professor and Head for Department of Botany from University of Pune Dr. S. S. Deokule, stating that the PP has planted 810 trees in the Botanical garden of Pune University. In fact Dr. S.S. Deokule was not authorized person to give permission for plantation in the Botanical garden of Pune University for outsiders and having no authority to issue such letter dated 20.10.2012, as Pune University does not allow any plantation in Botanical Garden.

**REPLY:** PP has produced bills and Work Orders along with the reply. PP has planted compensatory trees of 810 in October 2012 even before tree-

cutting permission had been granted by the PMC Garden department. In 2013 and 2014 and even before HC opinion. As against HC's order for the felling of 251 trees, 810 compensatory trees were planted at Pune University. In fact, additional 57 trees were planted.(  $251 \times 3=753$ ). The copies of bills and work orders about the plantation of trees in October 2012 are annexed. [Ax. A ■]

**Point No. 11 i Page No. 18**

That the PP applied for revised sanction and PMC prepared the scrutiny report dated 30.01.2013 and said scrutiny report does not show 15% amenity space. It is mandatory to have 15% amenity space if the project land is more than 2 Hectares. The biggest assumption of the PMC is that amenity space is not required for the present development, which is totally incorrect.

**REPLY:** The current project is a subdivided plot out of the larger layout, and the amenity space does not require for the subject plot under Park Landmark

**Point No. 11 j Page No. 18**

That the PP filed the list of total trees to the tune of 775 with their names, tree number, age, height, radius to the building permission department of PMC vide dated 25.02.2013 **(ANNEXURE-A-6)**.

**REPLY:** Yes, PP has submitted the list of the details of the trees along with the age of each tree.

**Point No. 11 k Page No. 18**

That, the Hon'ble High Court granted permission to cut down 17 trees and replantation of 13 trees on condition of compensatory plantation of well grown 90 new trees of local species vide its Order dated 01.07.2013 **(ANNEXURE-A-7)** along with 8 conditions and undertaking to this effect. However, this Order is not complied by the PP. While HC court order was given out in 2013, 810 compensatory trees were planted in 2012 Oct instead of 90 and that too one years in advance.

**REPLY:** PP has already submitted the reply to this allegation. Also PP has produced the bill of the contractor for the plantation of these trees at University and Kendriya Vidyalaya.

## **Point No. 11 | Page No. 19**

That the PP obtained the permission dated 25.07.2013**(ANNEXUREA-8)** from Tree Officer of PMC for cutting of 17 trees and for replantation of 13 trees on condition of compensatory plantation of 90 new trees. PP has not filed any six monthly progress report on the status of new plantation of trees and also PP did not conserve and protect trees for three years because, there is no new plantation of any tree. Therefore, this is nothing but contempt of Hon'ble High Court order dated 01.07.2013. And PMC is duty bound to comply with the order of Hon'ble High Court, but MC officials also neglected to perform their duty...

**REPLY:** PP has already answered this point that 810 compensatory trees were planted in October 2012. Informed PMC Garden department vide letter dated 07/04/2013. The letters issued by Pune

University for the year 2012,2014,2016,2017. Work orders, bills of the plantation, and bills for preservation's are already annexed.

**Point No. 11 m Page No. 19**

That, the Tree Officer of PMC report dated 02.09.2013 (**ANNEXURE A-9**) stating that PP has made compensatory plantation of 90 new trees in the premises & campus of the Pune University and said report is false & bogus and prepared in total connivance of PP and Mr. Ramesh Salunke (Horticultural Mistry). Said report is totally false, baseless, misleading, bogus and in actual such plantation is not permissible in the Pune University and also this report says, plantation in done in Pune University and Certificate given by Dr. S.S. Deokule states plantation is done in Botanical Garden, which means there is clear out discrepancies in the local of plantation itself.

**REPLY:** PP Informed to PMC garden department vide letter dated 07/04/2013. Accordingly, PMC through its letter dated 02/09/2013 confirmed the plantation. PMC Horticulture mistry also inspected the site and confirmed compensatory plantation done at Pune University. PP's submitted letter to the garden department is annexed. [Ax. B ■]

**Point No. 11 n Page No. 19**

That the Hon'ble Bombay High Court passed detailed final Order and Judgement vide dated 20.09.2013 (**ANNEXUREA-10**) in PIL No. 93/2009 issuing guidelines & procedures to be adopted in the cases

of felling of Trees under the Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975. In exercise of the powers conferred by the Act, the State government has framed the Maharashtra (Urban Areas) Protection and Preservation of Trees Rules, 2009.

**REPLY:** PP has followed the guidelines issued by the government bodies time to time regarding the cutting of the trees.

### **Point No. 11 o Page No. 20**

That the PP obtained the revised building sanction on 27.12.2013 (**ANNEXURE-A-11**), for FSI Area of 17514.46 M<sup>2</sup>, non-FSI areas including balcony Area of 2453.30, Staircase are of 1476.86 M<sup>2</sup>, Passage area of 1891.11 M<sup>2</sup>, attached terrace are of 2744.89 M<sup>2</sup>, Lift Area of 60.78 M<sup>2</sup>, parking area of 8950.08 M<sup>2</sup> with 10% mandatory Open Space (RG) area of 1953.48 M<sup>2</sup>& School Reservation Area of 620 M<sup>2</sup>. It is important to note here PP did not provided the 15% amenity space and also not shown the same and also as per the Condition No. 5(e ) from the commencement certificate, if the permission is obtained fraudulently then it will be considered as the breach of conditions. In fact, the PP has procured multiple permissions from various departments o PMC by providing false & misleading information.

**REPLY:** PP has already submitted that, there is no need of the amenity space as per the DCR the current project is a subdivided plot out of the larger layout, and the amenity space does not require for the subject plot under Park Landmark.

**Point No. 11 p Page No. 21**

**VIOLATION OF CONSENT TO ESTABLISH (CTE):**

That the PP has procured the Consent to Establish vide order no. MPCB/RO(HQ)/Pune/CE/CC/313 dated 09.01.2014 (**ANNEXUREA-12**) and PP has not complied the conditions of the CTE as follows:

**Point No. i Page No. 21**

PP have carried out the illegal construction beyond the permissible limits of this consent and it is violation of condition no. 2 of CTE

**REPLY:** CTE was taken on 09/01/2014 vide para 10 of the CTE, no construction work can commence till EC is obtained and the same was followed by the PP. PP started the construction only after receipt of EC i.e., 01/12/2014. PP obtained CTE on 09/01/2014 with a condition in the consent that work can commence only after obtaining EC. Thereafter EC was received in the same year on 01/12/2014. Work commenced on site only after EC was received. The allegation made by the Applicant is wrong, false and baseless. There is no such rule present that PP should not apply to the 'Consent to Establish' along with the EC application. Applicant has not produced any proof which can support his submission. 1<sup>st</sup> Plinth checking certificate, CC, and Bill of construction work commenced for the 1<sup>st</sup> time are annexed.

[Ax. D ■]

**Point No. ii Page No. 21**

PP is extracting ground water in illegal manner without any permission from concern authority. It is violation of condition no. (5) on page-2 of C to E.

**REPLY: Denied.** PP is not extracting ground water. Allegation is wrong, false and baseless.

**Point No. iii Page No. 21**

PP is using vehicles for construction activity even during the peak hours, which is creating dust pollution and becoming obstacles for other travellers. It is violation of condition no. (12) on page-3 of C to E.

**REPLY: Denied.** As per the EC conditions, PP allowed only PUC vehicles at the time of the construction activity. [Ax. F ■]

**Point No. iv Page No. 21**

PP has installed Ready mix concrete unit without consent from MPCB. It is violation of condition no. (13) on page-3 of C to E

**REPLY: Denied**

**Point No. v Page No. 21**

PP has not provided septic tank & soak pit for domestic effluent generated from workers, there is no proper loading & unloading of building material; there is illegal cutting of trees, there is no development of green belt. It is violation of condition no. (14) on page-3 of C to E

**REPLY: Denied.** PP has provided all the required facilities like Septic Tank and the Ready mix concrete was provided by an outsider vendor.

**Point No. vi Page No. 21**

PP is carrying the construction activity even during the night time. It is violation of condition no. (x) on page-5 of C to E

**REPLY: Denied,** false statement.

**Point No. 11 q Page No. 21**

That, the SEAC III of Maharashtra considered the proposal submitted by PP for grant of environmental clearance in its 6<sup>th</sup> meeting held on 18<sup>th</sup> to 21<sup>st</sup> march, 2014 **(ANNEXURE-A-13)** and while apprising the said proposal imposed the important condition no. 12 in respect of felling of trees as below and sought the additional information from PP;

“12. It is noticed that site is having around 700 trees, of which PP obtained tree cutting permission for 251 trees, 161 trees will be transplanted and 90 will be cut. PP informed that they have already done the compensatory plantation of 810 numbers of trees in the campus of University of Pune.”

It is important to note here that, the date on which this meeting was held, there was no permission for cutting of 251 trees and moreover there was no compensatory plantation and same is not complied till date. PP have clearly misled the authority on account of bogus letters obtained from Pune University Official.

**REPLY:** PP wants to submit that; 810 Trees were planted as compensatory in 2012 and proof of plantation was shown to SEAC. Also, Hon'ble High Court order was shown to SEAC-3 that 251 trees were opined by the court to be cut/ replanted and this was accepted by SEAC-3.

**Point No. 11 r Page No. 22**

That, the PP in respect of the compliance to the above 6<sup>th</sup> meeting conditions imposed by SEAC-III, submitted the compliance report vide dated 31.03.2014 (**ANNEXURE-A-14**), in which PP have not submitted any information on condition no. 12. Which clearly shows the collusion of PP and SEAC-III officials

**REPLY:** PP say and submits that there were 12 compliance points issued after the 6<sup>th</sup> SEAC 3 meeting dated 18-24 /03/2014. Point no 1 to 11 were the submission points. There was no submission required for condition no. 12. The point was for information only and PP had already informed SEAC 3 about the compensatory plantation. The mentioned compliance was done too. The point was just being recorded.

**Point No. 11 s Page No. 22**

That, the PP succeeded in procuring second permission dated 23.05.2014 (**ANNEXURE-A-15**) from Tree Officer of PMC for outing of 149 trees and for replantation of 47 trees on condition of compensatory plantation of 588 new trees. However, PP has not filed any six monthly progress report on the status of trees already planted and also PP did

not conserved and protect trees for three years, because in actual there were no new plantation of any trees by PP of whatsoever nature. Therefore, this is nothing but contempt of Hon'ble High Court order dated 01.07.2013. And PMC were duty bound to enforce the comply of order of Hon'ble High Court but PMC officials have intentionally neglected to perform their duty for reasons best known to these officers

**REPLY:** 810 compensatory trees planted in 2012 covering both 1<sup>st</sup> and 2<sup>nd</sup> permission (30) and (196). In fact, for two permissions, 226 trees were cut/replanted(30+196). PP had to plant compensatory 678 trees (226x3=678) but PP planted 810 i.e., 132 trees extra. That shows the responsibility of PRIDE PURPLE group towards the Environment and society. The bills and work orders are already annexed as proof of plantation. [Ax. A ■]

## **Point No. 11 t Page No. 23**

That, after submission of compliance report in respect of the 6<sup>th</sup> SEAC-III meeting, proposal of PP was again considered in 10<sup>th</sup> SEAC-III meeting held on 21<sup>st</sup> to 30<sup>th</sup> May, 2014 (**ANNEXURE-A-16**) for further consideration wherein SEAC-III in casual, cursory, unscientific manner apprised the proposal. It can be seen from the item no. 34, Green Belt Development, PP have not provided the details of existing trees, no details on felling to total trees no details on compensatory plantation and SEAC-III apprised the project and recommended the proposal for grant of EC in suspicious manner.

**REPLY:** During a discussion in the 6<sup>th</sup> MOM, SEAC 3 has been informed about the compensatory 810 plantation and Hon'ble High Court order/opinion for the felling of 251 trees.

**Point No. 11 u Page No. 23**

That, toeing the same line of SEAC-III, even SEIAA also assessed the proposal for grant of environment clearance based on false and misleading information in its 73<sup>rd</sup> meeting held on 12<sup>th</sup> to 13<sup>th</sup> August, 2014 **(ANNEXURE-A-17)** without going into details on existing tree, felling trees, transplantation of trees and compensatory plantation etc. and it can be seen from the item no. 34, Green Belt Development, PP have not provided the details of existing trees, no details on felling to total trees, no details on compensatory plantation and SEIAA decided to grant EC in suspicious manner...

**REPLY:** PP say and submits that Para 34 of 73 SEIAA meeting clearly mentioned that NOC for tree cutting/ transplantation/ compensatory plantation if any RECEIVED. The MoM clearly mentioned that NOC and other documentation were given.

**Point No. 11 v Page No. 24**

**VIOLATION OF ENVIRONMENTAL CLEARANCE (EC) :** That, the project proponent has procured the Environment Clearance vide order no. SEAC-2013/CR-561/TC-2 dated 01.12.2014 **(ANNEXURE-A-18)** by suppressing the actual felling of trees replantation of trees, plantation of compensatory trees and issues related to the same. PP has not complied with the conditions of the EC as follows:

**Point No. i Page No. 24**

PP have carried out the illegal construction beyond the threshold limits permitted in this EC and have not obtained prior EC for expansion of the project.

**REPLY:** In 2018 when PP went for EC expansion 139<sup>th</sup> SEIAA MoM mentioned that existing BUA is 14888.65 m<sup>2</sup> which is less than BUA permitted in 2014 EC sanction. Ie.26080.16 sqm This is 1<sup>st</sup> EC in December 2014. Work commenced after December 2014 only. But sanction 26080.62 m<sup>2</sup>. Hence PP had not carried out illegal construction.

**Point No. ii Page No. 24**

PP has cut more than 500 trees out of 786 trees in illegal manner and mentioned false figures of 519 trees as existing trees.

**REPLY:** In 2014 (1<sup>st</sup> EC) only 30 trees were cut/replanted as per 1<sup>st</sup> permission of 2013, so no illegal tree cutting was done. PMC Garden department too had assessed the site as per their letter dated 02/09/2013 and confirmed.

**Point No. iii Page No. 24**

That the project proponent has not developed the green belt as per the EC.

**REPLY:** Green belt as per final EC (3<sup>rd</sup>) taken in 2022 will be followed.

**Point No. iv Page No. 24**

There is no plantation of 31 trees. It is violation of condition of green belt development under the said EC.

**REPLY:** PP has planted more trees than the requirement. The green belt details are annexed. [Ax. K ■]

## **Point No. v Page No. 24**

That the solid waste generated during the construction is not disposed of as per the norms and regulations laid down and PP has thrown solid waste in the Water Body/ Nala passing through the project site and also solid waste is dumped to the road site in the PMC area. It is violation of condition no. (iii) on page-9 of EC.

**REPLY: Denied.** This is a completely false statement and without any proof. There is no nalla passing through the project site. PP has not dumped any type of solid waste in any nalla

## **Point No. vi Page No. 25**

That, the muck generated during construction phase is drained to the water body without any scientific treatment. Muck is creating adverse impact on the safety, health aspect of neighbouring community. It is violation of condition no. (iv) on page-9 of EC.

**REPLY: Denied.** Completely vague and false statement without any relevance. Applicant making an allegation without any documentary proof.

## **Point No. vii Page No. 25**

That, the waste water generated from the labour camp and construction is getting mixed with storm water since beginning of the commencement of the construction and PP has not taken any effective step to stop this pollution. It is violation of condition no. (v) on page-9 of EC.

**REPLY: Denied.** Completely vague and false statement without any relevance. Applicant making an allegation without any documentary proof. PP has already admitted that at the time of the construction, PP provided the septic tank for the labour camp. PP has provided the STP to avoid any type of nuisance related to untreated wastewater. This shows the positive attitude and concern of the PP towards the environment.

**Point No. viii Page No. 25**

That, the PP has not preserved the top soil excavated from the project, but this top soil is dumped elsewhere and it is violation of condition no. (vi) on page-10 of EC.

**REPLY: Denied.** This is a completely vague and false statement. PP has preserved the topsoil which is generated from the excavation. PP utilised the same for gardening and landscaping purpose.

**Point No. ix Page No. 25**

That, the PP has not tested ground water and soil at all and there is huge contamination of the ground water and soil from heavy metals and toxic material. It is violation of condition no. (ix) on ; page-10 of EC.

**REPLY: Denied.** This is a completely false statement. PP has not used groundwater for any purpose. PP has carried out the testing of surrounding groundwater.

**Point No. x Page No. 25**

That, the vehicles used for transportation of building material and dumping of excavated materials are very old having no pollution check certificates and generating huge smoke with CO and other poisonous gases and also these vehicles are not putting any cover on the material while transportation and dust from vehicle is getting spread in the air and creating obstacle for travellers. It is violation of condition no (xiv) on page-10 of EC.

**REPLY: Denied.** This is completely wrong and false information. As per the EC conditions, PP allowed only PUC certified vehicles for construction use.

**Point No. xi Page No. 26**

Untreated sludge from ready mix concrete is drained to the PMC sewage line without any permission and it is violation of condition no. (xvii) on page-10 of EC.

**REPLY: Denied.** This is a completely wrong and false information. PP has not followed these kinds of wrong Practices. Applicant has not produced any relevance before this Tribunal.

**Point No. xii Page No. 26**

Because of non-use of pre-mixed concrete and curing agent, PP is using huge quantity of water. It is violation of condition no. (xx) on page-10 of EC.

**REPLY: Denied.** This is a completely false statement. PP used the mixed-designed formula.

**Point No. xiii Page No. 26**

Ground water level and its quality is not measured till today, it is violation of condition no. (xxi) on page-10 of EC.

**REPLY:** As submitted above PP is not extracting ground water. But the groundwater level and monitoring were carried out from outside the premise.

**Point No. xiv Page No. 26**

PP has drilled three bore well and extracting water from ground without any permission, it is violation of condition no. (xxiii) on page-10 of EC.

**REPLY: Denied.** This is a completely wrong and false statement. The existing borewell is there i.e., in the said plot since the plot was purchased. This bore well was used by the farmer for irrigation.

**Point No. xv Page No. 26**

There is huge traffic congestion at the approach road to the project. It is violation of condition no. (xxxi) on page-10 of EC.

**REPLY: Denied.** This is false statement. The project site is much away from the traffic congested area.

**Point No. xvi Page No. 26**

No submission of six monthly report to regional office and MPCB. It is violation of condition no. (xxxvi) on page-10 of EC.

**REPLY:** All six monthly compliance reports were submitted to MPCB as per the EC conditions. The covering letters are annexed with this reply. [Ax. I ■]

**Point No. 11 w Page No. 27**

That, the PP has submitted false, bogus and misleading letter dated 24.12.2014 (**ANNEXURE-A-19**) to the PMC procured from former Professor and Head for Department of Botany from University of Pune Dr. S.S. Deokule, stating that the PP has planted 810 trees in the Botanical garden of Pune University. In fact Dr. S.S. Deokule was not authorized person to give permission for plantation in the Botanical Garden of Pune University for outsiders and having no authority to issued such letter dated 24.12.2014, as Pune University does not allow any plantation in Botanical Garden. This is second forged letter submitted by the PP in the name of Dr. S.S. Deokule, Professor and Head of Department of Botany, University of Pune and this attracts criminal action against the PP.

**REPLY: Denied.** PP denies this statement of the Applicant. This statement is completely wrong and

false. PP has already answered these allegations in various above-mentioned para's.

## **Point No. 11 x Page No. 27**

That, the Tree Office of PMC issued notice dated 10.12.2015 **(ANNEXURE-A-20)** seeking clarification from project proponent for illegal cutting of tree numbering 108 and for branch cutting of 10 trees.

**REPLY:** This is an incomplete information. After the issuance of the notice same was withdrawn by the complainant. The compliance for the same was also done at that time only.

## **Point No. 11 y Page No. 28**

That, the PP obtained the revised building sanction on 21.12.2015 **(ANNEXURE-A-21)**, for FSI Area of 1756.64 M<sup>2</sup>, non-FSI areas including balcony Area of 2641.52 M<sup>2</sup>, Staircase area of 1563.92 M<sup>2</sup>, Passage area of 1581.27 M<sup>2</sup>, attached terrace are of 1733.01 M<sup>2</sup>, Lift Area of 96.15 M<sup>2</sup>, parking area including podium of 18766.29 M<sup>2</sup> (9343 M<sup>2</sup>+9423.29 M<sup>2</sup>) with 10% mandatory Open Space (RG) area of 1953.48 M<sup>2</sup>& School Reservation Area of 620 M<sup>2</sup>. It is important to note here PP did not provided the 15% amenity Space and also not shown the same and PMC commencement certificate also imposed Conditions on PP in respect of Rain water System for ground water recharge, double flush system, controlled water supply. It is also important to note that, the PMC imposed Condition No. 11 for obtaining mandatory prior permission from Tree Authority for

felling of trees and However, PP have not complied with the same.

**REPLY:** PP has answered this question in the above paragraphs. Like Rainwater systems for groundwater recharge, double flush systems, and controlled water supply are provided as per the EC condition.

**Point No. 11 z Page No. 28**

But till today there is no clarification given by the PP. On the contrary PP has sent arrogant reply dated 15.01.2016 (**ANNEXURE A-22**) of challenging the tree authority for recounting of tree and this entire episode shows the misdeed of Tree Officers from PMC.

**REPLY:** PP has already requested for a joint survey to resolve the issues one for all. PP has already annexed the proof of the plantation.

**Point No. 11 z aa Page No. 28**

That, the PP has submitted the existing tree layout dated 05.01.2016 (**ANNEXURE-A-23**) to the Tree Authority of PMC with above reply.

**REPLY:** PP has submitted the required information to the government officers various times.

**Point No. 11 z bb Page No. 28**

That, the PP made application dated 22.01.2016 (**ANNEXURE-A-24**) for seeking permission for felling of 149 trees and replantation of 47 trees. This Application is not in the standards format prescribed under the Act, 1975 and Rules, 2009.

**REPLY:** PP has received the permission from the concern body time to time as per the prescribed format of the government.

**Point No. 11 z cc Page No. 28**

That, the Dy. Engineer of Building Permission Department of PMC sent the letter dated 28.01.2016 (**ANNEXURE-A-25**) to Superintendent of Garden Department of PMC for seeking clarification of illegal felling of 120 trees by PP on complaint of Mr. Bala Narayan Shedage former elected member of PMC.

**REPLY:** As answered above this complaint was withdrawal by the complainant because it was made with incomplete and wrong information. Therefore, complainant withdraws the same. Meanwhile, PMC crosschecked the compliance made by the PP. It was concluded that there was no illegal tree felling was done.

**Point No. 11 z dd Page No. 29**

That, the PP submitted third letter dated 08.02.2016 (**ANNEXURE-A-26**) issued by Dr. S.S. Deokule, professor and Head for Department of Botany, University of Pune stating that the PP has planted 810 trees in the Botanical Garden at University of Pune. In fact, there is no plantation and the said letter is forged document issued by Dr. S.S. Deokule in connivance of PP and Therefore, Dr. Deokule is equally liable for this crime.

**REPLY:** PP has already answered the same

**Point No. 11 z ee Page No. 29**

That, the Mr. Ashok Ghorpade, Chief Superintendent of Garden Department & Tree Officer of PMC sent a proposal file of PP seeking permission for felling of tree vide letter dated 02.03.2016 (**ANNEXUREA-27**) without verifying the compensatory plantation of 810 trees in Pune University Campus and same letter was based on the false & bogus contents and only for helping & facilitating the project proponent for procuring favourable response from Chief Law Officer of PMC.

**REPLY:** PP say and submits that his application for 3<sup>rd</sup> permission dated 22/01/2016 clearly mentioned that he had informed the garden department of 810 compensatory plantations. Also, Garden department too have confirmed vide their letter on 02/03/2016 that PP has planted compensatory 810 trees and has even conserved it too.

**Point No. 11 z ff Page No. 29**

That, the project proponent submitted a false letter dated 27.04.2016 contending that the trees are collapsed due to the natural disaster and also couple of trees are became dangerous to fulfil the mandate of act while seeking permission. It is important to note that, there is no single photograph of any site visit report of the said incident and this letter is totally false and bogus.

**REPLY: Denied.** This is a wrong and false statement. The photographs are annexed [Ax. J ■]

**Point No. 11 z gg Page No. 30**

That, the project proponent submitted his reply vide letter dated 07.05.2016 (**ANNEXURE-A-28**) to PMC in response to the notice dated 10.12.2015 issued by PMC in respect of illegal tree felling and denied the contentions of notice and dictated the term of site inspection & tree counting. Joint counting was requested to resolve the issue.

**REPLY:** PP has already replied to this

**Point No. 11 z hh Page No. 30**

That, the PP filed letter dated 10.05.2016 (**ANNEXURE-A-29**) seeking permission for felling of trees without mentioning number of trees to be felt, not details are provided in the letter and also this letter is not in the prescribed format as disclosed in the Act & Rule.

**REPLY:** This is the letter submitted by the PP. The annexed copy is an Office copy of PP. PMC Garden department may have the details of it.

**Point No. 11 z ii Page No. 30**

That, the PP again filed letter dated 12.05.2016 (**ANNEXURE-A-30**) seeking permission for felling of trees without mentioning number of trees to be felt, not details are provided in the letter and also this letter is not in the prescribed format as disclosed in the Act & Rule.

**REPLY:** This letter pertains to the missing file of PP. We submitted a Xerox copy of file.

**Point No. 11 z jj Page No. 30**

That, the Building Permission Department in view to take action against the project proponent on complaint of elected member of PMC Mr. Bala Shedage for illegal tree cutting asked factual report from Garden Department vide letter dated 18.06.2016.

**REPLY:** PP answered the same in above para.

**Point No. 11 z kk Page No. 30**

That, the Garden Department vide its letter dated 08.07.2016, informed to Building Permission Department that the PP have felt 108 numbers of trees illegally and size of 10 trees is reduced by illegal cutting of branches.

**REPLY:** There is no relevance in this statement. The complaint was withdrawn by the complainant and PMC verified the compliance.

**Point No. 11 z II Page No. 31**

That, the Tree Authority denied the sanction to the PP for felling of tree and also noted the prosecution initiated against PP vide its decision dated 20.07.2016 (**ANNEXURE-A-31**).

**REPLY:** PP cut the trees after valid permission from the PMC garden department only. There is no illegal felling of the trees.

**Point No. 11 z mm Page No. 31**

That, the three authority vide its site visit report dated 21.07.2016 has clearly recorded that the

project proponent has not made any plantation in the ration of 1:3.

**REPLY:** Under RTI, a Joint site survey report by Tree Authority dated 21/07/2016 was prior to 3<sup>rd</sup> permission was obtained which clearly mentioned 401 trees existing on site after 3 permissions. This site survey report clearly brings out the fact that no illegal cutting of trees ever took place between 2012 to 2016 since as per survey report 21/07/2016 and 3<sup>rd</sup> permission in December 2016, additional 46 trees existed and were to be taken on charge.

**Point No. 11 z nn Page No. 31**

That, the building permission department in respect of illegal tree cutting and after site inspection by tree authority issued stop work order dated 25.07.2016 under Sec. 267 (1) The Maharashtra Municipal Corporation Act, 1949 and Sec. 54 of Maharashtra Regional & town Planning Act, 1966.

**REPLY:** PP has answered this in above para.

**Point No. 11 z oo Page No. 31**

That, the PMC filed Regular Criminal Case No. 64 of 2016 dated 29.07.2016 (**ANNEXURE-A-32**) against the project proponent for illegal tree cutting before Hon'ble JMFC at PMC.

**REPLY:** The case is based on the wrong footing. This case is sub judice in PMC court.

**Point No. 11 z pp Page No. 31**

That, the tree officer Mr. Santoshkumar Kamble and Superintendent of Garden Department Mr. Ashok Ghorpade submitted misleading proposal vide letter vide dated 04.10.2016 (**ANNEXURE-A-33**) to the Additional Commissioner (Estate) by stating that the trees under fresh application seeking permission of felling and already illegal felt trees are different.

PMC mentions clearly that Mr. Bala Shendge has withdrawn his complaint based on garden survey report dated 21 /07/ 2016 that all trees are existing on site.

**Point No. 11 z qq Page No. 31**

That, the tree Officer Mr. Santoshkumar Kamble and Superintendent of Garden Department Mr. Ashok Ghorpade submitted misleading proposal vide letter vide dated 02.11.2016 (**ANNEXURE-A-34**) (**Imp. letter**) to the Commissioner of for felling of 149 trees on account of obstacles to the proposed construction and transplantation of 56 trees.

**REPLY:** Nothing to say

**Point No. 11 z rr Page No. 32**

That, the Additional Commissioner of PMC submitted his reply dated 19.11.2016 (**ANNEXURE-A-35**) in response to the proposal dated 02.11.2016 and gave conditional sanction of complying of conditions imposed by Tree Authority with undertaking of Tree Officer for compliance of condition will be the responsibility of Tree Officer.

**REPLY:** Nothing to Say.

**Point No. 11 z ss Page No. 32**

That, the Tree Officer & Garden Superintendent of PMC vide its letter dated 03.12.2016 (**ANNEXURE-A-36**) informed the Building Permission Department that the proposal is under consideration for granting of permission for felling of 149 trees and transplantation of 56 trees, that please be noted.

**REPLY:** Nothing to Say.

**Point No. 11 z tt Page No. 32**

That, the tree officer of PMC issued the permission dated 19.12.2016 (**ANNEXURE-A-37**) based on the false, baseless, bogus & misleading documents for felling of 149 and for transplantation of 56 on condition of compensatory plantation of 615 new trees.

**REPLY: Denied.** This is a false and baseless allegation. Applicant has not produced any proof for the same. PMC may reply to this.

**Point No. 11 z uu Page No. 32**

That, the Tree Officer & Garden Superintendent of PMC vide its letter dated 27.01.2017 (**ANNEXURE-A-38**) informed the PP to make the plantation, transplantation as per condition stipulated in permissions and to submit the report to that effect along with to make such plantation & transplantation to be carry out on own land and also informed to avoid any conduct that will cause death of any tree. Therefore, it is evident from the tree officers letter dated 27.01.2017 that the project proponent must

plant the trees on his own land, but project proponent has not planted single tree till date against the permissions procured by him time to time for felling of trees and moreover PP have mislead on account of compensatory plantation done in the Pune University and Kendriya Vidyalaya Ganeshkhind premises.

**REPLY:** PP say and submits that PMC informed to PP that compensatory trees is to be planted in own land within PMC. PP proposed to plant in University & Kendriya Vidyalaya, and accordingly PMC agreed for the same, and after plantation we informed PMC about plantation in University and Kendriya Vidyalaya and same has been taken on record by PMC and considered it as compliance at PP's part, PP informed PMC vide letter dated 02/08/2018 PP planted 700 trees, 400 in Pune University and 300 in Kendriya Vidyalaya, Ganeshkind. Documentary evidence is annexed with this reply.

**Point No. 11 z vv Page No. 33**

That, the project proponent submitted a letter dated 11.02.2017 **(ANNEXURE-A-39)** in respect of condition of compensatory plantation of 615 tree stipulated in permission dated 19.12.2016 and submitted misleading letter having only remark of Principal of Kendriya Vidyalaya, Ganeshkhind Pune for allowing of plantation of 615 trees and same is totally false, bogus and misleading fact and in actual there is no such plantation of trees and this illegal act attracts penal consequences on part of PP.

**REPLY:** PP obtained two letters for the plantation of those trees. 1<sup>st</sup> letter requesting for planting

compensatory plantation 11/02/2017 from Pune University and 2<sup>nd</sup> Kendriya Vidyalaya letter 08/01/2018 after 300 trees planted. PP informed these details to PMC garden department through a letter dated 02/08/2018.

**Point No. 11 z ww Page No. 33**

That, the PP have filed letter dated 05.08.2017 **(ANNEXURE-A-41)** before PMC in compliance of compensatory plantation and this letter states that 250 trees are planted in the Kendriy Vidyalaya Ganeshkhind and 450 trees are planted in University of Pune, but in actual there is such plantation is carried out by PP. Therefore, project Proponent himself admitted the submission of false & bogus letter dated 11.02.2017 to the PMC for procuring permissions and this letter dated 11.02.2017 states grant of permission for plantation of 615 tree plantation the Kendriya Vidyalaya, Ganeshkhind and it does not certify the completion of plantation by PP.

**REPLY: Denied.** This is false and wrong statement. PP has produced all relevant documents.

**Point No. 11 z xx Page No. 34**

That, the University of Pune has clearly stated in its response vide letter dated 12.08.2017 **(ANNEXURE-A-42)** to the RTI application dated 17.07.2017 (ANNEXURE-A-40) that, since 2010 to 2017 there is no plantation by any other person in the Botanical Garden of University and also outsiders have no permission for plantation in Botanical Garden. Therefore, the letter issued by the Dr. S.S. Deokule, professor & Head for Department of

Botany, University of Pune dated 20.10.2012, 24.10.2014 and 08.02.2016 are totally false, fabricated and bogus.

**REPLY:** PP has already submitted the approvals issued by the Pune University through the their HOD Dr. SS Deokhule. PP is not aware why University has taken this stand. But PP wants to clarify that the made plantation is as per the approvals of University only. Also the letters of Pune University reply to RTI is not clear. The reply letter of the University to RTI does not speak about the PP.

**Point No. 11 z yy Page No. 34**

That, the PP obtained the sanction on 18.08.2017, for development of Open Space i.e. 10% R.G. Area 1953.45 M<sup>2</sup>, in which PP have constructed Gym on ground floor, Multipurpose hall on first floor, Swimming Pool and Kids Pool parking arrangement for four wheeler & two wheels. But there is no provision for the tree plantation and this vitiates the vary purpose of the RG Area.

**REPLY:** The project is only as per the DCR and the permission from the PMC. PP carried out the construction as per the sanctions, approvals and NOC of the PMC.

**Point No. 11 z zz Page No. 34**

That, the Applicant No. 2 have filed first brief complaint with Commissioner of PMC for illegal felling of trees vide letter dated 29.08.2017 (**ANNEXURE-A-43**). However, there is no action and avoid to take action as routine habits by bureaucrats.

**REPLY:** Nothing to say.

**Point No. 11 z aaa Page No. 35**

That the PP obtained the revised building sanction on 17.10.2017 (**ANNEXURE-A-44**), for FSI Area of 17549.20 M<sup>2</sup>, non FSI non-FSI areas including balcony Area of 2621.77 M<sup>2</sup>, Staircase area of 1493.79 M<sup>2</sup>, Passage area of 1509.35 M<sup>2</sup>, attached terrace are of 2461.12 M<sup>2</sup>, Lift Area of 69 M<sup>2</sup>, parking area including podium of 17810.61M<sup>2</sup> (8720.85 M<sup>2</sup>+8089.76 M<sup>2</sup>) with 10% mandatory Open Space (RG) area of 1953.48 M<sup>2</sup>& School Reservation Area of 620 M<sup>2</sup>. It is important to note here PP did not provided the 15% amenity Space and also not shown the same and PMC commencement certificate also imposed "Special Conditions 1 to 6" on PP for project having High Rise building to comply with 21.6.6, mandated installation of Solar System, Rain water System for ground water recharge, double flush system, controlled water supply, open door system of lift system, Annual fire audit of High Rise Building, mandated the compliance of notification TPS-1807/252/CR-630/07/UD-13. It is also important to note that, the PMC imposed Condition No. 10 for obtaining mandatory prior permission from Tree Authority for felling of trees and However, PP have not complied with the same.

**REPLY:** PP has already answered this allegation in above para's.

**Point No. 11 z bbb Page No. 35**

That, the project proponent obtained the first Occupancy certificate from PMC vide dated

28.01.2018 (**ANNEXURE-A-45**) for 48 flats from Building A and 48 flats from Building-B and handed over the possession of said premises to the respective flat owners, but without obtaining prior consent to Operate from MPCB and therefore, PP operated the project without CTO from 28.01.2018 to 29.06.2019. PP applied for CTO to MPCB on 11/10/2017 . MPCB vide there letter MPCB /SROP/ 277/2017 dated 19/12/2017 informed PP that CTO application recommended by Pune ofc has been forwarded to Mumbai ofc. CTO issued on 30 Jan 2019 and valid from date of application 11/10/2017 to 30/01/2019. MPCB Mumbai issued amendment to CTO on 04/03/2019. Validity now up to 30/01/2020

**REPLY:** Occupancy certificate obtained only after CTO application done. Also 1<sup>st</sup> CTO covers the entire period within which occupancy certificate taken. Documents being submitted.

**Point No. 11 z ccc Page No. 36**

That, the Garden Department of PMC has issued letter dated 31.01.2018 (**ANNEXURE-A-46**) in reply to RTI application, which clearly states that there is no six monthly compliance for three years against permissions dated 25.07.2013, 23.05.2014, 19.12.2016.

**REPLY:** PP has complied with the conditions imposed by the PMC at the time of each tree cutting approval.

**Point No. 11 z ddd Page No. 36**

That the Applicant No. 2 have filed second complaint with Tree officer of PMC for illegal felling of tree, no transplantation of tree, and no compensatory plantation vide letter dated 05.02.2018 **(ANNEXURE-A-47)**. However, there is no action and avoided to take action as routine habits by bureaucrats and till date there is no action.

**REPLY:** Nothing to say

**Point No. 11 z eee Page No. 36**

That, the Applicant No. 2 have filed third complaint/notice vide dated 23.06.2018 **(ANNEXURE-A-48)** to the Respondent Authorities for their necessary action for illegal activities on part of PP. But there is no action by these regulatory authorities till date.

**REPLY:** Nothing to say

**Point No. 11 z fff Page No. 36**

That, the SEAC-III apprised the proposal for amendment in previous Environment Clearance in its 68<sup>th</sup> meeting held on 23.08.2018 **(ANNEXURE-A-49)**, wherein PP provided absolutely false information on account of available trees at site & its felling, transplantation, compensatory plantation etc. in its sub-item No. 19 in item 44<sup>th</sup> of the minutes **"#Green Belt Development"**, which is extracted as below;

19	<p>*Trees cut as per PMC permission – 431 nos. ( 30+196+ 205)</p> <p>*Trees proposed to be cut-50 nos.</p> <p>*Existing trees on site – 401 nos.</p> <p>*Additional new trees to be planted – 245 nos.</p> <p>*Total trees at site 646 nos.</p>	Total trees at site	646	646
----	---	---------------------	-----	-----

**REPLY:** PP say and submits that the entire information in the table is correct. All 3 permissions were issued at that time and trees were cut. Applicant has not produced the relevance for the same. PP provided correct and factual information to each government body at each time of each approval or NOC.

**Point No. 11 z ggg Page No. 37**

That, the SEIAA also toeing the line of SEAC-III and in its 139<sup>th</sup> meeting held on 28.09.2018 **(ANNEXURE-A-50)** also recorded the same information on trees and decided to grant the amendment in prior environment clearance to the PP.

**REPLY:** Nothing to say

**Point No. 11 z hhh Page No. 37**

That, the SEIAA have granted amended Environment Clearance vide dated 27.11.2018 **(ANNEXURE-A-**

**51)** for : FSI area : FSI Area of 17842.42 M<sup>2</sup>, non FSI area 17538.13M<sup>2</sup>, and Total BUA : 35380.55 M<sup>2</sup>, and removed the information disclosed in SEAC-III & SEIAA meeting on account of trees. This shows callous attitude of SEAC-III & SEIAA officials towards the environment and it's like fens itself wrenches the farm. Even if SEIAA did not mention "Trees info" in the final EC letter, SEIAA MOM139TH MEETING and SEAC 68 TH MOM contained the required information. Only important info is displayed in final EC letter.

**REPLY:** PP has disclosed all trees and other related information in form 1, 1A and CS while applying to the EC. SEIAA and SEAC always verify the projects details along with all provided details. If required SEIAA and SEAC seek some information from the PP if anything is fishy or missing.

**Point No. 11 z iii Page No. 37**

That, the project proponent succeeded in procuring the amendment Consent to Establish from MPCB vide dated 16.09.2019 (**ANNEXURE –A-52**) for total BUA of 50168 M<sup>2</sup>, without complying the terms of previous consent to establish itself.

**REPLY:** PP has followed and complied all the conditions of the MPCB. After receipt of this application MPCB visited site and checked and verified all the made compliances of the PP. Then after all verifications and checking final CTE was issued.

**Point No. 11 z jjj Page No. 38**

That, the project Proponent have obtained the excavation permission only for 500 brass from Tehsildar Pune City vide its Order dated 13/12/2019 **{ANNEDURE-A-53}**, in fact this permission is obtained after carrying substantial construction at site specifically after obtaining part Occupancy Certificate and there is illegal excavation of more than 15000 brass for which PP have duped government fees, royalty etc...

**REPLY:** PP had permission of more brass, and the same has been confirmed by Tahsildar in its order dated \_\_\_\_/ 2016.

### **Point No. 11 z kkk Page No. 38**

That, the project proponent also succeeded in procuring first Consent to Operate (CTO-I) from MPCB vide dated 29/06/2020 **{ANNEXURE-A-54}** for total BUA OF 19811.44 M2 out of TBA of project admeasuring 50168 M2 without complying the terms and conditions of Environment Clearances and Consents. This is total non-application of mind by officials from PS-DoE, SEIAA, SEAC-III, MPCB etc.

**REPLY:** PP applied to the MPCB consent time to time. Details are given as below. All consents are valid and taken as per the rules in vogue. The details related to the 'Consent to Establish' , 'Consent to Operate' and 'Environment Clearance' is already provided under point number 4 of synopsis.

### **Point No. 11 z III Page No. 38**

III) That, the MINISTRY OF JAL SHAKTI have issued S. O. 3289(E) Notification dated 24/09/2020

**{ANNEXURE-A-55}** thought Department of Water Resources, River Development And Ganga Rejuvenation giving enforcement powers to CENTRAL GROUND WATER AUTHORITY in respect of the grant of permission for ground water extraction and procedures to be followed in cases of violation of this notification. In present case, PP is extracting ground water from two bore wells for construction as well as domestic use of project occupants in illegal manner since inception of the project.

**REPLY:** PP has already answered this allegation in above para's.

**Point No. 11 z mmm Page No. 39**

That, the PP obtained the revised building sanction on 07/12/2020, for FSI Area of 33653.59 M2 and non-FSI areas of 22066.82 M2 with 10% mandatory Open Space (RG) area of 1953.48 M2 and School Reservation Area of 620 M2 These layout sanction were granted for the purpose of the granting of modified environment clearance to accommodate the project. However, PP have misleading on various count while procuring this sanction.

**REPLY:** PP has already answered this allegation in above para's.

**Point No. 11 z nnn Page No. 39**

That, the Hon'ble Supreme Court appointed 7 (Seven) Member Committee to study the impact and assessment of damages caused due to felling of 356 trees and computation of compensation due to felling of trees vide its Order dated 25/03/2021

{ANNEXURE-A-56}, in Special Leave Petition (Civil) No. 25047 of 2018 in the matter of "Association for Protection of Democratic Rights and Anr. Versus The State of West Bengal and Ors." Further Hon'ble Supreme Court have taken serious note on account of remedial measures needs to be taken arisen from felling of tree in respect of increasing green cover with compensatory plantation as well as reduction of carbon emission, in the following words ;

*"One of the moot questions often involved wherever there is need to fell trees to develop a project is how just and fair compensation can be calculated for felling of trees by any authority or organisation which proposes such felling. We have no doubt that such compensation should be calculated and paid as a part of the project cost of the project which necessitates the felling of trees and such compensation must be utilized in an expert manner to create a better environment and, most importantly, increase afforestation. It is therefore, imperative to make a realistic assessment of the economic value of a tree, which may be permitted to fell, with reference to its value to environment and its longevity, with regard to factors such as production of oxygen and carbon sequestration, soil conservation, protection of flora/fauna, its role in habitat and ecosystem integrity and any other ecologically relevant factor, distinct from timber /wood.*

*We note that the issue assumes significance from the perspective of climate change as a growing national and international concern. The pivotal policy document in India on climate*

*change is the National Action Plan on Climate Change (NAPCC) formulated by Union Government in 2008, which recognizes that the country is committed to increasing tree cover from 23% to 33%. Under the Paris Agreement, India has committed itself to Nationally Determined Contributions in 2015. Wherein one of the stated objectives is to create an additional carbon sink of 2.5 to 3 billion tonnes of Co2 equivalent through additional forest and tree cover by 2030."*

**REPLY:** Nothing to say.

**Point No. 11 z ooo Page No. 40**

That, the PP obtained the revised building sanction on 21/06/2021{**ANNEXURE-A-57**} for FSI Area of 44120.56 M2, and Non-FSI areas of 16250.89 M2 with 10% mandatory Open Space (RG) area of 1953.48 M2 & School Reservation Area of 620 M2 It is important to note here PP did not provided the 15% amenity Space and also not shown the same and it is also important to note that, the PMC imposed Some Special Important Condition No. 14 for obtaining mandatory prior permission from Tree Authority for felling of trees. Also Condition No. 32 is also imposed for 15% Amenity Space to be provided by PP, but PP did not shown mandatory Amenity space on sanctioned plans till date and However, PP have not complied with the same.

**REPLY:** PP has already replied this in above points.

**Point No. 11 z ppp Page No. 41**

That, the PP filed application for the amendment in environment clearance vide letter dated 09/07/2021 **{ANNEXURE-A-58}** for procuring ex-post facto EC due to increase in the TBA by 24991.42 M2 of the construction as disclosed in the sanction dated 21/06/2021.

**REPLY:** PP applied to the EC amendment as per the probable upcoming changes. PP has not violated the EC or any other guideline or stipulated conditions.

**Point No. 11 z qqq Page No. 41**

That, the project proponent also succeeded in procuring second Consent to Operate (CTO-II) from MPCB vide dated 11/08/2021 **{ANNEXURE-A-59}** for total BUA of 35380.55 M2 (Part-I BUA 19811.44 M2 out of TBA of project admeasuring 35380.55 M2 without complying the terms and conditions of Environment Clearances and Consents. This is total non-application of mind by officials from PS-DoE, SEIAA, SEAC-III, MPCB etc. CTO part II obtained on 11/08/2021 validity 30/01/2021 to 30/01/2022.

**REPLY:** Nothing to say

**Point No. 11 z rrr Page No. 41**

That, the PP again filed application for the amendment in environment clearance vide letter dated 11/10/2021 **{ANNEDURE-A-60}** for procuring ex-post facto EC due to increase in the TBA by 24991.42 M2 of the construction as disclosed in the sanction dated 21/06/2021.

**REPLY:** PP has already replied the same.

**Point No. 11 z sss Page No. 42**

That, the Applicant No. 2 filed application seeking sanction for prosecution against erring officers including details complaint vide dated 21/02/2022 **{ANNEXURE-A-61}** to the Commissioner of PMC for preparation of bogus, false, fabricated documents by their subordinate officers from Garden Department and sought sanction for their prosecution. However, there is no action on the part of Commissioner of PMC and it is deemed sanction. PMC

**REPLY:** Nothing to say

**Point No. 11 z ttt Page No. 42**

That, the Applicant No. 2 filed detailed complaint vide dated 21/02/2022 **{ANNEXURE-A-62}** to the Senior Police Inspector, Shivajinagar Police Station, Pune and Police Commissioner of Pune for preparation of bogus, false, fabricated documents by officers from Garden Department of PMC in collusion with PP and However, instead taking any action, PI-Shivajinagar Police Station, Pune just forwarded the complaint to the Commissioner PMC vide their letter dated 08/03/2022.

**REPLY:** Nothing to say

**Point No. 11 z uuu Page No. 42**

That, the Mining Branch of Collector Pune have informed the Applicant No. 2, that there is no documents available to confirm the permission for the excavation that ought to be obtained by PP for

excavation of plot for project construction vide replied dated 08/03/2022 {**ANNEXURE-A-63**}.

**REPLY:** PP has all the required and necessary permissions and same has been confirmed by Tahsildar its order of 2019.

**Point No. 11 z vvv Page No. 42**

That, the Applicant No.1 have filed detailed complaint/Notice vide dated 11/03/2022 {**ANNEXURE-A-64**} to the Respondents-Regulatory Authority including PP for their legal action as per the law and PP to take necessary steps to take remedial steps for restitution and restoration of area with scientific process. However, the attitude of the Regulatory Authorities as well as PP was seen to be careless, reckless and unapologetic towards their duties.

**REPLY:** Nothing to say

**Point No. 11 z www Page No. 43**

That, the Google Earth Images collected for the project site clearly shows that, the illegal construction of the project proponent of by illegal felling of the trees, illegal excavation, damage to the natural water course. {**ANNEXURE-A-65**}

**REPLY:** This is false and misleading statement of the Applicant

**Point No. 11 z xxx Page No. 43**

## **DAMAGE TO THE HISTORICAL UNDERGROUND WATER DUCT (TUNNEL) CONSTRUCTED BY GREAT RULER BAJIRAO PESHWA.**

- i. That the underground duct was constructed in the Peshwa era for supply of fresh water from Katraj Lake to the Shaniwar Wada and Central Areas of Peth Pune in Peshwas era.
- ii. That the duct is around five feet in height and three feet wide still carrying ample clear drinking water.
- iii. That the duct runs 30 feet deep and is around 15 kms long cutting across the Central Peth areas in the city.
- iv. That, this duct is still providing pure drinking water in the various water wells in the city and old water pounds (Hauds) all around the years in the city, the source of the water remained unascertained.
- v. That the one of the stream of duct is passing through the project site under violation and PP has blocked the said duct with filling of concrete material and fixed the building foundation in the duct creating blockage and water pollution in the duct.
- vi. Despite there being complaint/notice of this Applicants, PMC failed to take action on the PP for this illegal act of blocking of historical underground water channel/duct and polluting this duct due to concretization.

vii. That the PMC has to remove such illegal construction and free the duct from such obstacle created in ancient structures.

**REPLY:** No such duct, pipeline or tunnel passing through the subject project. Applicant has not studied the project details properly. PP received all the necessary permissions from the local body. As per the Applicant's allegation, Bibwewadi is not falling under Central Peth area of Pune. PP also wants to submit that there was no pipeline or drinking water line passed through the project before start of the project. This is not violation of any EC or Consent condition OR Notification OR Act / Rule.

**Point No. 11 z yyy Page No. 44 to 46**

**ILLEGAL FELLING OF TREES, ILLEGAL EXCAVATION, ILLEGAL CONSTRUCTION WITHOUT MANDATORY PRIOR PERMISSION:**

i. That the PP have done illegal felling of trees without obtaining prior permission under Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 and the State Government has framed the Maharashtra (Urban Areas) Protection and Preservation of Trees Rules, 2009.

ii. That the PP without obtaining prior permission from Collector of Pune for excavation, Prior Permission for felling of trees, prior Environment Clearance from SEIAA and Consent to Establish from MPCB, started the excavation of the project land in December 2011 by doing illegal felling of trees. No work

commenced till EC was obtained IN DEC 2014.

iii. That the site photographs and Google earth record clearly shows that, PP has started excavation, without prior permission from Collector of Pune under Maharashtra Minor Mineral Extraction (Development and Regulation) Rules, 2013, Mines and Minerals (Regulations and Development) Act, 1957.

iv. That, despite there being stay on construction vide notice dated 25/07/2016. However, PP carried out the illegal Construction without giving heads to the said stop work notice.

v. That, the PP have violated the terms and conditions of commencement certificates and provisions of Development Control Regulation of PMC.

vi. That, no construction activity without fencing is permitted under EIA Notification – 2006 prior to Environment Clearance and consents.

vii. Also PP started construction without obtaining prior Environment clearance mandated as per the EIA Notification-2006 issued under Environment (Protection) Act, 1986 and also not obtained prior Consent to Establish under Water (Prevention and control of Pollution) Act-1974 and Air(Prevention and control of Pollution) Act 1981. CTE was obtained on 09/01/2014. EC taken in Dec. 2014. All work commenced thereafter CTE, CTO, 1<sup>ST</sup> PLINTH CHECKING CERTIFICATE forwarded.

viii. Also it is mandatory duty of PP under Article 51-A(f) to value and preserve the rich heritage of our composite culture and underground water channel is the best example of excellent engineering of Peshave Era and unattended and unprotected, ignored rich heritage due ill intended profit making entitles carrying out non sustainable development at the cost of rich heritage.

ix. Therefore, PP have committed clear cut violations of above stated acts.

**Reply to point i to ix: Denied.** These are the false and misleading allegations. This is nothing but the repetition of the points. PP has already answered all the above points. PP has never carried the construction during stop work. PP started the construction again after PMC approval only.

**Point No. 11 z zzz Page No. 46 to 48**

**TOTAL DAMAGES TO BE IMPOSED ON  
PP FOR HIS INTENTIONAL INFRINGEMENT  
OF VARIOUS ENACTMENT, LAWS,  
NOTIFICATIONS:**

i. It is evident from the above facts that the PP have felled 750 trees in illegal manner and also there is no compensatory plantation of 2250 trees in the ratio of 1:3 as stipulated in the ex-post facto permissions procures from tree Officer of PMC.

ii. That the Expert committee appointed by Hon'ble Supreme Court in SLP No. /2018 have opined that a single tree gives us various

benefits on ecological balance to the tune of Rs. 74200/- per year.

iii. That, total number of trees those have caused grave heart of permanent destruction as well as on account of compensatory plantation are to the tune of 3000 trees with average age of 22.5 years.

iv. Therefore, the compensation on account of destruction of trees and non-plantation of compensatory trees is Rs.  $= 3000 \times 74200 \times 22.5 = 5,008,500,000/-$  (Five Hundred Crores Eighty Five Lakhs Only)

v. That, the PP have carried out the illegal excess construction of more than 24991.42 M2 {60371.97 M2 - 35380 M2 } as disclosed in PMC sanction dated 21/06/2021 as compared to the Environment Clearance dated 27/11/2018. In Goel Ganga Case (2018) 18 SCC 257, Hon'ble Supreme Court have imposed 100/- Crores for illegal excess construction of 46000 M2 (102000 M2 - 56000M2) in violation of EC. So per square meter damages comes to the tune of Rs. 21739/ Total damages on account of illegal excess construction of EC dated 27/11/2018 come to Rs. 543291739.13/- (Rupees Fifty Four Crores Thirty Two Lakhs Ninety One Thousands Seven Hundred Thirty Nine and Thirteen Paise) 1<sup>st</sup> EC granted 2014 Dec. For 26080.62 m2 and 2<sup>nd</sup> EC granted on 27/10/2018 for 35380.55 m2. At that time as per SEIAA MoM 14888.65 m2 completed and

within limits of 1<sup>st</sup> EC. 3<sup>rd</sup> EC granted for 57663.19 on 25/07/2022 (At that time 34093.11 m<sup>2</sup> construction completed and within limit of 2<sup>nd</sup> EC. Excess BUA not done. Arch. Cert. Submitted. Also having sanction of 60371.97 does not mean it has been constructed its only on sanction. EC has limited to 57663.19sq m only.

vi. That, the Hon'ble Supreme Court have also imposed additional fine of Rs. 50000000/- (Five Crore) for not obtaining the required mandatory prior permission like EC and Consents etc. Therefore, PP is also duty bound to pay Rs. 50000000/- for not obtaining prior permissions.

vii. That, the PP have committed various other serious violations of illegal excavation, illegal ground water extraction, non-compliance to the conditions of commencement certificate for installation of necessary infrastructures, non-compliance to the Development Regulations of PMC etc. And this Hon'ble may kindly pass appropriate Orders to impose additional duties under inherent powers.

**Point No. 11 z aaaa Page No. 48**

The Applicants submits that, the illegal construction raised in contravention of multiple laws, act, and enactments and with huge loss to ex-chequer on various accounts shall not stared in the eyes of law on. There should not be any lenience to such white collar defaulters and violators. Therefore, clear and unambiguous message should be sent to the

community with strict directions to the concern Authorities.

**Reply to point I to aaaa:** As PP submitted in above points PP has not committed any violation. There is no illegal felling of the trees. PP cut down the trees as per the received permissions and received numbers only. The required numbers of the trees were also planted by the PP. PP has already submitted the details in above mentioned points. Therefore the above calculation for the compensation and penalty is not applicable to PP.

The Applicants being aggrieved by the non-actions of the Respondents on complaint/notices of the Applicants, the Applicants are approaching this Hon'ble NGT in its Original Jurisdiction on the following grounds which are taken in the alternative and without prejudice to each other.

**REPLY:** Nothing to say

## **GROUND**

### **Point No. A Page No. 48**

**BECAUSE,** the PP have procured Layout & Building sanctions from PMC vide dated 30/03/2007, 01/06/2012, 27/12/2013, 21/12/2015, 18/08/2017, 17/10/2017, 07/12/2020 and 21/06/2021 on mandatory conditions of compliance and important condition from these sanction is to obtain prior permission from Tree Authority of PMC for felling of tree, installation of fire and safety system, installation of Solar System, installation of Rain Water Harvesting System, Provisions of highrise

building under DCR No. 21.6.6, Transparent doors installation to lifts, Arrangement for dewatering of basements, etc. Are not complied.

**REPLY:** The site is under construction. PP will comply as per the EC and consent conditions before finish the construction work.

**Point No. B Page No. 49**

**BECAUSE,** the PP have not provided ramp slope in the ration of 1:10 and in actual ramp slope is 1:8, which is in total violation of DCR of PMC.

**REPLY:** PP has provided the slop as per the sanctions and approvals of the PMC.

**Point No. C Page No. 49**

**BECAUSE,** the PP have carried out illegal excavation for basements footing etc. Without obtaining prior permission for mining of minor minerals.

**REPLY:** PP has already answered this point.

**Point No. D Page No. 49**

**BECAUSE,** the Peshwa Era underground water tunnel is blocked by PP and water is polluted due to discharge of concrete and waste water in tunnel.

**REPLY: Denied.** This is false and misleading statement, there is no Peshwa Era underground water tunnel passing through the PP's project site.

**Point No. E Page No. 49**

**BECAUSE**, as per the Regulation No. 13.8 of DC rule, 1987 amended on "in a layout or subdivision of plots having area 0.4 ha or more in residential zone, amenity space admeasuring 15% of the net plot area shall have to be provided in that layout or sub divisions. These amenity spaces shall preferably be located at one place only and their breadth to length ratio shall not be more than 1:2.5. Net plot area shall be equal to Gross plot area minus area under DP Road and D.P. reservations (if any)."

**REPLY:** PP has already answered this point.

**Point No. F Page No. 50**

**BECAUSE**, the PP have relied on the Non-Agricultural permission obtained from Collector of Pune vide dated 26/09/2002 and 25/10/2002. However, PP have not paid the non-agricultural tax till date since 2002.

**REPLY: Denied.** This is the false and wrong statement. Also this Hon'ble Tribunal is not a right forum to deal this.

**Point No. G Page No. 50**

**BECAUSE**, the PMC have issued the stop work notice vide dated 27/05/2016 under section 267(1) of the Maharashtra Municipal Corporation Act, 1949 and Section 54 of Sec. 54 of Maharashtra Regional and Town Planning Act 1966. However, PMC has not stopped the construction in actual and PP carried out the construction despite there being stop work notice and PMC did not adopted the legal procedure to

vacate the stay on construction and allowed PP to carry out construction in illegal manner.

**REPLY:** PP has not carried out the construction work after PMC notice. After the approval of the PMC PP restarted the construction work.

**Point No. H Page No. 50**

**BECAUSE,** the PP did not filed application in the prescribed format given under the Maharashtra (Urban Areas) Protection and Preservation of Trees Act 1975. In exercise of the powers conferred by the Act, the State Government has framed the Maharashtra (Urban Areas) Protection and Preservation of Trees Rules, 2009.

**REPLY:** PP has followed the prescribed procedure for felling of trees. Also this does not come under the jurisdiction of the Hon'ble NGT.

**Point No. I Page No. 50**

**BECAUSE,** the PP in collusion with Tree Officer and Tree Authority of PMC have illegally felled more than 750 number of trees out of 786 trees without any compensatory plantation and by procuring ex-post facto permissions vide dated 02/09/2013, 25/05/2014 and 19/12/2016 for felling of 315 trees, for transplantation of 116 trees on condition of compensatory plantation of 1293 trees.

<b>Sr. No.</b>	<b>Permission Date</b>	<b>Felling</b>	<b>Trans-plantation</b>	<b>Compensatory Plantation</b>
1	02/09/2013	17	13	90
2	25/05/2014	149	47	588

3	19/12/2016	149	56	615
	<b>Total</b>	<b>315</b>	<b>116</b>	<b>1293</b>

**REPLY:** PP has received first tree felling permission on 02/09/2013 after that time to time PP received the next permissions. As per the permission PP has planted more trees than compensatory trees. PP has already annexed the data of the plantation. Also PP has already submitted to this Tribunal that this matter is barred by the time because first cause of the action took place on 2013 i.e., 10 years back. Also Maharashtra (Urban Areas) Protection and Preservation of Trees Act 1975 is not a purview of this tribunal. Therefore this allegation should not be entertained by this Tribunal.

**Point No. J Page No. 51**

**BECAUSE,** there is no compensatory plantation done by PP as directed in above ex-post facto permissions and on the contrary, PP submitted false, baseless, bogus, forged misleading documents and certificate for compliance compensatory plantation of trees as genuine documents procured from Dr. S. S. Deokule, HOD of Botanical Garden Department of Pune University vide dated 20/10/2012, 24/12/2014 and 08/02/2016 for compensatory plantation of 810 trees in Pune University Botanical Garden and PP own Letter dated 11/02/2017 with alleged remark of Kendriya Vidyalaya, Ganeshkhind Pune "Allowed with date 13/02/2017" for compensatory plantation of 615 trees and PP own letter dated 05/08/2017 stating the compensatory plantation of 700 trees {plantation of 250 at Kendriya Vidyalaya and remaining plantation of 450 at Savitribai Phule

University Pune} against condition of compensatory plantation of 615 trees.

**REPLY:** PP has already answered this point. Also annexed the supporting documents as a proof of the plantation e.g. Pune University and Kendriya Vidyalaya work orders and bills

**Point No. K Page No. 51**

**BECAUSE,** the trees felled by PP were between the ages more than 10 years to 35 years and these trees were well grown trees with average age of 22.5 years.

**REPLY:** PP has already answered this point. Also annexed the supporting documents as a proof of the plantation.

**Point No. L Page No. 52**

**BECAUSE,** the Hon'ble Supreme Court and Hon'ble High Court have taken serious note on illegal felling of trees and non-plantation of compensatory trees having adverse impact on ecological balance, sustainable development, CO2 sink cycle, production of oxygen and carbon sequestration, soil conservation, protection of flora/fauna, its role in habitat and ecosystem integrity and any other ecologically relevant factor etc.

**REPLY:** The is no illegal felling of the trees. PP has already answered this point and also annexed the supporting documents of the plantation.

**Point No. M Page No. 52**

**BECAUSE**, the damage on account of illegal felling of more than 750 trees with help of ex-post facto permission and not carrying compensatory plantation of 2250 trees is more than Rs. 500.85 Crores and same should be recovered from PP.

**REPLY:** There is no illegal tree felling therefore no compensation is to be born.

## **Point No. N Page No. 52**

**BECAUSE**, the Environment Clearance dated 02/11/2018 is granted for TBA of 35380.55 M2 and total construction carried out by PP as per PMC sanction plan is 60371.97 M2 . Therefore, PP have carried out illegal excess construction of 24991.42 M2 violating Specific condition No. (IV), General Condition no. XLVI for change in scope of project from EC dated 28/11/2018 and caused substantial damage to the environment and ecology.

**REPLY:** There is no illegal construction and no conditions is violated by the PP. PP construction is as per received EC only. PP has already annexed the document for the same.

## **Point No. O Page No. 52**

**BECAUSE**, the revalidated Consent to Establish dated 16/09/2019 is granted for TBA of 50168M2 and total construction carried out by PP as per PMC sanction plan is 60371.97 M2 .Therefore, PP have carried out illegal excess construction of 10203.97 M2 violating condition of CTE by change in scope of project from CTE dated 16/09/2019 and caused substantial damage to the environment and ecology.

**REPLY:** PP completed the construction as per the previous EC. After receipt of the revised sanction of PMC and increase of the potential, PP applied to the amendment of EC. There increased construction was started after the receipt of the amended EC only. Applicant has not provided supporting document and proof to support his statement.

**Point No. P Page No. 53**

**BECAUSE,** the damage on account of illegal excess construction of TBA admeasuring 24991.42M2 is to the tune of Rs. 543291739.13/- {Rupees Fifty Four Crores Thirty Two Lakhs Ninety One Thousands Seven Hundred Thirty Nine and Thirteen Paisa} for causing grave heart to the environment and ecology.

**REPLY: Denied.** This is false and misleading statement. There is no illegal construction. PP has constructed the project as per EC only there is not excess construction.

**Point No. Q Page No. 53**

**BECAUSE,** the additional penalty on account of not obtaining prior EC, that is to be imposed on PP is Rs. 5 Crores as per the principles laid down in (2018) 18 SCC 257.

**REPLY:** The construction is as per the EC therefore there is no question of penalty.

**Point No. R Page No. 53**

**BECAUSE,** the PP has been extracting ground water from bore wells without obtaining prior permission

form CGWA and have caused substantial damage to the ground water table at project site.

**REPLY: Denied.** This is the false and baseless statement. PP not extracting ground water.

**Point No. S Page No. 53**

**BECAUSE,** the PP have caused serious damage to the water body passing through the project site due to dumping of construction waste, reduction of flow capacity of watercourse etc. And PMC officials have not taken any action despite the complaint.

**REPLY:** There is no passing water body through the project site. The made allegation is baseless and wrong.

**Point No. T Page No. 53**

**BECAUSE,** the PP is failed to stop illegal construction at site.

**REPLY:** There is no illegal construction. The construction is as per the approvals received from various government authorities.

**Point No. U Page No. 53**

**BECAUSE,** the PP has not complied the terms and conditions of Non-Agricultural Permission, EC and consent to Establish, CTO as stated above.

**REPLY: Denied.** This is the vague statement without any proof and supporting document.

**Point No. V Page No. 53**

**BECAUSE**, the PP and Dr. S.S. Deokule, Professor and Head for Department of Botany, University of Pune have prepared false, bogus, forged letters dated 20/10/2012, 24/12/2014 and 08/02/2016 and used as genuine evidence with help of PMC Officials.

**REPLY:** PP has already annexed the supporting documents of the plantation and the University letter for approval. PP is not aware about the internal issues of the University departments.

**Point No. W Page No. 54**

**BECAUSE**, the PP Muck generated from the construction waste has adversely affected the neighbouring community.

**REPLY: Denied.** This is false and baseless statement.

**Point No. X Page No. 54**

**BECAUSE**, the above defaults or acts are damaging the environment and giving counter blast to the sustainable development.

**REPLY:** There is not damage caused to the environment. PP made the construction as per the various approvals from the government agencies and a proper study of the site.

**Point No. Y Page No. 54**

**BECAUSE**, the Respondents ought to have understand their responsible for sustainable development is part of right to decent life and thus are duty bound to provide decent life to the citizens.

**REPLY:** PP is the well know and reputed builder of the Pune. PP has delivered more than 50 numbers of the project in Pune and Maharashtra. Therefore PP is very well understanding the social responsibility and obligations. PP has not committed any type of violation related to his any construction projects.

**Point No. Z Page No. 54**

**BECAUSE,** the Respondents are the concern Regulatory Authorities duty bound to initiate the legal action to stop and remove the illegal construction.

**REPLY:** There is no illegal construction.

**Point No. AA Page No. 54**

**BECAUSE,** the said illegal act of felling of trees, preparation of bogus documents, certificates, letters and using these documents as genuine evidence, cheating of public at large, misinterpretation, mischief, corruption by Government Officials are crime punishable under Indian Penal Code, 1980, The Maharashtra(Urban Areas) Protection and Preservation of Trees Act, 1975, The Prevention of Corruption Act, 1988 the Maharashtra Municipal Corporations Act, 1949, MOFA, 1963, MTRP Act, 1966, and the Prevention of Damage to Public Property Act, 1984 and therefore, Hon'ble Pune Police Commissioner and Police Inspector of Deccan Police station are duty bound to register FIR on the accused persons involved in this crime and accordingly prosecute these accused to send clear message in the society, public at large.

**REPLY:** PP has already answered this point. Applicant repeated the same allegation.

**Point No. BB Page No. 55**

**BECAUSE,** the Respondents are failed to take appropriate legal actions on complaint of this Applicants.

**REPLY:** The complaint is baseless and without proper study of the project.

**Point No. 13 Page No. 55**

That, this entire illegal activity shows the inherent lack of coordination between the PMC local authority, SEAC-III, SEIAA, DoE and MPCB and this act cannot be neglected for betterment of environment.

**REPLY:** Nothing to say.

**Point No. 14 Page No. 55**

That, the applicants have made out prima-facie case and situation will be unbridle uncontrolled if stay is not granted and the PP cannot stare in the eyes of the law to continue his illegal construction activity and may be for occupancy of premises and PP must be prohibited from going ahead.

**REPLY:** There is no illegal construction activity. PP made the construction asper the various permission and approvals of the concern government bodies.

**Point No. 15 Page No. 55**

That, the applicants have no personal interest in the project and also there is no enmity against the PP or other respondents in this application.

**REPLY: Denied.** Applicant wants to harass PP. Applicant may have some person interest to hold the construction of the project.

**Point No. 16 Page No. 55**

In the above fact and circumstances, the Original Applicants being aggrieved by the non-actions of Respondent Government Authorities on complaints of these Applicants for appropriate directions against the illegal activities of the Respondents, in approaching this Hon'ble NGT under the provisions of NGT Act, 2010 r/w. NGT (P&P) Rules, 2011 as he do not have any other alternative efficacious remedy in Law.

**REPLY:** PP say and submitted that the allegation made by the applicant related to the felling of the trees is comes under the Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 which is not listed in the schedule-I of the NGT Act 2010. Therefore these allegations and related should not be taken by this Tribunal. Also this OA is not passing the criteria / provision of the limitation made in s.14 and s. 15 of NGT Act 2010. Therefore this OA is not maintainable and considerable by this Tribunal.

**Point No. 17 Page No. 56**

The Original Applicants have filed complaint to the Respondent Authorities on 29/08/2017, 05/02/2018, 23/06/2018, 11/03/2022 and actions from these

respondents were expected at least within 24 months due to huge scope of investigation on such complaint. However, these Original Applicants gave sufficient time to the Authorities and filed this Original Application thereafter with due compliance of procedures. Also, these Original Applicants had limited resources and faced serious problems due to Covid-19 Pandemic and therefore, there is no delay or laches.

**REPLY:** The first complaint of the Applicant was on 29/08/2017. But PP received first permission for tree cutting on 02/09/2013. It means before raise this issue by the applicant PP applied for permission and received it too. After 4 years Applicant raised his concern. Whereas the first cause of action was took place 4 years back only. The first complaint of the Applicant cannot be considered as a first cause of the action. PP raised this issue in his previous submission dated 03/01/2023 to this Hon'ble Tribunal.

**Point No. 18 Page No. 56**

This Original Applicants have not filed any Petition/Application claiming similar or same relief before any court of India or in the Hon'ble Supreme Court of India pertaining to the present case claiming same reliefs.

**REPLY:** Nothing to say.

**Point No. 19 Page No. 56**

The Original Applicants craves leave to add to, alter, amend, delete, vary, cancel, modify, substitute and/or rescind what has been stated in the foregoing

paragraphs with the previous permission of the Court.

**REPLY:** Nothing to say

**Point No. 20 Page No. 56**

The Original Applicants craves leave to file additional documents to support the allegations and contentions raised in this Application.

**REPLY:** Nothing to say

**Point No. 21 Page No. 56**

The Original Applicants will rely upon the documents, a list whereof is annexed hereto.

**REPLY:** Nothing to say

**Point No. 23 Page No. 59**

**HON'BLE NGT HAVE CLEAR JURISDICTION TO DECIDE PRESENT APPLICATION**

**Point No. 23 a Page No. 59**

That, the present Application is filed under sections 15, 18, 20 and 33 of the NGT Act-2010 r/w. Rule-14, 24 of NGT (P&P) Rules, 2011 challenging violations of Environment Enactments r/w the EIA Notification -2006 issued under the Environment (protection) Act-1986 and other Schedule-I Acts.

**REPLY:** NGT Act 2010 Schedule I does not cover The Maharashtra (Urban Areas) Protection and

Preservation of Trees Act, 1975. Therefore the allegation related to this act should be entertained by this Tribunal.

**Point No. 23 b Page No. 59**

That the trees being un-isolated segment of the Environment and ecology and therefore, the issue of felling and compensatory Plantation of trees and transplantation of "Trees" as stipulated the conditions in EC and Consents falls under jurisdiction of this Hon'ble NGT.

**REPLY:** For felling of the trees the specific act is already introduced by the Government of India i.e., The Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 which is not a purview of this Tribunal.

**Point No. 23 c Page No. 59**

That, from plain reading of Original Application, it clarifies the original application is filed for violation, of terms and conditions of EC and Consents and as these mandatory permissions to be obtained under the Environment (Protection) Act-1986, Air (P&CP) Act-1981 and Water (P & CP)Act-1974.

**REPLY:** PP replied to each objection raised by the applicant in this Affidavit.

**Point No. 23 d Page No. 59**

That, the project site and resident of the applicant are within the local jurisdiction of PMC having common sharing's.

**REPLY:** Nothing to say

**Point No. 23 e Page No. 59**

That, the PP has carried out the illegal excess construction of more than 24991.42 M<sup>2</sup> {60371.97 M<sup>2</sup> - 35380 M<sup>2</sup>} as disclosed in PMC sanction dated 21/06/2021 as compared to the Environment Clearance dated 27/11/2018 and civil construction activity is the recurring cause of action. Therefore, Hon'ble NGT have clear jurisdiction to deal with the present application.

**REPLY:** PP has already clarified that there is not excess construction and the constructed area is as per EC only.

**Point No. 24 Page No. 60**

**CAUSE OF ACTION TO FILE PRESENT APPLICATION:**

**Point No. 24 a Page No. 60**

That, the cause of action is bundle of actions, therefore entire pleadings of the Original Application shall be considered and the PP has made the illegal changes in the capacity or modification in the project layout by carrying out subsequent amendments in sanction plans of PMC till 21/06/2021 and these sanction have given rise to the cause of action, as there is change in the previous sanction, in fact there is increase in capacity of the project by 24991.42 M<sup>2</sup> {60371.97 M<sup>2</sup> -35380 M<sup>2</sup> } as disclosed in PMC sanction dated 21/06/2021 as compared to the Environment Clearance dated 27/11/2018 and all these sanctions become the first cause of action by

making the previous sanction ineffective, null and void and PP have not obtained EC accommodating the actual construction, despite there was clear cut Condition No. 14 (Some Important and Special Instruction) for felling of trees and Condition No. 27 (Conditions) imposed in sanction vide its commencement certificate No. CC/0634/21 dated 21/06/2021, mandating prior NoC for tree felling, Environment Clearance and consent from MPCB.

**REPLY:** Amendments in sanction plans of PMC dated 21/06/2021 gave rise to the first cause of the action. But Applicant alleged the construction already being done before this date. This mentioned dated should not be considered as a first cause of the action.

**Point No. 24 b Page No. 60**

That, the PP has carried out the illegal excess construction of 24991.42 M2 and this expansion of 24991.42 M2 is intended vide sanction No. CC/0634/21 dated 21/06/2021 with prior permission for felling of trees and civil construction activity is the recurring process. Therefore PP has increased the project capacity by 24991.42 M2 from after 21/06/2019 in violation of terms and conditions of Commencement Certificate, EC and Consents and Building construction activity is nothing but recurring cause of action for and further PP has proposed to go beyond permissible sanction.

**REPLY:** The concept of the recurring cause of the action is not applicable in this case. Alleged construction is not an industry. The alleged activity

is the construction activity which is having the valid EC and the consent.

**Point No. 24 c Page No. 61**

That, the PP has obtained the EC for expansion on 27/11/2018 for construction of TBA of 35380.55 M<sup>2</sup> as special Condition no. (IV) and Consent to establish 16/09/2019 for construction of TBA of 50168.00 M<sup>2</sup> . and thereafter, procured the Commencement Certificate along with sanction plan vide dated 21/06/2021 from PMC for expansion of project to the covered construction of TBA of 60371.97 M<sup>2</sup>. But not obtained EC and CTE to accommodate these illegal excess construction and also not complied with the mandates of prior NOC of Garden Department.

**REPLY:** PP received the EC for expansion on 27/11/2018 for 35380.55 m<sup>2</sup> after that PP submitted another application for the EC expansion and also applied for the consent to establish for additional area. The details are already submitted above. PP followed the correct path for both approvals and received it time to time therefore there is no illegality regarding the TBUA and approvals related to it. PP has already mentioned all the approvals and NOC date-wise in the diary of events.

**Point No. 24 d Page No. 61**

Therefore, the Cause of Action first arose to file this Original Application is on 21/06/2021, when PMC granted Commencement Certificate vide No. CC/0634/21 and Sanction Plans dated 21/06/2021 to the project of Respondent No. 22-PP in violation of previous EC and Consents without restitution and

restoration of environment and ecology being damaged by PP due to excess illegal construction and its operations and there is no compliance to the mandatory NOC of Garden Department as the felling of trees in excess of permission as well as no compensatory plantation on his own land.

**REPLY:** PP already replied to these points through his submission and reply to each allegation.

**Point No. 25 Page No. 62**

**LIMITATION TO FILE PRESENT APPLICATION**

**Point No. 25 a Page No. 62**

That, the present Original Application is filed under section 15, 18 and 20 of the NGT Act, 2010 and there is limitation of 5 years u/s15 of NGT Act-2010 from the cause of action first arose and Principal prayer of the applicant is for restoration and restitution of the project site to its original position.

**REPLY:** The cause of action is wrongly mentioned by the applicant to his benefit. Whereas PP received its first permission for the tree cutting in 2013. Applicant took the benefit of the date of the PMC sanctions.

**Point No. 25 b Page No. 62**

That, the Original Applicants have raised substantial questions relating to environment and this application is filed within five years from cause of action first arose on 21/06/2021, when PP procured the PMC sanction plan for expansion and carried out substantial construction without complying to the

compensatory plantation of trees and its triggered cause of action.

**REPLY:** The key question raised by the applicant in this application is only related to the felling of the trees and the compensatory plantation. But schedule I of the NGT Act 2010 does not have any provision for this consideration of tree permissions and related issues. There is a special act already in existence to handle these issues. The act is 'The Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975'. Applicant in his application mentioned the rules and related provisions of this act. THEN WHY Applicant has not approached the concerned authority for the relief this is an answered question. Therefore, PP requesting this Hon'ble Tribunal Please do not pass any order related to felling of the trees or compensatory tree plantation. Rest issues can be considered by this Tribunal. Applicant through application requesting for wrong and uncovered relief from this Tribunal.

**Point No. 25 c Page No. 62**

The present application is filed without Five Years from 21/06/2021 (excluding the period from 23/03/2020 to 08/06/2020 of Lockdown due to COVID-19 as exempted by Hon'ble Supreme Court of India) and thus the Original Application filed is within the prescribed period of limitation.

**REPLY:** The Applicant has taken the benefits of the COVID Lockdown and the PMC-sanctioned plan in year 2021. Whereas the first cause of the action already arose in the year 2013 i.e. 9 years before

this application. Therefore, this applicant should not be entertained by this Tribunal.

**16.** Through the above submission PP replied to each and every allegation made by the applicant. PP has produced the fact before this Tribunal along with the supporting documents. PP also submitted his objection to the consideration of this OA on the basis of the limitation, Plural cause, and substantial question related to the environment through affidavit dated 03/01/2023 which need to be address first.

**17.** PP submitting this full-fledged as per the direction of the Hon'ble Tribunal dated 19/05/2023 but in light of the above, PP (Respondent No.22) says and submits that the application needs to be dismissed on this ground of limitation as well as maintainability as it is; without passing any further order by the Hon'ble Tribunal in this matter. Once it is clear that the Hon'ble Tribunal doesn't have the jurisdiction, then there is no power for the Hon'ble Tribunal to entertain this application, go into merits, and/or pass any kind of order, including even of appointing any Committee.

**AND** for this act of kindness, as duty bound shall  
ever pray.

Place: **Pune**  
Date: **21/08/2023**

 A handwritten signature in black ink, appearing to be 'S. S.', written over a horizontal line.

×

**DEPONENT**  
**Respondent No. 22**  
**Pride Purple Landmark LLP**

## AFFIDAVIT AND VERIFICATION

I, Arvind Premchand Jain, age about 52 years, resident of the 5<sup>th</sup> floor, Pride House, 108/7 Ganesh Khind Road, Shivaji Nagar Pune 411016 do hereby state that I have submitted this Affidavit on solemn affirmation and oath.

I have verified that the facts are true to the best of my personal knowledge. I have not suppressed any material fact known to me and relevant to this matter.

Place: Pune

 x  
DEPONENT

Date: 21/08/2023

Respondent No. 22

PridePurpleLandmarkLLP

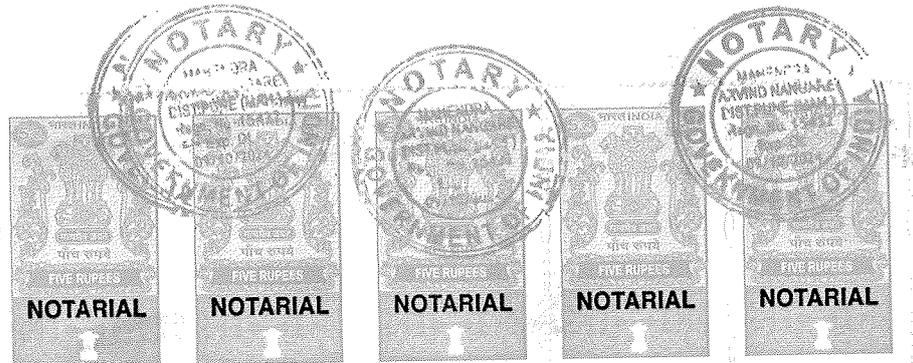
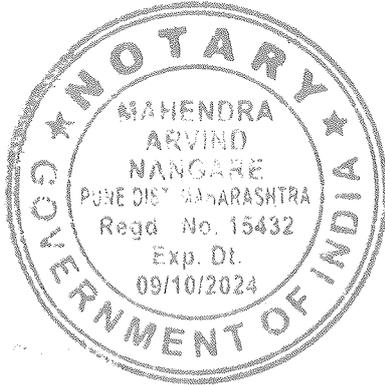
Identified by & before me:

**BEFORE ME**



21 AUG 2023

MAHENDRA ARVIND NANGARE  
NOTARY, GOVT. OF INDIA  
PUNE DIST. MAHARASHTRA  
Regd No 15432 Exp Dt. 09/10/2024



1661

compensatory plantation  
ph-11 - 700 trees  
400 (Pur Univ) 300 (Kuv)

Ax.A

## PRIDE PURPLE LANDMARK LLP



## WORK ORDER PAYMENT CERTIFICATE

CERTIFICATE NO.: 23342

Project: PARK LANDMARK		Contractor: SAI ENTERPRISES	
Sub Project:	DEVELOPMENT	WO No.:	WO/PPLLLP/PLDMK/2016-17/247
Work Category:	PRELIMINARY WORK	PAN No.:	AMDPB2314F
Certificate Type:	Running	VAT No.:	
Invoice No.:	RA02	WO Value:	Rs. 10,37,000 /-
Invoice Date:	Jun 05, 2017	Certificate Date:	Jun 05, 2017

Work Description: Providing of all labour with required tools and tackles for cutting and replantation of existing trees and plantation of new trees at required location.

## BILLING SUMMARY

## Till Date Billing Details

DESCRIPTION	PREVIOUS BILL AMOUNT	THIS BILL AMOUNT	UPTO DATE BILL AMOUNT
Certified Amount	4,42,000.00	3,91,000.00	8,33,000.00
Material Escalation		0.00	0.00
Tax Addition	66,300.00	58,650.00	1,24,950.00
Tax Deduction			
	0.00	.00	0.00
Retention Deduction	22,100.00	19,550.00	41,650.00
Advance Recovery	0.00	0.00	0.00
Other Deductions	0.00	0.00	0.00
Other Debit Amount		.00	0.00
<b>Amount Payable</b>	<b>4,86,200.00</b>	<b>4,30,100.00</b>	<b>9,16,300.00</b>

Amount Payable: Rs. 4,30,100.00

Amount Payable in Words: Rupees: Four Lakh Thirty Thousand One Hundred Only

Remarks: Bill paid against New Tree Plantation.

## Details:

## Tax Addition Details

Swachh Bharat Cess 0.5%	Exclusive	1,955.00
Krishi Kalyan Cess 0.5%	Exclusive	1,955.00
SERVICE TAX @ 14%	Exclusive	54,740.00

## Pending Debit Note Details:

Debit Note ID	Amount	Recovered Till Date	This Bill Recovery

## Advance Adjustment Details:

Advance ID	Advance Amt	Recovered Till Date	This Bill Recovery
Total Advance Recovery			0.00

PREPARED BY BILLING ENGINEER	CHECKED BY PROJECT MANAGER	VERIFIED BY SR. ESTIMATION & BILLING ENGG.	APPROVED BY A.V.P. (Constructions)

## ABSTRACT SHEET

Contractors Name - Sai Enterprises RA Bill No : RA 02 Wo No : 247 Inv No : WO/PPLLLP/PLDMK/2016-17/247	Nature of Work - Tree Plantation Date : 5.06.2017 Project - Pride Gateway Prime Center & dev Pvt Ltd
---	---

SR NO	ITEM	UNIT	Rate	AS PER WORK ORDER	AS PER PREVIOUS	AS PER CURRENT	TILL DATE CUMMULATIVE		
				AMOUNT	AMOUNT	AMOUNT		AMOUNT	
1	Replantation of Trees	No	7000		56.00	392000.00		0	392000
2	Tree Cutting & Transport	No	50000		1.00	50000.00		0	50000
3	New Tree Plantation	No	850				460	391000	391000
Net Payable Amount						442000.00		391000	833000
S Tax 14%						61880		54740	116620
SBC 0.5%						2210		1955	4165
KKC 0.5%						2210		1955	4165
Grand Total						508300		449650	957950

*Retention*      430160  
13550

<b>WORK ORDER AMOUNT</b>	<b>TOTAL BILL AMOUNT</b>	<b>BALANCE WORK ORDER AMOUNT</b>
AS ACTUAL	833000	AS ACTUAL
<i>Rs</i> <i>5/6/17</i>		
<b>PREPARED BY</b>	<b>CHECKED BY</b>	<b>V.P ENGINEERING</b>

## BILL CERTIFIED SHEET

SITE NAME :- PRIDE PURPLE LANDMARK (LLP)

NAME OF CONTRACTOR :- *Sci Enterprises*

SCOPE OF WORK:- *Tree cutting & Replant work*

INVOICE NO :- *18*

PASSED BILL AMOUNT :- *449650/-*

### THE BILL CERTIFIED BY ME FOR QUANTITY & RATE

	<i>Hombale</i> <i>5/6/17</i>	<i>Prasad</i> <i>3/6/17</i>
BILLING ENGINEER	SITE ENGINEER	PROJECT MANAGER

THE WORK IS CHECKED FOR QUALITY & IS APPROVED BY ME.

QUALITY ENGINEER

DEBITS :-

ACCEPTED BY CONTRACTOR



# साई एन्टरप्राईजेस

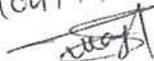
पुणे मनपाच्या नियमाप्रमाणे वृक्षांची छाटणी, पुर्नरोपण व जीर्ण झालेल्या वृक्षांची छाटणी करणे, इ. कामे पुर्ण केली जातील.  
स.नं. 57/3, शिवनेरी नगर कोढवा खुर्द, गव्हाणे चाळ जवळ, पुणे-411048  
मोबाईल नं. 9850440269/8975595000 email: dhanrajbhange@gmail.com

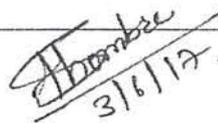
## TAX INVOICE

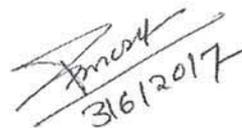
To, PRIDE PURPLE LANDMKAR LLP Pride House, 5 <sup>th</sup> floor, Opp. Pune University, Pune-411015.  Sub: Final Bill New Tree Plantation				Bill No. 18  Date: 24.04.2017  Work order No. WO/PPLLLP/PLDMK/2016- 17/247
No.	Particulars	Qty	Rate	Amount
1	New Tree Plantation	460	850	3,91,000
<b>Total</b>				<b>3,91,000</b>
<b>Service Tax 14%</b>				<b>54740</b>
<b>Swacha Bharat Cess 0.5%</b>				<b>1955</b>
<b>Krishi Kalyan Cess 0.5%</b>				<b>1955</b>
<b>Grand Total</b>				<b>4,49,650</b>
<b>(Rs. Four lacs forty nine thousand six hundred fifty only)</b>				
<p>Service Tax Code No. AMDPB2314FSD001 dtd. 11.9.2014 PAN Card No. AMDPB 2314F Declaration: I/We hereby certify that my/our registration certificate under the Maharashtra Value added tax Act 2002 is in force on the date on which the sale of the goods specified in this tax invoice is made by me /us that the transaction to sale covered by this tax invoice has been effected by me/us and it shall be accounted for in the turnover of Sales wile filing of returns and the due tax. If any, payable not he sale has been paid or shall be paid".</p> <p style="text-align: right;">SAI ENTERPRISES</p> <p style="text-align: right;"> Proprietor</p>				

BILL INVOICE NO. 333

25/04/17



  
3/6/17.

  
3/6/2017

**PRIDE PURPLE LANDMARK LLP**  
PRIDE HOUSE, 5TH FLOOR, OPP. PUNE UNIVERSITY, PUNE 411015, Pune

## WORK ORDER

W O No. WO/PPLLLP/PLDMK/2016-17/247

Name of Contractor	SAI ENTERPRISES
Kind Attention	Mr.Dhanraj bhange
Address of Contractor	Shivneri nagar kondhwa khurd, , near ghvane chawl, pune 411048
Contact No.	9850440269
Tax No. Details	PAN:AMDPB2314F / VAT Tin: / S Tax: AMDPB2314FSD001
Name Of Work	PRELIMINARY WORK -
Project	PARK LANDMARK
Sub-Project	DEVELOPMENT

Dear Sir,

We are pleased to inform you that in reference to your quotation and subsequent meetings we had with you, this order is being issued to you to carry out the works as detailed below.

**[A] Scope of Work:**

Providing of all labour with required tools and tackles for plantation of new trees at required location.

- 1) Safety of your workers, machinery is your responsibility. You have to take care while cutting existing trees, proper precautionary material shall be arranged by you. Insurance of your labours is in your scope of work.
- 2) Shifting of trees from nursery to the working place with all leads & lifts is in your scope
- 3) You shall use good working conditions cutting machineries and full length electrical wires for connection of cutting machines.
- 4) You shall provide skilled labours for plantation of Plants. Maintenance for three months after completion of work is in your scope of work.

- 5) You shall clean entire area on day to day basis after completion of your work.
- 6) You shall manage unloading of plant. All issues of hamal panchayat shall be resolved by you.
- 7) You will provide free maintenance for trees & bushes planted by you for the period of three months. You will replace all the dead plants in this period at your own cost. Providing sufficient water for watering is Company's responsibility.
- 8) If we found any type of damage of our material by your workers, the amount of such damaged material will be debited from your RA bills.
- 9) You shall sign the debit notes raised by Project manager. Your RA bills will not be processed until the signature by your representative or you on debit notes.
- 10) Builder or builder representative have liberty to terminate your contract at any stage without giving any notice for any reason of quality, delay in progress, bad workmanship, misbehavior with site people. Etc.

**[B] General Terms and Conditions :**

- 1) **CHILD LABOUR:-** No child labour (age below 18 yrs.) is permitted to work on the site.
- 2) **ACCIDENT:-** As a precautionary measure the Contractor will ensure that all the labour on site (Male or Female) must wear safety helmets, & use safety belts while working at site. No labour should work without wearing helmet. A penalty of Rs 500 per day per labour shall be levied on the contractor in case labour without helmet is seen on site. The builder or his representative shall not be held responsible for any accident occurred at the site. The builder also accept no liability for the outside labour, if any, employed by Contractor for the erection of scaffolding to facilitate the works or during execution of work. The contractor shall be solely responsible & arrange for medical attendance at his own cost & pay all the compensation arising thereby. Provision of all materials required for safety purpose to be arranged by contractor, without claiming any extra payment. The contractor shall indemnify the Builder against all actions, suit, claims & demands brought or made against it in respect of anything done or committed to be done by the contractor in execution of or, in connection with the work of this contract & against any loss or damage to the Builder in consequence to any action Builder or suit being brought against the Contractor for anything done or committed to be done, for the execution of the work of this Contract.  
If Contractor is using electricity on site for any purpose he shall ensure that cables are laid without joints or joints are safely waterproofed & maintained so that no current shall leak through them. The builder does not take any liability if any mishap occurring due the same.  
The contractor & his sub-contractors, if any, shall comply with the instructions given by the safety in-charge or his authorized nominee regarding safety precautions, protective measures, house keeping requirements, etc. The safety in-charge with due intimation to engineer in-charge shall have the right to stop the work of the Contractor, if in his opinion proceeding with the work will lead to unsafe & dangerous condition.
- 3) **THEFTS:-** The builder or his representative shall not be held responsible for any thefts occurred at the site. Watch & ward in respect of all the plants, machinery & materials of the contractor at the site, will be the contractors sole responsibility.
- 4) **MATERIAL:-** It is the responsibility of the Contractor to provide all labour, plant, tools, tackles & other elements for the performance of the works in a workman-like manner.
- 5) **SITE CLEANING:-** The Contractor shall keep construction area clear of any obstructions. The contractor shall at all times maintain the site neat & clean in a thorough & workmanlike manner & to the complete satisfaction of the Builders Project In-charge. The premises of the Building area expected to be cleaned on the daily basis with carting away of the debris so collected, regularly, without any extra costs to the Builders.
- 6) **CONTRACTORS MATERIAL BROUGHT ON SITE:-** The Contractor shall not take out his materials from site, without written consent of Builder's Project In-charge, & builder is not at all

responsible if the material is lost or stolen or damaged by weather or otherwise. You shall manage unloading of your material. All issues of hamal panchayat shall be resolved by you.

7) **REMOVAL & SUBSTITUTION OF MATERIALS:-** The Builder's project In-charge shall have full power to request removal from the premises of all materials, which in his opinion are not in accordance with the specification.

8) **CO - OPERATION:-** The Contractor is expected to extend all co-operation & possible help to the representatives of Statutory Bodies & Consultants visiting site to execute their part of work on the same site.

9) **LABOUR INSURANCE:** Contractor shall arrange labour insurance from any insurance company for his workers.

10) All Material required to complete the work shall shift & lift from our godown. No extra amount will be paid for lead & lift.

11) Contractor shall complete the work within the schedule. If we found the contractor is not capable to complete the work in schedule or if we found any bad quality of work on site or misbehavior with our staff, the company has right to terminate your contract without giving any reason & without giving any prior notice.

12) Contractor shall arrange the light arrangement for night work. Halogen & wire will be given for only one time at the start of project & he has to use this material in proper way until the completion of the work.

13) Entire work shall be done as per the company's checklist & you will not obstruct our any people to visit your work place or your godown for quality & quantity check.

**14) Government./Labour laws compliances:**

a. If contractor labour capacity is more than 10 no. of labours, then he should register all his labour as per BOCW act. and all registered labour should be engaged there on site.

b. Contractor have to register himself under Contractor Registration Act before starting the work.

c. Contractor shall have WC policy of all labours working on site.

**14 A) Contractor's Workers' PF & ESIC registration is in contractor's scope.**

2. CONTRACTOR shall submit the following documents before the execution of works as per detailed schedule to be agreed:

2a) Schedule of Work

2b) WCT registration details.

2c) Labour License and details for confirmation of compliance with labour laws, BOCW Act Regulation and norms ,etc., as per statutory requirements

2d) Contractor Workers PF & ESIC registration

CONTRACTOR shall submit ESIC payment receipt up to 10<sup>th</sup> day of each month. Also, he shall register every new employee's PF before engaging him for actual work. The receipt of payment of new employee's PF shall be submitted before engagement of new employee

These all above compliances are in contractors scope, No extra payment for the same.

15) If we found any type of damage of our material by your workers, the amount of such damaged material will be debited from your RA bills. You shall sign the debit notes raised by Project manager. Your RA bills will not be processed until the signature by your representative or you on debit notes.

16) Builder or builder representative have liberty to terminate your contract at any stage without giving any notice for any reason of quality, delay in progress, bad workmanship, misbehavior with site people, etc.

*Shewit*

[C] BOQ Details :

## BOQ Details

S.NO.	BOQ	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	DEVELOPMENT					
1.1	PRELIMINARY WORK	Providing of all labour with required tools and tackles for plantation of new trees at required location.				
1.1.2	Plantation of new Trees	Providing of all labour, crane, machineries and transport for plantation of new trees at required location, as per instruction given by PM. including excavation in pits, plantation and refilling of soil in pits, with all tools and tackles.	NOS	700.00	850.00	5,95,000.00
	Category Total - PRELIMINARY WORK					5,95,000.00

## Tax Addition

Tax Category	Tax	Tax Type	% of WO value	Tax Amount (INR)
KRISHI KALYAN CESS	Krishi Kalyan Cess 0.5%	Exclusive	100	2,975.00
SERVICE TAX	SERVICE TAX @ 14%	Exclusive	100	83,300.00
Swachh Bharat Cess	Swachh Bharat Cess 0.5%	Exclusive	100	2,975.00
	Total:			89,250.00

## Retention Details

Type of Retention	Percentage
Regular	5.000

[D] Payment Terms and Condition :

- 1) RATES:- Rates per unit includes provision of all, labour, transportation, hardware, tools, tackles, plants & equipments etc. to complete the job.
- 2) All work shall be complete after checking by Project In-charge only. It is expressly understood by the contractor that the workmanship shall be of best quality & to the entire satisfaction of the Builders, Architects & the Consultants of the aforesaid project. TDS will be applicable as per Government Rule.
- 3) All Safety equipments shall be provided by the contractor to his labour. Also contractor shall insure his labours under workman compensation act and BOCW act.
- 4) All payment will be given after 100% completion of work & as per actual measurement / work done on site & approved by our P.M. Advance & transportation charges will be paid only if mutually agreed.
- 5) It is clearly understood that all instructions given on site by the Builders supervisory staff or Quality Engineer or Architects shall be followed by the Contractor's staff & labour & such instructions given shall be deemed to the Contractor.
- 6) FINAL BILL:- The final bill shall be prepared within one month after completion of the entire work. Disputed items & claims if any shall be excluded from the final bill & settled separately later on.
- 7) RETENTION AMOUNT:- The retention amount will be released after 6 months from date of completion of entire work.

*Shree*

Thanking You,  
I read and understand all the terms & condition & Total scope of work and I agree with the same.

Accepted as per Terms & Conditions	Prepared By	Checked By	Approved By
SAI ENTERPRISES			
Seal & Sign of contractor	Estimation Engineer	Asst. Manager (Esti. & Contracts)	VP Engineering

## PRIDE PURPLE LANDMARK LLP



## WORK ORDER PAYMENT CERTIFICATE

CERTIFICATE NO.: 24098

Project: PARK LANDMARK		Contractor: SAI ENTERPRISES	
Sub Project:	DEVELOPMENT	WO No.:	WO/PPLLLP/PLDMK/2016-17/247
Work Category:	PRELIMINARY WORK	PAN No.:	AMDPB2314F
Certificate Type:	Running	VAT No.:	
Invoice No.:	RA-3	WO Value:	Rs. 10,37,000 /-
Invoice Date:	Jun 13, 2017	Certificate Date:	Jun 13, 2017

Work Description: Providing of all labour with required tools and tackles for cutting and replantation of existing trees and plantation of new trees at required location.

## BILLING SUMMERY

## Till Date Billing Details

DESCRIPTION	PREVIOUS BILL AMOUNT	THIS BILL AMOUNT	UPTO DATE BILL AMOUNT
Certified Amount	8,33,000.00	2,04,000.00	10,37,000.00
Material Escalation		0.00	0.00
Tax Addition	1,24,950.00	30,600.00	1,55,550.00
Tax Deduction			
	8,330.00	.00	8,330.00
Retention Deduction	41,650.00	10,200.00	51,850.00
Advance Recovery	0.00	0.00	0.00
Other Deductions	0.00	0.00	0.00
Other Debit Amount		.00	0.00
Amount Payable	9,07,970.00	2,24,400.00	11,32,370.00

Amount Payable: Rs. 2,24,400.00

Amount Payable in Words: Rupees: Two Lakh Twenty Four Thousand Four Hundred Only

Remarks: OK

## :tails:

## Tax Addition Details

Swachh Bharat Cess 0.5%	Exclusive	1,020.00
Krishi Kalyan Cess 0.5%	Exclusive	1,020.00
SERVICE TAX @ 14%	Exclusive	28,560.00

## Pending Debit Note Details:

Debit Note ID	Amount	Recovered Till Date	This Bill Recovery
---------------	--------	---------------------	--------------------

## Advance Adjustment Details:

Advance ID	Advance Amt	Recovered Till Date	This Bill Recovery
Total Advance Recovery			0.00

			
PREPARED BY BILLING ENGINEER	CHECKED BY PROJECT MANAGER	VERIFIED BY SR. ESTIMATION & BILLING ENGG.	APPROVED BY A.V.P. (Constructions)

## BILL CERTIFIED SHEET

SITE NAME :- PRIDE PURPLE LANDMARK (LLP)

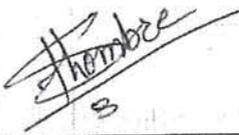
NAME OF CONTRACTOR :- Sci Enterprises

SCOPE OF WORK:- Tree replantations - Development.

INVOICE NO :- 19.

PASSED BILL AMOUNT :- 252960.00.

### THE BILL CERTIFIED BY ME FOR QUANTITY & RATE

		
BILLING ENGINEER	SITE ENGINEER	PROJECT MANAGER

THE WORK IS CHECKED FOR QUALITY & IS APPROVED BY ME.

QUALITY ENGINEER

DEBITS :-

ACCEPTED BY CONTRACTOR

## साई एन्टरप्राईजेस

पुणे मनपाच्या नियमाप्रमाणे वृक्षांची छाटणी, पुर्नरोपण व जीर्ण झालेल्या वृक्षांची छाटणी करणे, इ. कामे पुर्ण केली जातील.  
स.नं. 57/3, शिवनेरी नगर कोंढवा खुर्द, गव्हाणे चाळ जवळ, पुणे-411048

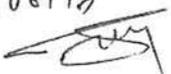
मोबाईल नं. 9850440269 / 8975595000 email: dhanrajbhange@gmail.com

**TAX INVOICE**

To, PRIDE PURPLE LANDMARK LLP Pride House, 5 <sup>th</sup> floor, Opp. Pune University, Pune-411015.  Sub: Final Bill New Tree Plantation				Bill No. 19  Date: 13.06.2017  Work order No. WO/PPLLLP/PLDMK/2016- 17/247
No.	Particulars	Qty	Rate	Amount
1	New Tree Plantation	240	850	2,04,000
<b>Total</b>				2,04,000
<b>Service Tax 14%</b>				28,560
<b>Swacha Bharat Cess 0.5%</b>				10200
<b>Krishi Kalyan Cess 0.5%</b>				10200
<b>Grand Total</b>				2,52,960
<b>(Rs. Two lacs fifty two thousand nine hundred sixty only)</b>				
Service Tax Code No. AMDPB2314FSD001 dtd. 11.9.2014 PAN Card No. AMDPB 2314F Declaration: I/We hereby certify that my/our registration certificate under the Maharashtra Value added tax Act 2002 is in force on the date on which the sale of the goods specified in this tax invoice is made by me /us that the transaction to sale covered by this tax invoice has been effected by me/us and it shall be accounted for in the turnover of Sales wile filing of returns and the due tax. If any, payable not he sale has been paid or shall be paid".				SAI ENTERPRISES
				 Proprietor

BILL INWARD NO. 389

13/06/17



# 1673

## साई एन्टरप्राईजेस नर्सरी

पुणे मनपाच्या नियमाप्रमाणे वृक्षांची छाटणी, पुर्नरोपण व जीर्ण झालेल्या वृक्षांची छाटणी करणे, इ. कामे पुर्ण केली जातील.  
स.नं. 57/3, शिवनेरी नगर कोंढवा खुर्द, गव्हाणे चाळ जवळ, पुणे-411048

मोबाईल नं. 9850440269 / 8975595000 email: dhanrajbhange@gmail.com

### DELIVERY CHALLAN

05.06.2017

To,  
PRIDE PURPLE LANDMARK LLP  
Pride House, 5<sup>th</sup> floor, Opp. Pune University,  
Pune-411015.

No.	Particulars	Qty
1.	Mohogani	50
2.	VAD	50
3.	Pimpal	50
4.	Kadamba	50
5.	Sapatprani	40
	Total	240

**Kindly give us one copy as an acceptance.**

**Goods received in good condition.**

**Authorised Signatory**

  
For SAI ENTERPRISES Nursery

**Proprietor**

**PRIDE PURPLE LANDMARK LLP**  
PRIDE HOUSE, 5TH FLOOR, OPP. PUNE UNIVERSITY, PUNE 411015, Pune

**WORK ORDER**

W O No.	WO/PPLLLP/PLDMK/2016-17/247
Name of Contractor	SAI ENTERPRISES
Kind Attention	Mr.Dhanraj bhange
Address of Contractor	Shivneri nagar kondhwa khurd, , near ghvane chawl, pune 411048
Contact No.	9850440269
Tax No. Details	PAN:AMDPB2314F / VAT Tin: / S Tax: AMDPB2314FSD001
Name Of Work	PRELIMINARY WORK -
Project	PARK LANDMARK
Sub-Project	DEVELOPMENT

Dear Sir,

We are pleased to inform you that in reference to your quotation and subsequent meetings we had with you, this order is being issued to you to carry out the works as detailed below.

**[A] Scope of Work:**

Providing of all labour with required tools and tackles for plantation of new trees at required location.

- 1) Safety of your workers, machinery is your responsibility. You have to take care while cutting existing trees, proper precautionary material shall be arranged by you. Insurance of your labours is in your scope of work.
- 2) Shifting of trees from nursery to the working place with all leads & lifts is in your scope
- 3) You shall use good working conditions cutting machineries and full length electrical wires for connection of cutting machines.
- 4) You shall provide skilled labours for plantation of Plants. Maintenance for three months after completion of work is in your scope of work.

**[C] BOQ Details :**

BOQ Details						
S.NO.	BOQ	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	DEVELOPMENT					
1.1	PRELIMINARY WORK	Providing of all labour with required tools and tackles for plantation of new trees at required location.				
1.1.2	Plantation of new Trees	Providing of all labour, crane, machineries and transport for plantation of new trees at required location, as per instruction given by PM. including excavation in pits, plantation and refilling of soil in pits, with all tools and tackles.	NOS	700.00	850.00	5,95,000.00
	Category Total - PRELIMINARY WORK					5,95,000.00

Tax Addition					
Tax Category	Tax	Tax Type	% of WO value	Tax Amount (INR)	
KRISHI KALYAN CESS	Krishi Kalyan Cess 0.5%	Exclusive	100	2,975.00	
SERVICE TAX	SERVICE TAX @ 14%	Exclusive	100	83,300.00	
Swachh Bharat Cess	Swachh Bharat Cess 0.5%	Exclusive	100	2,975.00	
				Total	89,250.00
Retention Details					
Type of Retention	Percentage				
Regular	5.000				

**[D] Payment Terms and Condition :**

- 1) **RATES:-** Rates per unit includes provision of all, labour, transportation, hardware, tools, tackles, plants & equipments etc. to complete the job.
- 2) All work shall be complete after checking by Project In-charge only. It is expressly understood by the contractor that the workmanship shall be of best quality & to the entire satisfaction of the Builders, Architects & the Consultants of the aforesaid project. TDS will be applicable as per Government Rule.
- 3) All Safety equipments shall be provided by the contractor to his labour. Also contractor shall insure his labours under workman compensation act and BOCW act.
- 4) All payment will be given after 100% completion of work & as per actual measurement / work done on site & approved by our P.M. Advance & transportation charges will be paid only if mutually agreed.
- 5) It is clearly understood that all instructions given on site by the Builders supervisory staff or Quality Engineer or Architects shall be followed by the Contractor's staff & labour & such instructions given shall be deemed to the Contractor.
- 6) **FINAL BILL:-** The final bill shall be prepared within one month after completion of the entire work. Disputed items & claims if any shall be excluded from the final bill & settled separately later on.
- 7) **RETENTION AMOUNT:-** The retention amount will be released after 6 months from date of completion of entire work.



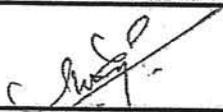
## ABSTRACT SHEET

Contractors Name :-Pratiksha Garden Developers.  
 Bill No :- 01  
 Bill No :- 013  
 Company Name- Pride Purple Land Mark (LLP)

Nature of Work -Plantation Work  
 Date -11.10.2012  
 Project - Park Forest  
 Bibwewadi

Sr No	Item	Std Qty	Previous Qty	Present Qty.	Total Qty.	Unit	Rate	Amount
A	Plantation Work At University area Against Park Forest .(Including Excavation,soil filling ,Transportation,& Labours etc)							
	Providing plants & Excavation of pits , providing of poyata soil , filling of soil in trenches , providing plants of minimum 12' heights . Planting of plantas as per.PMC requirement etc all complete in university area	810		560	560	Nos	875	490000
<b>TOTAL</b>								<b>490000</b>

Previous Paid	210000
Debit	
<b>Net Payable</b>	<b>280000</b>

Work Order Amount	Total Bill Amount	Balance Work Order Amount
708750	280000	428750
 Chief Engineer		

**BILL PASSED FOR AMOUNT**  
 Rs. 2,80,000/-  
 PASSED BY: [Signature]  
 DATE: 15/10/12

*our*

**Chq./Cash/DD**  
 Amt: 275000/-  
 Dt: 16-10-12  
 No: 747085

**ACCOUNT HEAD : Landscaping work**

Material	600	560	336000
Labour	275	560	154000
	875		490000

1678

# Pratiksha Garden Developers

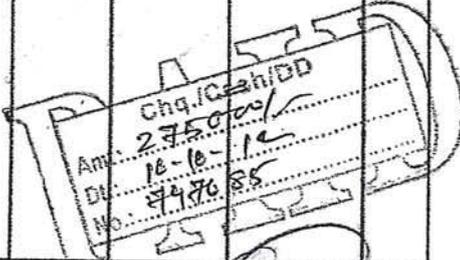
Contractor for:- Cutting Private Trees, Dangerous Trees,  
Re-Plantation, Garden Material Suppliers & Garden Developers  
Sr.No.267/3/4, Anand Nagar, Nr Serum Institute, Hadapsar, Pune 411028.

Mob.: 9689932779 / 9403775366

Prop : M.R.Kalaskar

Name: <u>प्राईड पर्पल लंडमार्क एलएलपी</u>	No.: <u>015</u>
Address: <u>पार्क फॉरेस्ट विलेवोवडी पुणे-३७</u>	Date: <u>11/10/17</u>

Sr. No.	PARTICULARS	Qty.	RATE	AMOUNT	
				Rs.	Ps.
१)	बछवा (कैरिका पिसवुला)	150	875/-	131,250/-	
२)	लाहरी	120	875/-	1,05,000/-	
३)	ट्युबोला रोझिया	80	875/-	70,000/-	
४)	कोडिया	80	875/-	70,000/-	
५)	शिबो	30	875/-	26,250/-	
६)	मोहाली	70	275/-	19,250/-	
७)	बकुल	30	275/-	8,250/-	
	वरील प्रमाण वृक्ष लावणे करणे, खडसा घेणे, पोयदा भाजणे, दावणे, वाहलुळ अर्थ, मजुरी इ. कामे करणे				
		560		(4,30,000/-)	



Rupees in words

चार लाख तीस

For Pratiksha Garden Developers

PRATIKSHA GARDEN DEVELOPER

६ २ ५ ५ ५

Proprietor

M.R. Kalaskar  
Proprietor

## ABSTRACT SHEET

Contractors Name :-Pratiksha Garden Developers.  
 Bill :- 02  
 No :- 016  
 Company Name- Pride Purple Land Mark (LLP)

Nature of Work -Plantation Work  
 Date -19.10.2012  
 Project - Park Forest  
 Bibwewadi

Item	Std Qty	Previous Qty	Present Qty.	Total Qty.	Unit	Rate	Amount
Plantation Work At University area Against Park Forest .(Including Excavation,soil filling ,Transportation,& Labours etc)							
Providing plants & Excavation of pits , providing of poyata soil , filling of soil in trenches , providing plants of minimum to 12' heights . Planting of plantas as per 1C requirement etc all complete in university area	810 ✓	560 ✓	250 ✓	810	Nos	875 ✓	708750.00

<b>TOTAL</b>	<b>708750.00</b>
--------------	------------------

Previous Paid	490000.00 ✓
---------------	-------------

Debit	
-------	--

Net Payable	218750.00 ✓
-------------	-------------

Work Order Amount	Total Bill Amount	Balance Work Order Amount
708750.00	708750.00 ✓	0.00

*[Signature]*  
 Chief Engineer

*an*  
*CS 20/10*

**BILL PASSED FOR AMOUNT**  
 Rs. 2,18,750/-  
 PASSED BY: *[Signature]*  
 DATE 20/10/12

ACCOUNT HEAD :- Landscape work

**PAID**

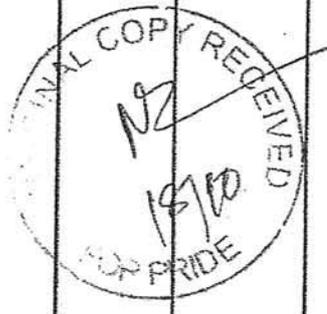
Chq./Cash/DD  
 Amt: 218750/-  
 Dt: 22/10/12  
 No: 747091

1680

Contractor for:- Cutting Private Trees, Dangerous Trees,  
 Re-Plantation, Garden Material Suppliers & Garden Developers  
 Sr.No.267/3/4, Anand Nagar, Nr Serum Institute, Hadapsar, Pune 411028.  
 Mob.: 9689932779 / 9403775366  
 Prop : M.R.Kalaskar

Name: प्राक्टिस गार्डन डेव्हलपर्स No.: 016  
 Address: पार्क फॉरेस्ट, बिल्डिंग, पुणे 411028 Date: 18/10/12

S. No.	PARTICULARS	Qty.	RATE	AMOUNT	
				Rs.	Ps.
1)	केशीय 1 मिस्त्रुण (बंदीव)	100	875	87,500	
2)	तांबडो	50	875	43,750	
3)	मोडोनी	50	875	43,750	
4)	बकुळ	50	875	43,750	
वरील प्रमाणे वृक्ष रोपाय करणे, खड्डा खोदणे, भाजी टाकणे य़ादी कामे, याबाबतचे व मनुष्ये इ. कामे करणे					
		250		2,18,750	



*(Handwritten signature)*

For Pratiksha Garden Developers  
**For PRATIKSHA GARDEN DEVELOPER**  
 Proprietor *(Handwritten signature)*  
**Proprietor**



अर्जदार : प्राईड पर्पल लॅडमार्क एलएलपी तर्फे,  
श्री. अरविंद पी. जैन  
प्राईड हाउस, ५वा मजला,  
पुणे विद्यापीठ रोड,  
शिवाजीनगर, पुणे ४११०१६  
दि. ७/४/२०१३

9 ✓

प्रति,  
वृक्ष अधिकारी,  
पुणे महानगरपालिका,  
पुणे

उद्यान विभाग  
पुणे महानगरपालिका  
आ.क्र. १२१४  
मुख्य उद्यान अधिकारी

विषय : वृक्षतोड व वृक्षाच्या पुनरोपनासाठी केलेल्या प्रस्तावाप्रमाणे व  
मा. मुंबई उच्च न्यायालयाचे आदेश दि. १.७.२०१३ (सिव्हील ॲप्लीकेशन नं.  
१८०/१०१२) नुसार पुढील टप्प्यासाठी परवानगी मिळणेबाबत.

महोदय,

मी प्राईड प्राईड पर्पल लॅडमार्क एलएलपी तर्फे संचालक श्री. अरविंद पी. जैन खालीलप्रमाणे  
विनंती अर्ज करतो की,

- १) अर्जदार हे पुणे येथील बांधकाम व्यवसायिक आहेत. व्यवसायाचा एक भाग म्हणून  
अर्जदार यांनी पुणे म.न.पा. हद्ददीतील स.नं. ६६५ पैकी (बिबवेवाडी) येथील  
मिळकतीचे विकसनाचे काम हाती घेतले आहे त्यासाठी लागणा-या सर्व अनुषंगिक  
परवानग्या अर्जदारास मिळाल्या आहेत.
- २) सदर विकसनाचे काम मंजूर नकाशाप्रमाणे करतेवेळी जागेवर असे आढळून आले की,  
एकूण २१२८५ चौ.मी. जागेवर ७८६ वृक्ष आहेत त्यापैकी २५१ वृक्ष ही कामास अडथळा  
करीत होते त्यामुळे आम्ही आपणाकडे दि. ३.७.२०१२ रोजी रिक्त अर्ज केला होता.
- ३) तत्कालिन परिस्थिती तसेच नामदार मे. उच्च न्यायालय जनहित याचिका क्र. ९३/२०९  
मधील अंतरिम आदेशाप्रमाणे आमचा अर्ज विचारात घेतला गेला. प्रथम हॉर्टीकल्चर  
मिन्स्ट्री यांनी स्थळपाहणी करून अहवाल सादर केला. नंतर उच्च न्यायालय स्थापित  
तज्ञ समितीने देखिल जागेवर येवून स्थळ पाहणी करून प्रकरणामध्ये खात्याची  
शिफारस मान्य केली व दि. २३.८.२०१२ व एकूण १६१ वृक्ष पूर्ण काढणे व ९० वृक्ष  
पुनरोपण करण्यास परवानगी दिली. अहवाल प्राप्तीनंतर स्थानिक वर्तमानपत्रामध्ये  
वृक्षतोड संदर्भातील जाहिरात दि. २.९.२०१२ रोजी लोकमत या वर्तमानपत्रामध्ये  
प्रसिध्द झाली.

**PRIDE PURPLE GROUP**

5th Floor, Pride House, 108, Ganeshkhind Road, Near Pune University, Pune- 411016.  
Call: +91-20-67091000 (8lines), +91-20-25639491. Fax: +91-20-25630487. www.pridepurplegroup.com

An ISO 9001-2008 Certified Company

- ४) त्यानंतर अर्जदार यांनी नामदार उच्च न्यायालय मुंबई येथे सिव्हील ॲप्लीकेशन नं. १८०/२०१२ दाखल केले. तो अर्ज दि. १.७.२०१३ रोजी निकाली निघाला व अर्जदार यांनी १७ वृक्ष तोडणे व १३ वृक्ष पुनरोपण करण्याची पहिल्या टप्प्यातील परवानगी देण्यात आली. सदर परवानगीमधील सर्व अटी व शर्तीची अर्जदार यांनी पूर्तता केली आहे. तसा अहवाल देखिल म.न.पा. खात्याकडे दाखल केला आहे.
- ५) आता आम्हांस काम पूर्ण करण्याच्या दृष्टीने पुढील वृक्षतोड व पुनरोपण करणे जरूरीचे आहे. तरी त्यासाठी आम्ही मूळ प्रस्ताव व तज्ञ समितीच्या शिफारशीप्रमाणे एकूण ८१० नवीन वृक्ष रोपणाचे काम पूर्ण केले आहे. त्या वृक्षांचा सांभाळ व जतन करण्याची हमी आम्ही देत आहोत. तसेच म.न.पा. व तज्ञ समितीच्या अहवालाप्रमाणे राहिलेल्या वृक्षाबाबतची अनामत रक्कम देखिल भरण्यास तयार आहोत.

तरी आपणांस विनंती की आमच्या अर्जाची छानणी पूर्णपणे झालेली आहे. तरी वरील सर्व बाबी लक्षात घेता पुढील टप्प्याची परवानगी ही फक्त पहिल्या टप्प्यातील अटी व शर्ती यांची पूर्तता झाली अग्नर कसे हे पाहून घेण्यात येते. या सर्व बाबी लक्षात घेवून व प्रकरणे दाखल पूर्तता अहवाल (Compliance Report) लक्षात घेवून आम्हांस पुढील टप्प्याची परवानगी मिळण्यास व अनामत रकमेपोटी चलन मिळण्यास नम्र विनंती असे.

कळावे,

आपला विश्वासू,  
प्राईड पर्पल लॅडमार्क एलएलपी तर्फे

श्री. अरविंद पी. जैन  
(संचालक)

सोबत :

१. वृक्षतोड अर्ज
२. म.न.पा. तज्ञ समितीचा अहवाल
३. कमेन्समेंट सर्टिफिकेट
४. उच्च न्यायालय आदेश व अंडरटेकिंग
५. विद्यापिठाचा कम्प्लायन्स रिपोर्ट

खाते क्र. ४०

SI 25A118

(उद्यान विभाग) दि. १०/०७/१३

पुणे महानगरपालिका

23943

अनामत रक्कम : चलन / पावती

खात्याचे नाव : उद्यान विभाग

मालकाचे नाव : मे. प्राईड पर्पल ऑफमार्केट मलमलजी

पत्ता : ६०१, ऑरबिट प्लाझा, प्रभादेवी रोड, मुंबई २५

कामाचा तपशील

अनामत रक्कम

सं.नं. ६६५/अ, विठोबाडी - मुजेरी, पुणे रुपये पैसे

येथील बांधकामास भाड्याला कुठारे ३०००००/-

१० वृक्ष पुर्णकारणे व १३ वृक्ष पुनरोपण

कुरणेच्या अदल्यात नव्विन १० वृक्षांची

भागवट व संवर्धनापोटी अनामत

रक्कम

एकूण ... ३०००००/-

अक्षरी एकूण रक्कम रुपये

तीन लाख रुपये रक्कम

done

खात्यामुळे,

**बिल की वसुली वसुली** पुणे महानगरपालिका,  
 कचेरी/मॉन-ऑडरिंग मिळाले.  
 10 JUL 2013  
 बँकेचा  
 शाखा प्रबन्धक  
 पुणे म.न.पा.शाखा,पुणे-5

स्वाक्षरी

मुमादामु. १९४ (५०x४ पानी २०० पॅडस) C-०७ स.सा. १२१

रिजिस्ट्रार वॉरंट, काम पुणे  
 फाइल नं १२६९५८ दि १८/१०/१३



खाते क्र. नं ४०

SI 25A118

उद्योग विभाग दि. २५/५/१४

पुणे महानगरपालिका 0011317

अनामत रक्कम : चलन / पावती

खात्याचे नाव : उद्योग विभाग

मालकाचे नाव : से. प्राईड पर्पल (अॅलमार्क) पुणे पुणे

पत्ता : तर्फे श्री सुरवेदी पी जेन प्राईड हाऊस,

५ नं. मजला, पुणे विद्यापीठ रोड, पुणे

कामाचा तपशील अनामत रक्कम

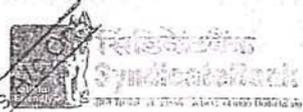
सं. नं. ६६५ / से, विबवेवती पुणे येथील रुपये पैसे  
बांधकामास सडबळा करणारे १४० वृक्ष १९,६०,०००/-  
पुणे कुठणे व ४९ वृक्ष पुनरोपण करणेच्या  
बदल्यात नविन ५८८ वृक्षांची लागवड व  
संवर्धनापोती, अनामत रक्कम एकूण १९,६०,०००/-

अक्षरी एकूण रक्कम रुपये

पुणे येथील लाख साठ हजार हजार रुपये फक्त -

बिल की वसुली होने पर  
वरील प्रमाणात रोखी / चेक / मनी ऑर्डर वरून ही रक्कम  
१५ MAY 2014  
पैसे मिळाल्याची बकेचा  
शिक्षण खा. प्रबन्धक  
पुणे न.पा. शाखा, पुणे-५  
मुसादाम. ४०७ (५०x४ पानी ५००) पुणे-५  
शाखा प्रबन्धक  
पुणे न.पा. शाखा, पुणे-५

CAO पुणे  
पे. क्र. नं २९४१६३ दि १३/५/१४



दस्तावेज की संख्या/Serial No. of D.D. 532413036149

DEMAND DRAFT

13052014

दस्तावेज सं./Serial No. Not over ₹/₹

ON DEMAND PAY COMMISSIONER PMC, PUNE

OR ORDER या उनके आदेश पर

मांगे जाने पर PUNES NINTEEN LACS SIXTY THOUSAND ONLY

₹ 19,60,000/-

श्रावण मूल्य के बदले अदा करें FOR VALUE RECEIVED

सिंडिकेट बैंक / Syndicate Bank CBS



CAO PUNE

(अदाकर्ता शाखा/DRAWEE BRANCH)

LAJIMARK LLP

के सिंडिकेट बैंक / For SYNDICATE BANK

वारी करने की शर्तों से 3 महीने तक वैध VALID FOR 3 MONTHS FROM DATE OF ISSUE

PRIDE PURPLE MDCK

सि. आई कोड/BI Code 5340

Handwritten signature and stamp

Handwritten signature and stamp

298 163 0000 25000

86

3<sup>rd</sup> tax cutting permission challan

1687

25  
✓

शाली कोड नं. ४०  
(उद्यान विभाग)

SI 25A 118 C  
दि. २४/११/२०१६

पुणे महानगरपालिका  
अनामत रक्कम : चलन / पावती

13686

खात्याचे नाव : उद्यान विभाग

मालकाचे नाव : मे. प्रॉडि पॅपल वॉलमार्कर्स मुलमुक्ती

पत्ता : तर्फे - श्री. अरविंद जैन, प्रॉडि हाऊस, पुणे

कामाचा तपशील : गणेश सिड रोड, पुणे अनामत रक्कम

रकम : ६६५/००, बिलवेगडी, फुले रोड, पुणे रुपये पैसे

बांधणीसाठी करावारे १४९ रु. २०५००००/-

मुल सादणे व ५६ रु. पुनरोपण करणेच्या।

व्यवसाय, तपविनू ६१५ रु. बांधणीसाठी

वसुंधतापोली भनामत रक्कम ... २०५००००/-

अक्षरी एकूण रक्कम रुपये

वीस लाख पन्नास हजार रुपये फक्त -

वृक्ष अधिकारी  
पुणे महानगरपालिका

वरीलप्र. ... वरिष्ठ-ऑर्डरने मिळाले.

दि. ३० NOV २०१५

शाखा प्रबन्धक, पा. शाखा, पुणे-५

मुमादामु. ११९८ (५०x४ पाती ५०० पुस्तके) ८-१४ स.सां. १२१

DD NO. २१४४४४ dt. 30.11.16

Kotak Mahindra Bank

done



## पुणे महानगरपालिका (कमेन्समेन्ट सर्टिफिकेट)

कार्यकारी अभियंता कार्यालय,  
वांधकाम विकास विभाग  
पुणे महानगरपालिका,  
शिवाजीनगर, पुणे - ४११००५.

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)  
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे सुंदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)  
(अदा केलेल्या तारखेमासून एक वर्षापर्यंत लागू)

जमीन ले आऊट (रिखांकन / भू-अभिन्यास / एकेत्रीकरण / विभाजन) दाखला (संमती नकाशासह)

एकरण क्रमांक : BWM/0148/06  
Proposal Type : Resi+Comm  
Case Type : Revised  
Project Type : Layout of Building + Proposed Building

क्रमांक : CC/3167/13  
दिनांक : 27/12/2013

श्री./श्रीमती Kamal V Galani व्दारा ला.स.श्री. CHINMAY YASHODHAN KALE (CA/2003/30629) यांस राहणार पुणे, पेठ

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ चे कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ चे कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Bibwewadi-Munjeri घरांक सर्व्हे नं. 665/A सि.सं.न 0 हिस्सा नं. 0 फानयल प्लॉट क्र. 0 प्लॉट क्र. 0 (0) (सोसायटी) येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 31/1/2013 रोजी प्रस्ताव दाखल केला आहे.

उपरोक्त विकास प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ४५ नुसार विकास सुरू करण्याचा दाखला/संमतीपत्र खालील अटीवर देण्यात येत आहे.  
(सोबतचा संमती नकाशा ह्या संमतीपत्रकाचा अविभाज्य भाग समजणेत यावा.)

अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे/रस्ता प्रमाण रेखा पर्यंतचे क्षेत्र पुणे म.न.पा.च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरूस्त इमारतीचा वापर अथवा वापरसाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरू झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नुतनीकरण करणे आवश्यक आहे असे नुतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची बंधता राहिल.
- सदर संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
  - जागेवरील विकसन/वांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/समत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत वांधकाम/अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.
  - सदर वांधकाम प्रस्तावातील संदर्भातील नमुद केलेल्या अटींचे उल्लंघन होत असल्यास / झाले असल्यास, पुणे म.न.पा. ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.
  - अर्जदाराने सदरची परवानगी ही गैर कृत्य करून पुणे म.न.पा. चे दिशाभूल करून प्राप्त केलेली आहे असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१०, महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
  - अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमीन विकसन अथवा वांधकाम करत असल्याचे निदर्शनास आल्यास. सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लगत असलेल्या अटी व सुचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्याद्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.
- काम सुरू करण्यापूर्वी एन. ए. ऑर्डर दाखल करणार.
- अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, प्रदुपण नियामक मंडळाचे आदेशातील कामगार विमा आयुक्त यांचे अटी व शर्ती बंधनकारक राहतील. वरील संमतीप्रमाणे काम करताना महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होत आहे असे पुणे म.न.पा.चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल. वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

इमारत निरीक्षक  
वांधकाम विकास विभाग  
पुणे म.न.पा.

उप अभियंता  
वांधकाम विकास विभाग  
पुणे म.न.पा.

कार्यकारी अभियंता  
वांधकाम विकास विभाग  
पुणे म.न.पा.

अटी पुढे चालू....

## काही महत्वाच्या विशेष सुचना

- 1 विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.
- 2 भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मॉर्निंग अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ. ) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकाम करण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅट धारक/मालक यांचेकडून वसूल करण्यात येईल.
- 3 भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारूंदी आरक्षित क्षेत्र/अॅमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहेत. प्रत्यक्षात या टी.डी.आर./रस्तारूंदी व अॅमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारूंदी/अॅमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात येईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही. केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. अॅक्ट १९४९ चे संबंधित कलामार्तगत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.
- 4 एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.
- 5 ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.
- 6 म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवासांच्या पुरेसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.
- 7 मिळकतीमधील रस्तारूंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.
- 8 इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी ट्री गार्डमध्ये झाडे लावणार.
- 9 अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.
- 10 आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.
- 11 काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.
- 12 बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता.ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ. बिल्टअप एरीया/नियोजित बांधकामाचे एकूण क्षेत्र.ड. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.
- 13 प्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.
- 14 सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार
- 15 बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार स्त्री कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.
- 16 बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार
- 17 मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाची राहिल व मनपास कोणतीही तोषीस लागू देणार नाही.
- 18 बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.
- 19 बेसमेंटमध्ये साठणाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.
- 20 बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.
- 21 काम सुरू करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी

दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार

नियोजित बांधकाम सुरु करणेपूर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.

--:अटी :-

- 1 लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शानुसार सदर काम समाधानकारक व योग्य निकषानुसार करणार.
- 2 सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजूरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.
- 3 १५ % अॅमिनिटी स्पेसचा एफ.एस.आय. सदर अॅमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उतान्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहिल.
- 4 सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपूर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहिल. म.न.पा.स कोणताही तोषिष लागू देणार नाही.
- 5 यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
- 6 नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहिल. प्रायमुक्ह सर्वेक्षणानुसार आवश्यक ते चायनेलाशडोशन /नाला ट्रेन्वींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहिल.
- 7 एअर फोर्स अॅथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.
- 8 पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.
- 9 ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.
- 10 पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.
- 11 मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
- 12 १५० पेक्षा जास्त टेनामेंट असल्यास ड्रेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहिल.
- 13 नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
- 14 नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
- 15 पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहिल तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यावर बंधनकारक राहिल.
- 16 ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहिल दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.
- 17 बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.
- 18 बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजित ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.
- 19 रस्ता रुंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.
- 20 जागेवर कोणतेही बांधकाम सुरु करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.
- 21 सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन

- अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापांनुसार दुरुस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वतःसोय करावयाची आहे.ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांबाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.
- 22 सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रूंदी वि.नि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनिःसारण वाहिन्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रूंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.
- 23 म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गांढधारकांना त्याची जाणीव करून देणार.
- 24 गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.
- 25 गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरुस्तीची व्यवस्था विकसकाने करावयाची आहे.
- 26 यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
- 27 विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.
- 28 पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वतःपाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.
- 29 रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापांसह सादर करणार.
- 30 सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपण घालणार.
- 31 कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.
- 32 उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.
- 33 क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.
- 34 उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.
- 35 सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या ड्रेनेज विभागाच्या देखरेखीखाली टाकणार.
- 36 सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.
37. काम सुरु करणेपूर्वी नाल्याच्या सिमेंटर भिंत बांधायची. त्यासोबतची पुर्वगणपत्रक सादर करावे.



## पुणे महानगरपालिका

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

बांधकाम विकास विभाग  
पुणे महानगरपालिका  
शिवाजीनगर,  
पुणे-४११ ००५

### बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेंट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट चे कलम २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : BWM/0148/06

Proposal Type : Resi+Comm

Case Type : Revised

Project Type : Proposed Building



क्रमांक : CC/2061/20

दिनांक : 19/03/2021

श्री / श्रीमती PRIDE PURPLE landmark LLP व्दारा आर्किटेक्ट / ला. स. श्री CHINMAY YASHODHAN KALE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Bibwewadi-Munjari घरांक सर्वे न 662 सी. सं. न. 825-1000 हिस्सा नं 0 फायनल प्लॉट क्र 0 प्लॉट क्र 662, सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 09/03/2021 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

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



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

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

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

### विशेष अटी:-

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

### काही महत्वाच्या विशेष सूचना :-

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



व्यवस्था करणार.

१८. प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र. अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहातील.
१९. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॉप इ. नळ) दलि. (फुल फ्लॅश) असे प्रकारचे फ्लॅश असे प्रकारचे फ्लॅश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उदवाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.

-: अटी:-

१. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.
  २. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार.
  ३. इतर महत्वाचे अटी :
- 
४. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
  ५. आवश्यकतेप्रमाणे लिफ्ट (उदवाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
  ६. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्टेबिलिटी सटीफीकेट) दाखल करणार.
  ७. अंशतः भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेन्टि बॉन्ड दाखल करणे आवश्यक आहे.
  ८. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व थकबाकी रकम पूर्णपणे भरणार.
  ९. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
  १०. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
  ११. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
  १२. बांधकाम विकास विभाग, खात्याने जरी संपादन टॅकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक आणि ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
  १३. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज ) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
  १४. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
  १५. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
  १६. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भितीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
  १७. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.
  १८. भूमिप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
  १९. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.

२०. सोबतच्या नवीन/दुरूस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.  
 २१. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.  
 २२. संबंधीत सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

The Ministry of Environment, Forest and Climate Change (M.o.E.F & C.C) vide Notification dated 14th September, 2006 & Government of Maharashtra, Urban Development Department directives u/s 154 No. TPS-1816/CR-443/16/RP Directives/UD-13 dated 13/04/2017 has empowered Pune Municipal Corporation (PMC) for implementing the Environmental Green Norms. The PMC's Environmental Clearance Cell has examined the said project having Proposed Built up Area of 37074 Sq Mt... screened under Building Category **Category II** Norms. The assessment report were tabled before the Environment Impact Assessment Committee in its ..... meeting dated ..... and decided to accord Environmental Clearance to the said Project under the provision of Environment Impact Assessment Notification, 2006 subjected to Implementation of the terms and conditions mentioned in the Environmental Clearance (EC) Certificate.

The recommendations of the Environment Impact Assessment Committee is available in the Environmental Clearance (EC) Certificate as an Annexure to this Permission.



Sd/-

RAKHI CHAUDHARI

इमारत निरीक्षक

बांधकाम विकास विभाग

पुणे म न पा





**Balu D Machale**

उप अभियंता

बांधकाम विकास विभाग

Digitally signed by **पुणे म न पा**  
 Date: 19-03-2021 12:10:11 PM  
 Reason: PUNE MUNICIPAL CORPORATION  
 Location: PUNE



## पुणे महानगरपालिका

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

बांधकाम विकास विभाग  
पुणे महानगरपालिका  
शिवाजीनगर,  
पुणे-४११ ००५

### बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट चे कलम २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : BWM/0148/06

Proposal Type : Resi+Comm

Case Type : Revised

Project Type : Layout of Building +  
Proposed Building



क्रमांक : CC/1808/17

दिनांक : 17/10/2017

श्री / श्रीमती Kamal V Galani व्दारा आर्कटेक्ट / ला. स. श्री CHINMAY YASHODHAN KALE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Bibwewadi-Munjeri घरांक सर्वे न 665/A सी. सं. न. 0 हिस्सा नं 0 फायनल प्लॉट क्र 0 प्लॉट क्र 0 सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 09/10/2017 रोजी प्रस्ताव दाखल केला आहे.

### -: अटी :-

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

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

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

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

### विशेष अटी:-

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

### काही महत्वाच्या विशेष सूचना :-

१. प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहतील.
२. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॅप इ. नळ) ६लि.(पुल फ्लॅश) असे प्रकारचे फ्लॅश असे प्रकारचे फ्लश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.
३. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेर्रेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून
४. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारुंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व नंतर
५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे व्हिजीटर्स पार्किंगची रस्ता / फुटपाथ वरून अॅक्सेस् व्यवस्था करणार.
६. संरक्षक भिंतीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
७. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशामध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
८. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
९. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याघेण्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटराईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटराईज्ड हमीपत्र करणार.
११. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१२. रस्तारुंदीचे अतिरिक्त चर्टई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
१३. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
१४. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.
१५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच

कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

१६. ओला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
१७. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षांच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/स्वतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
१८. विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
१९. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक/विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

**-: अटी:-**

१. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनियरचा दाखला (स्टॅबिलिटी सर्टिफिकेट) दाखल करणार.
२. अंशतः भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेन्टि बॉन्ड दाखल करणे आवश्यक आहे.
३. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व थकबाकी रकम पूर्णपणे भरणार.
४. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
५. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
६. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
७. बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
८. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
९. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
१०. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
११. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भिंतीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्वुपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
१२. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.
१३. भूमीप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
१४. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.
१५. सोबतच्या नवीन/दुरूस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
१६. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
१७. संबंधित सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
१८. इतर महत्वाचे अटी :

१९. मा. पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र

बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.

२०. आवश्यकतेप्रमाणे लिफ्ट (उदवाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
२१. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार.
२२. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.



*Nilkanth Shilvant*

Sd/-

Nilkanth Shilvant

इमारत निरीक्षक

बांधकाम विकास विभाग

पुणे म न पा

*Rohidas Devade*  
Rohidas Devade  
उप अभियंता

Digitally signed by Rohidas Devade  
Date: 17-10-2017 04:10:06 PM  
Reason: PUNE MUNICIPAL CORPORATION  
Location: PUNE

बांधकाम विकास विभाग  
पुणे म न पा  
Digitally signed by Rohidas Devade  
Date: 17-10-2017 04:10:06 PM  
Reason: PUNE MUNICIPAL CORPORATION  
Location: PUNE

**PUNE MUNICIPAL CORPORATION**  
**Building Control Department**

Approval of Work upto Plinth Level  
 Full E-F Wing

Proposal No	: bwm/0148/06
Outward No	: PCC/0720/19
Outward Date	: 21/12/2019

To ,

Architect/ Licence Engineer Name :-

**CHINMAY YASHODHAN KALE**

pune



SITE DETAILS	
Peth/ T.P. Scheme	: Bibwewadi-Munjeri
Village	: Bibwewadi-Munjeri
Survey No	: 665/A
Hissa No	: 0
C.T.S.No	: 0
Final Plot No.	: 0
Sub Plot No.	: -
Plot No.	: 0
Society	: 0
LandMark	

Shri. Kamal V Galani

Sir,

With reference to your intimation No. PLN/0674/19 dated 17/09/2019 regarding the completion of construction work up to plinth level in the above mentioned site. I have to inform on verification at site that: -

1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/1808/17 Dated 17/10/2017
2. The work shall not be proceeded with.

a) As it is not as per sanctioned plans.

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

3. जागेवरील बदलानुसार नकाशे दुरुस्त करून देणार.

4. भोगवटापत्र देणेपूर्वी (दोन महिन्यांच्या आत)

MOD-NOC सादर करणार.

*Rakhi Chaudhari*

Sd/-

**RAKHI CHAUDHARI**

Sub / Junior Engineer

Building Control No.

Pune Municipal Corporation.

Date : 21/12/2019

Signature valid

Digitally signed by -Balu D Machale  
 Date: 21-12-2019 11:54:06 AM  
 Reason: PUNE MUNICIPAL CORPORATION  
 Location: PUNE

*Balu D Machale*

**Balu D Machale**

Deputy Engineer

Building Control No.

Pune Municipal Corporation

Date : 21/12/2019

**PUNE MUNICIPAL CORPORATION**  
**Building Control Department**  
 Approval of Work upto Plinth Level

Proposal No.	: BWM/0148/06
Outward No.	: PCC/0848/15
Outward Date	: 27/10/2015

Ref. No. ....  
 Part First  
 Building A + B

To,  
Architect/ Licence Engineer Name :-  
 CHINMAY YASHODHAN KALE

Owner Name :-  
 Kamal V Galani

SITE DETAILS	
Peth / T.P. Scheme	PUNE
Village	Bibwewadi-Munjeri
Survey No.	665/A
Hissa No.	0
C.T.S. No.	0
Final Plot No.	0
Sub Plot No.	-
Plot No.	0
Society	0
Land Mark	-

Sir,

With reference to your intimation No. PLN/0630/15 dated 10/8/2015 regarding the completion of construction work upto plinth level in the above mentioned site. I have to inform on verification at site that: -

- The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/3167/13 Dated 27/12/2013.
- The work shall not be proceeded with.
  - As it is not as per sanctioned plans.
  - ~~As it is not as per sanctioned plans.~~
  - ~~अट - दुसुका ले भाउद भाठ दिवसान मान्य करुणयोगीद.~~
  -

3.

(jayant joshi)  
 Sub / Junior Engineer,  
 Building Control,  
 Pune Municipal Corporation.  
 Date :

(Anand Katke)  
 Deputy Engineer  
 Building Control No.  
 Pune Municipal Corporation  
 Date :

**PUNE MUNICIPAL CORPORATION**  
**Building Control Department**  
 Approval of Work upto Plinth Level  
 Full

Proposal No	: bwm/0017/17
Outward No	: PCC/0957/17
Outward Date	: 14/03/2018

SITE DETAILS	
Peth/ T.P. Scheme	: Bibwewadi-Munjeri
Village	: Bibwewadi-Munjeri
Survey No	: 665/A
Hissa No	: -
C.T.S.No	: -
Final Plot No.	: -
Sub Plot No.	: -
Plot No.	: -
Society	: -
LandMark	

To ,

Architect/ Licence Engineer Name :-

**Dilip Kale**

1226 SHUKARWAR PETH SHUBHSHNAGER  
 PUNE

Shri. kamal v galani

Sir,

With reference to your intimation No. PLN/1266/17 dated 08/02/2018 regarding the completion of construction work up to plinth level in the above mentioned site. I have to inform on verification at site that: -

1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/1369/17 Dated 18/08/2017
2. The work shall not be proceeded with.

- a) As it is not as per sanctioned plans.
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

3. \_\_\_\_\_



*Nilkanth Shilvant*  
 Sd/-

**Nilkanth Shilvant**  
 Sub / Junior Engineer  
 Building Control No.  
 Pune Municipal Corporation.

Date : 14/03/2018

*Rohidas Devade*  
 Signature valid

Digitally signed by -Rohidas Devade  
 Date: 14-03-2018 05:49:54 PM  
 Reason: PUNE MUNICIPAL CORPORATION  
 Location: PUNE

**Rohidas Devade**  
 Deputy Engineer  
 Building Control No.  
 Pune Municipal Corporation

Date : 14/03/2018



पुणे महानगरपालिका  
वृक्ष प्राधिकरण कार्यालय  
जा.क्र. : वृप्राजा/  
दिनांक :

श्री सुनील सकपाळ  
पाचवा मजला प्राईड हाउस  
गणेशखिड रोड पुणे विद्यापीठ  
सर्कल जवळ, शिवाजीनगर

यांजकडेस सादर...

विषय:- माहिती अधिकार अधिनियम २००५ अन्वये विचारलेली माहितीबाबत  
संदर्भ:- वृक्ष प्राधिकरण कार्यालयाकडील आ क्र ६०५२ दि १४/१२/१८

संदर्भकित विचारणा केलेली माहिती खालीलप्रमाणे

अ.क्र	मुद्दा	माहिती
१.	सोबत दिलेल्या सर्वे नं ६६५/ए बिबेवाडी वृक्ष प्राधिकरण यांच्या अहवालाची सत्यता प्रत माहिती अधिकाराखाली मिळणे बाबत	. सर्वे नं ६६५/ए बिबेवाडी वृक्ष प्राधिकरण यांच्या अहवालाची सत्यता प्रत सोबत जोडत आहे <del>सदरची प्रत ही फोटोकॉपी करून बघून देण्यात येत आहे.</del>

माहिती अधिकार अधिनियम २००५ अन्वये आपण केलेल्या संदर्भकित अर्ज उपरोक्त प्रमाणे निकाली काढण्यात आलेला आहे तथापि माहितीने आपले समाधान न झाल्यास आपण श्री. गणेश सोनुने अपील अधिकारी, परिमंडळ क्र २, पुणे महानगरपालिका वृक्ष प्राधिकरण कार्यालय, घोले रोड क्षेत्रीय कार्यालय शिवाजी नगर पुणे ०५ यांच्याकडे अपील करता येईल.

  
( रत्नाकर करडे )

जन माहिती अधिकारी  
परिमंडळ क्र ४  
पुणे महानगरपालिका



वृक्ष पूर्ण काढणे / वृक्ष पुनरोपण करणेबाबत वृक्षांचा तपशील

दिनांक :

क्र.	वृक्षाचे नाव	म.वेढी (मीटर)	उंची (मीटर)	अंदाजे वय (वर्षे)	वृक्षाचे ठिकाण	वस्तुस्थिती	शिकारस
1	वृक्षाची ३३ वृक्षे वळणे आढळून आले, वळेले वृक्षे तसेच वृक्षांचा पुनरोपण करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात, जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६, २५.०६, २५.०६	२५.०६, २५.०६, २५.०६, २५.०६
2	वृक्षांची लागवड करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६
3	वृक्षांचा पुनरोपण करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६
4	वृक्षांची लागवड करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६
5	वृक्षांची लागवड करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६
6	वृक्षांची लागवड करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६
7	वृक्षांची लागवड करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६
8	वृक्षांची लागवड करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६
9	वृक्षांची लागवड करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६
10	वृक्षांची लागवड करणेस प्रयत्न	५६	५६	५६	जेमोनाग वळकात, जेमोनाग वळकात	२५.०६, २५.०६	२५.०६, २५.०६

1705

२०/०६/१०  
हो.मिस्त्री

डॉ.टी. सुपरवायझर

मात. निवृत्ती  
श्री. तदा विमिषिनी इत्यादीनांचे  
आपरयकांग जोडू  
सहा. उद्यान अधिकारी (वृक्षी)  
पुणे महानगरपालिका

उद्यान अधिकारक (वृक्ष)  
पुणे महानगरपालिका  
वृक्ष अधिकारी  
पुणे महानगरपालिका

सर्व माहिती, माहिती अधिकार  
अभिप्राय - २००५ संशोधन दिली आहे.

# MAHARASHTRA MOTOR VEHICLES DEPARTMENT POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES



OK

Motor Vehicle No.	MA-12-NX-8222
Date of Issue	24/07/2019
Date of Expiry	28/01/2020

## Emission Test Result

39.2

Smoke Density in  
Harridge Smoke  
Units

I.P.S. 3/4W-A  
**463144**

MAHARASHTRA MOTOR VEHICLES DEPARTMENT

POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES

Motor Vehicle No.

MH. 12.CC57.2222

Date of Issue

21-09-2019

Date of Expiry

20-03-2020

Serial Number

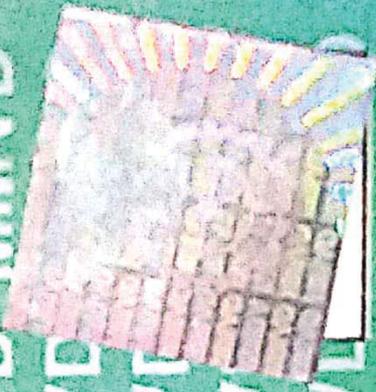
I.P.S. 3/4W-A

482819

Emission Test Result

48.1

ASU



**MAHARASHTRA MOTOR VEHICLE DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES**



Motor Vehicle No.	MH. 12. PQ. 6222
Date of Issue	19 - 09 - 2019
Date of Expiry	18 - 03 - 2020

Emmission Test Result

Smoke Density in Hartridge Smoke Units	52.7
	ASU

I.P.S. 3/4W-A

**482817**

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES**

OK

Motor Vehicle No.	MM-12N7222
Date of Issue	24/07/2019
Date of Expiry	23/01/2020

**Emission Test Result**

SS-1

I.P.S. 3/4W-A  
**463142**

Smoke Density in  
Hatrige Smoke  
Units

# MAHARASHTRA MOTOR VEHICLES DEPARTMENT

## POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES

OZ

Motor Vehicle No. M271200W9822

Date of Issue 24/07/2019

Date of Expiry 28/10/2020

Emission Test Result

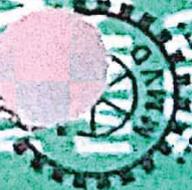
40.1

Smoke Density in  
Hatrige Smoke  
Units

I.P.S. 3/4W-A

463148

**MAHARASHTRA MOTOR  
VEHICLES DEPARTMENT**  
POLLUTION TEST CERTIFICATE FOR  
DIESEL & HEAVY VEHICLES



*[Handwritten signature]*

Motor Vehicle No.

MSR12 QW 9922

Date of Issue

24/07/2019

Date of Expiry

23/01/2020

Serial Number

Emission Test Result

I.P.S. 3/4W-A  
**463149**

Smoke Density in  
Hatrige Smoke  
Units  
88 r/s

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES**

OR

MMV 20004222  
24/07/2019  
23/01/2020

**Emission Test Result**

38.1

Smoke Density in  
Hartidge Smoke  
Units

I.P.S. 3/4W-A  
**463146**

Motor Vehicle No.

Date of Issue

Date of Expiry

Serial Number

# MAHARASHTRA MOTOR VEHICLES DEPARTMENT

## POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES

022

Motor Vehicle No.	MSH-129167.4026
Date of Issue	24/07/2019
Date of Expiry	28/01/2020

Emission Test Result

Smoke Density in Hartidge Smoke Units	50.9
---	------

I.P.S. 3/4W-A

463150

**MAHARASHTRA MOTOR  
VEHICLES DEPARTMENT**  
POLLUTION TEST CERTIFICATE FOR  
**DIESEL & HEAVY VEHICLES**

02

Motor Vehicle No.	MH-12QW 5522
Date of Issue	24/07/2019
Date of Expiry	23/01/2020

**Emission Test Result**

Smoke Density in Hartidge Smoke Units	89.2
---	------

I.P.S. 3/4W-A	463147
---------------	--------

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES**



Motor Vehicle No.	MH-12 NX. 7322
Date of Issue	30.01.2018
Date of Expiry	29.07.2018

I.P.S. 3/4W-A

426664

38.07  
HP

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES**

Motor Vehicle No.	MAJ-12 NX - 7222
Date of Issue	30-07-2018
Date of Expiry	29-07-2018

Serial Number

I.P.S. 3/4W-A  
**426663**

40-07  
AS

Smoke Density in  
Harridge Smoke  
Units

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES**

Motor Vehicle No.	MH-12-NX-8222
Date of Issue	30.01.2018
Date of Expiry	29.07.2018

I.P.S. 3/4W-A

426666

Smoke Density in Harridge Smoke Units	39.09
	HSJ

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**

**POLLUTION TEST CERTIFICATE FOR MMV MIDIESEL & HEAVY VEHICLES**



Motor Vehicle No.	MH-16 AY. 9122
Date of Issue	09/05/2018
Date of Expiry	08/11/2018

Serial Number	703885
Smoke Density in Harridge Smoke Units	59.2
Emmision Test Result	55

I.P.S. 3/4W-A  
**703885**

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES**

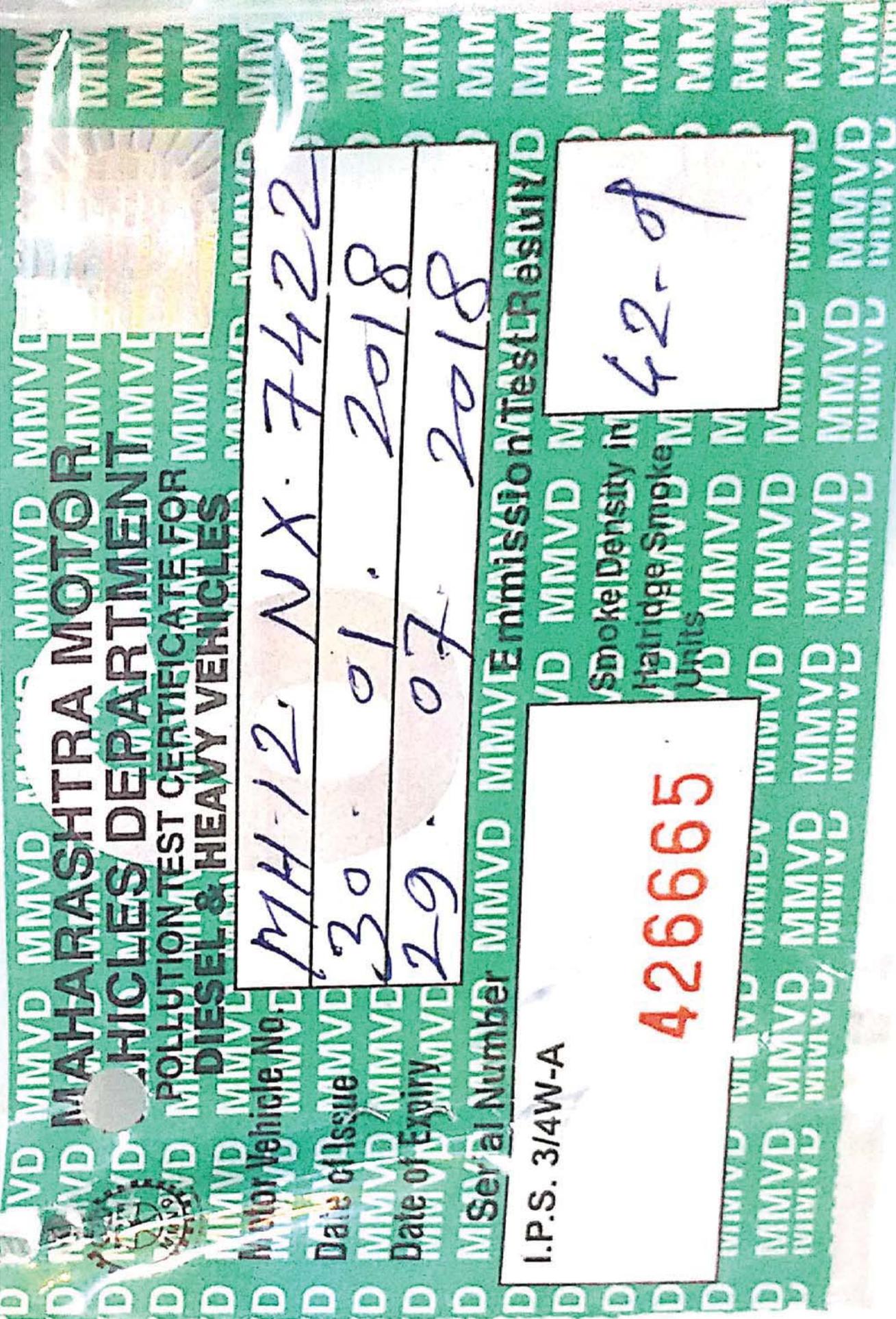
MH-12 DG-4026  
30-01-2018  
29-07-2018

I.P.S. 3/4W-A  
4266

42.8  
6.8

Smoke Density in  
Hartridge Smoke  
Units

Serial Number  
Emission Test Result



**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES**

MH-12. NX. 7422  
30.01.2018  
29.07.2018

I.P.S. 3/4W-A

Serial Number  
Emission Test Result

Smoke Density in  
Hajridge Smoke  
Units

42665

42.9

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR MMV**  
**MIDIESEL & HEAVY VEHICLES**

MH12 LT 422

28/04/2016

27/10/2016

I.P.S. 3/4W-A

87767

39.8%  
MSV

Emission Test Result

Smoke Density in

Hatridge Smoke

Units

MAHARASHTRA MOTOR VEHICLES DEPARTMENT

POLLUTION TEST CERTIFICATE FOR MMVD  
DIESEL & HEAVY VEHICLES

Motor Vehicle No.

MAH 12 HD 5622

Date of Issue

28/04/2016

Date of Expiry

27/10/2016

Serial Number

I.P.S.: 3/4W-A  
87762

Emission Test Result

42.85  
MSU

Smoke Density in

Hatridy Smoke

Units

MAHARASHTRA MOTOR VEHICLES DEPARTMENT

POLLUTION TEST CERTIFICATE FOR MMVD MEDIUM DIESEL & HEAVY VEHICLES

Motor Vehicle No.

MH 12 KP 4222

Date of Issue

28/04/2016

Date of Expiry

27/10/2016

Serial Number

I.P.S. 3/4W-A

87766

Emission Test Result

42.2-1  
MSU

Density in  
Units  
Smoke

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**

**POLLUTION TEST CERTIFICATE FOR MMVD DIESEL & HEAVY VEHICLES**

Motor Vehicle No.	MH 12 KP 4122
Date of Issue	28/04/2016
Date of Expiry	27/10/2016

Emmission Test Result

Smoke Density in Hartridge/Smoke Units	41.77
	MSD

I.P.S. 3/4W-A	87765
---------------	-------

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**

**POLLUTION TEST CERTIFICATE FOR MMVD DIESEL & HEAVY VEHICLES**

Motor Vehicle No.

MH12 KP 1122

Date of Issue

28/04/2016

Date of Expiry

27/10/2016

Serial Number

I.P.S. 3/4W-A

87764

Emission Test Result

40.97  
NSU

**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR MMVD**  
**DIESEL & HEAVY VEHICLES**



Motor Vehicle No.	MH 12 LT 522
Date of Issue	28/04/2016
Date of Expiry	27/10/2016

**Emission Test Result**

Smoke Density in Matrix Smoke Units	39.25 NSU
---	--------------

I.P.S. 3/4W-A  
**87768**

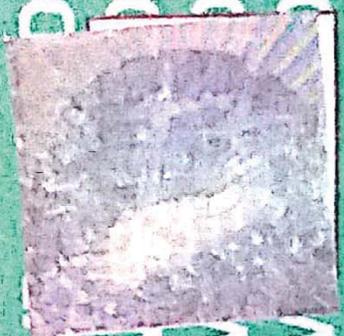
MAHARASHTRA MOTOR VEHICLES DEPARTMENT  
POLLUTION TEST CERTIFICATE FOR DIESEL & HEAVY VEHICLES



Motor Vehicle No.	PH 12 DB 4026
Date of Issue	21/06/2016
Date of Expiry	20/12/2016

I.P.S. 3/4W-  
305439

13.9.1.  
MSV



**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
**POLLUTION TEST CERTIFICATE FOR MMV**  
**DIESEL & HEAVY VEHICLES**

PH 12 DG 4025
15/03/2016
14/09/2016

Emission Test Result

46.9 J. MSW
----------------

I.P.S.: 3/4W-A
86811

Smoke Density in  
Hartidge Smoke  
Units



भारत सरकार  
GOVERNMENT OF INDIA  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय  
MINISTRY OF ENVIRONMENT, FOREST  
& CLIMATE CHANGE

Integrated Regional Office  
Ground Floor, East Wing  
New Secretariat Building  
Civil Lines, Nagpur - 440001  
E-mail: apccfcentral-ngp-mef@gov.in

F.No: EC-281/RON/2017-NGP/ 9313

Date: 16.02.2022

**Ax.G**

To,

**The Member Secretary, SEIAA  
Environment Department,  
Govt. of Maharashtra,  
Mantralaya, Mumbai,  
Maharashtra**

Sub: Environmental clearance granted for residential & commercial project " Park Landmark" by M/s. Mr. D.P. Jain located at Bibwewadi, Pune of Maharashtra granted by SEIAA, Govt. of Maharashtra vide letter no. SEIAA- EC-0000000536 dated 27.11.2018.

Ref: SEIAA, Govt. of Maharashtra letter no. SEIAA- EC-0000000536 dated 27.11.2018

Madam,

I am directed to invite your kind attention on the above subject and letter under reference. Monitoring report of compliance status of conditions stipulated Environmental clearance granted residential & commercial project " Park Landmark" by M/s. Mr. D.P. Jain located at Bibwewadi, Pune of Maharashtra is enclosed herewith. Site inspection has been carried out on 21.01.2022. Following observations were made during the site inspection:

SEIAA, Govt. of Maharashtra granted environmental clearance for the project vide letter dated 01.12.2014 for the construction of residential and commercial project of 3 buildings (A&B,C&D and E&F) with shop line. SEIAA vide letter dated 27.11.2018 granted EC for the expansion/amendment of the project. During the site inspection, it was observed that the one building A&B was completed and occupied. Occupancy was in progress in building E&F and the other building C&D was under construction. Temporary accommodation has been provided for the 100 no.s of labour. During the site inspection, it was observed that one STP of 200 CMD was provided for the treatment of sewage generated from the completed and occupied buildings. An OWC of 500 kg/day was provided for the treatment of wet waste. Green belt was developed with the plantation of 175 no.s of trees.3 no.s of recharge pits were provided in the completed buildings.

**Following conditions were not complied:**

**General Condition no. xxvii:**

Ground water level and quality were not monitored.

**General Condition no. iv:**

PP did not provide the copy of environment statement (for FY 2020-21) submitted to MPCB. Copy of the same was not uploaded to project website.

**Following conditions were partially complied:**

**General Condition no. x:**

During the site inspection, it was observed that one OWC was provided for the completed and occupied buildings. PP submitted that capacity of the OWC is 535 kg/day. PP did not provide any information pertaining to the disposal of non biodegradable waste.

**General Condition no. i:**

Advertisement was made, however the clause of seven days was not followed.

**General Condition no. iii & liii:**

PP did not upload the copies of EC and six monthly compliance report to project website.

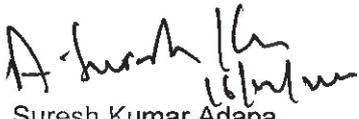
This issues with the approval of DDGF(Central)/ Regional Officer, IRO, MoEF&CC, Nagpur.

  
Suresh Kumar Adapa  
Scientist 'E'

**Encl: as above**

**Copy to:**

1. The Additional Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
2. Mr. D.P. Jain, Bibwewadi, Pune of Maharashtra (PP shall submit time bound plan for the action to be taken for compliance of non/partial compliances mentioned in this report)

  
Suresh Kumar Adapa  
Scientist 'E'

## Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forest & Climate Change

Integrated Regional Office, Nagpur

### Monitoring Report

Part - I

### DATA SHEET

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Housing Project
2.	Name of the Project	"Park Landmark".
3.	Clearance Letter (s) / OM No. and date	(SEIAA-STATEMENT-0000000333)SEIAA-MINUTES-0000000646-SEIAA-EC-0000000536, Dated - 27/11/2018.
4.	Location	S. No. 665 Bibvewadi, Taluka - Havali, Dist Pune.
	a. District (s)	Pune
	b. State (s)	Maharashtra
	c. Latitude	18°27'40.53 N
	d. Longitude	73°51'52.41 E
5.	Address for correspondence a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers) : & Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Pride House, 5 <sup>th</sup> Floor, Near Pune University Road, Sivajinagar, Pune- 411016.
6.	Salient features a. Of the Project	Refer Annexure I-Project Details
	b. Of the Environmental Management Plan	Refer Annexure-II- EMP Allocation
7.	Break up of the Project area	
	a. Submergence Area: Forest & Non Forest	Nil
	b. Others	The entire project area is non-agricultural land.
	a. Total Plot Area	20,154.48 Sqm
	b. Built - Up Area (Including Road)	50168 Sqm
	c. Open Space available	1758.03 Sqm

	d. Green belt area	1953.45
8.	Break up 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.	The Proposed Project is located at the vacant land only clearing of small sized vegetation. Therefore, no population was dislocated or affected due to proposed Project.
	a. SC, ST/Adivasis	Nil
	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.)	Nil
9.	Financial Details	
	a. Project costs as originally planned & subsequent revised estimates and the year of price reference.	Rs. 83.73 Cr.
	b. Allocations made for Environmental Management Plan with item wise & year wise breakup.	Refer Annexure-II EMP Allocation.
	c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	Yet to finalise.
	d. Whether (c) includes the cost of Environmental Management as shown in the above.	Not applicable since (c) is yet to finalise.
	e. Actual expenditure incurred on the Project so far	Yet to finalise.
	f. Actual expenditure incurred on the Environmental Management Plan so far	Yet to finalise.
10.	Forest land requirement	There is no forest land involved.
	a. The status of approval for diversion	Not applicable
	b. of Forestland for non-forestry use	Not applicable
	c. The Status of clearing felling	Not applicable
	d. The status of compensatory Afforestation programme in the light of actual field experience	Not applicable
11.	The status of clear felling in non-forest areas	Nil

	(such as submergence area of reservoir, Approach roads), if any with quantitative information	
12.	Status of construction	
	a. Date of commencement (Actual and/or Planned)	2014
	b. Date of completion (Actual and/or Planned)	2025
13.	Reasons for the delay if the project is yet to start	No
14.	Dates of site visits	
	a. The dates on which the Project was monitored by Regional Office on previous occasions, if any	-
	b. Date of site visit for this monitoring Report	21.01.2022
15.	<p>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)</p>	<p><b>Letter issued by MoEF:</b>  <b>Revalidation of EC Letter:</b> SEIAA Meeting No: 139 Meeting Date: September 28, 2018 (SEIAA-STATEMENT-0000000333) SEIAA-MINUTES-0000000646-SEIAA-EC-0000000536, Dated - 27/11/2018.  <b>Consent to Establish:</b> Consent no. format 1.0/BO/JD-(WPC)/UAN-065392/CE/CC-1909000437, Dated 16/09/2019.  <b>Consent to Operate:</b> Consent No. Format1.0/CC/UAN.No.0000109545/CO 2108000685 Date: 11/08/2021</p>

**Compliance status of conditions stipulated in environmental clearance granted for residential & commercial project " Park Landmark" by M/s. Mr. D.P. Jain located at Bibwewadi, Pune of Maharashtra granted by SEIAA, Govt. of Maharashtra vide letter no. SEIAA- EC-000000536 dated 27.11.2018**

**Specific Conditions:**

Sr. No.	Conditions	Compliance Status
iii.	PP to submit undertaking for CER activities.	PP submitted the CER Plan to the Member Secretary, SEIAA, Govt. of Maharashtra. However the status of implementation of CER Plan was not provided.
iv.	SEIAA decided to grant EC for: FSI area 17842.42 m <sup>2</sup> , Non FSI area: 17538.13 m <sup>2</sup> and Total BUA:35380.55 m <sup>2</sup> .	<b>PP agreed upon.</b> During the site inspection, it was observed that Buildings A&B were completed and handed over. Buildings E&F were completed and occupancy was in progress. Construction of buildings C&D was in progress.
v.	PP to submit revised CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project to Principal Secretary, Environment Department, GoM for approval.	As per the information provided, PP submitted the CER Plan to Principal Secretary, Environment Department, Govt. of Maharashtra. Copy of the same is enclosed as <b>Annexure-1</b> .

**General Conditions:**

Sr. No.	Conditions	Compliance Status
i.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	<b>PP agreed to comply with.</b> During the site inspection, it was observed that majority of the project is residential. Hence generation of E-waste will be less. PP submitted that E-waste will be disposed of through authorized vendors.
ii.	Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.	During the site inspection it was observed that PMC was supplying water to the occupied buildings. Sewage generated from the occupied buildings was treated in STP and treated water was used for flushing.
iii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environmental clearance does not necessarily implies that Forestry & Wild life clearance granted to the	The project is not located in ESZ of any wild life sanctuary, national park, etc.

	project as per which will be considered separately on merit.	
iv.	PP has to abide the condition stipulated by SEAC & SEIAA.	<b>PP agreed to comply with.</b>
v.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	<b>PP agreed to comply with.</b> As per the information provided, construction of the completed buildings was carried out as per the building plan approved by PMC. It was submitted that height and construction built up area were as per the existing FSI/FAR norms of PMC.
vi.	If applicable "Consent for establishment" shall be obtained from Maharashtra Pollution Control Board under air Water Act and a copy shall be submitted to the environment department before start the construction work at the site.	MPCB granted consent to establish for the initial project vide letter no. MPCB/RO(HQ)Pune/CE/CC/313 dated 09.01.2014. MPCB granted consent to establish for the expansion project vide letter no. Format 1.0/BO/JD(WPC)/UAN-06532/CE/CC-1909000437 dated 16.09.2019.
vii.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	<b>Complying with.</b> During the site inspection it was observed that treated drinking water, toilets with septic tanks, first aid facilities were provided. Municipal solid waste generated at the labor camp was handed over to collection vehicles of local body.
viii.	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.	<b>Complying with.</b> Temporary accommodation was provided for 100no.s of construction labor with facilities such as drinking water, toilets with septic tanks, first aid facilities were provided.
ix.	Disposal of wastewater and solid wastes generated during the construction phase should be ensured.	
x.	The solid waste generated to should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling	<b>Partly complied.</b> During the site inspection, it was observed that one OWC was provided for the completed and occupied buildings. PP submitted that capacity of the OWC is 500

	after recovering recyclable material.	kg/day. PP did not provide any information pertaining to the disposal of non-bio degradable waste.
xi.	Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	As per the information provided, muck generated from the construction and excavated material were used for leveling of the site.
xii.	Arrangement shall be made that waste water and storm water do not get mixed.	<b>Complying with.</b> During the site inspection, it was observed that separate drains were provided for storm water. Wastewater generated from the occupied buildings was treated in the STP of 200 KLD.
xiii.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	As per the information provided, top soil generated was utilized in the landscape already developed.
xiv.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Compliance status is already provided above.
xv.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	<b>Complying with.</b> During the site inspection, green belt was observed inside the project area. As per the information provided, green belt was developed with the plantation of 175 no.s of trees. Photographs are enclosed as <b>Annexure-2.</b>
xvi.	Soil and ground water sample will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	<b>Partly complied.</b> Soil quality was monitored. Ground water quality was not monitored.
xvii.	Construction spoils, including bituminous material and other hazardous material must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	As per the consent granted by MPCB, PP shall not generate any hazardous waste during construction.

xviii.	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.	
xix.	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.	During the site inspection, it was informed that DG set was not used due to continuous availability of power supply.
xx.	The diesel generator required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	
xxi.	Vehicles hired for bringing construction material to the sites should be in good condition and should have pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	<b>Complying with.</b> During the site inspection, it was observed that PUC of the vehicles transporting construction material is checked. Vehicles were operated during non-peak hours. Ambient air quality and noise levels were monitored through MoEF&CC recognized laboratory. As per the monitoring data, the air quality and noise levels found to be confirming to prescribed standards.
xxii.	Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.	
xxiii.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended as on 27 <sup>th</sup> August, 2003. (The above condition is applicable only if the project site located within the 100 km of Thermal Power Station).	<b>Complying with.</b> During the site inspection, it was observed that fly ash is used in the ready mixed concrete.
xxiv.	Ready mixed concrete must be used in building construction.	
xxv.	Storm water control and its re-use as per CGWB and BSI Standards for various applications.	<b>PP agreed to comply with.</b> During the site inspection, it was observed that 3 no.s of recharge pits were provided in the completed buildings. Separate drains were provided for storm water.

xxvi.	Water demand during construction should be reduce by use of pre-mixed concrete, curing agents and other best practices referred.	<b>Complying with.</b> During the site inspection, it was observed that ready mixed concrete, curing agents were used in the construction.
xxvii.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	<b>Not complied.</b> Ground water level and quality were not monitored.
xxviii.	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 Ministry before the project is commissioned for operation. Discharged of this unused treated affluent, if any should be discharged in the sewer line. 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.	<b>PP agreed to comply with.</b> During the site inspection, it was observed that a STP of 200 CMD was provided for the treatment of sewage generated from the completed and occupied buildings. PP submitted that one more STP will be provided. Treated water is used for flushing and gardening. MPCB granted renewal of consent to operate (part) vide letter no. Format 1.0/ BO/JD (WPC)/UAN-088457/CO/CC-2006001277 dated 29.06.2020.
xxix.	Permission to draw ground water & construction of basement if any shall be obtained from the competent authority prior to construction / operation of the project.	<b>PP agreed upon.</b> As per the information provided, tanker water supply is used for construction. PMC is supplying water for the completed and occupied buildings.
xxx.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Dual plumbing line was provided for utilization of the treated sewage for flushing.
xxxi.	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.	<b>Complying with.</b> During the site inspection, it was observed that low flow fixtures were used for flushing, drinking and showers.
xxxii.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	<b>PP agreed to comply with.</b> Majority of the project is residential in which glass is used only for windows.

xxxiii.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	<b>PP agreed to comply with.</b> During the site inspection, it was observed that solar water heating system was provided over the rooftop. As per the information provided, roof insulation was provided with brickbat Coba water proofing layer. Thermally insulated floor paint was provided.
xxxiv.	Energy conservation measures like installation of CFLs /TFLS for the lighting areas outside the building should be integral part of project design and should be in place before project commissioning. Use CFLs and TFLS should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponents should install, after checking feasibility, solar plus hybrid non-conventional energy sources as sources of energy.	<b>PP agreed to comply with.</b> During the site inspection, it was observed that following energy conservation measures were implemented: <ol style="list-style-type: none"> <li>1. Solar PV panels (15 KW capacity) were installed on AB building for catering street lights, common areas of both buildings, STP and OWC</li> <li>2. Solar water heating system was provided for both buildings with total capacity of 18500 Liters per Day</li> </ol> PP submitted that above measures will be implemented in building under construction also.
xxxv.	Diesel power generating sets proposed as sources 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 diesels. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<b>Complying with.</b> One DG set of 160 KVA was provided for the completed and occupied buildings. Stack of height 2 meters. Stack emissions and noise levels were monitored through MoEF&CC recognized lab. As per the monitoring data, the emission and noise levels found to be confirming to prescribed standards.
xxxvi.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible level to comply with	<b>Complying with.</b> Ambient noise levels were monitored through MoEF&CC recognized laboratory. As per the monitoring data, the ambient noise levels found to be confirming to prescribed standards.

	the prevalent regulation.	
xxxvii.	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.	<b>PP agreed to comply with.</b> Separate entry and exit points were provided. Parking was provided over an area of 10613.8 sq.m. Internal road of width 6.0 meters (minimum) was provided.
xxxviii.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	<b>PP agreed upon.</b> Majority of the project is residential. Hence use of centralized air conditioning is less.
xxxix.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	<b>Complying with.</b> Buildings A & B are connected. E&F are connected. C&D will be connected. The buildings are separated by 12.5 distance (minimum).
xl.	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.	<b>PP agreed upon.</b> As per the information provided, supervision of above measures is carried out by site in-charge. Environment management cell was established at corporate level for monitoring of all projects of the PP.
xli.	Under the provision 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 environment clearance.	SEIAA, Maharashtra granted environmental clearance for the project vide letter dated 01.12.2014. As per the information provided, construction of the project started in 2014.
xlii.	Six monthly monitoring reports should be submitted to the Regional Office MoEF, Bhopal with copy to this department and MPCB.	<b>Complying with.</b> PP submitted six monthly compliance reports since the grant of EC in 2018.
xliii.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development, prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional	<b>PP agreed to comply with.</b> During the site inspection, it was observed that one STP of 200 CMD was provided for the treatment of sewage generated from the completed and occupied buildings. An OWC of 500 kg/day was provided for the treatment of wet waste. Green belt was developed with the plantation of 175 no.s of trees. MPCB granted renewal of consent to operate (part)

	including water requirement in Para.2 Prior certification from appropriate authority shall be obtained.	vide letter no. Format 1.0/ BO/JD (WPC)/UAN-088457/CO/CC-2006001277 dated 29.06.2020.
xliv.	Wet garbage should be treated by organic waste convertor and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	
xliv.	Local body should ensure that no occupation certification is issued prior to operation of STP/ MSW site etc. with due permission of MPCB.	
xlvi.	A complete set of all documents submitted to the department should be forwarded to the Local authority & MPCB.	As per the information provided, documents were submitted to PMC and MPCB.
xlvii.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	<b>PP agreed upon.</b>
xlviii.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environment management cell was established at the corporate level for looking after different projects.
xlix.	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.	<b>Complying with.</b> PP submitted that budget is allocated annually for environment protection works. As per the information provided, an amount of Rs. 376.85 lakhs was spent till date.
i.	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	<b>Partly complied.</b> Advertisement was made, however the clause of seven days was not followed.

	copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	
li.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 15 June & 15 December of each calendar year.	<b>Complying with.</b> PP submitted six monthly compliance reports since the grant of EC in 2018.
lii.	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.	<b>Partly complied.</b> As per the information provided, copy of EC was submitted to PMC. PP did not upload the copy of EC to project website.
liii.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral 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.	<b>Partly complied.</b> PP did not upload the six monthly compliance report to project website. Criteria pollutant level report was available at the project site.
liv.	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.	
iv.	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.	<b>Not complied.</b> PP did not provide the copy of environment statement (for FY 2020-21) submitted to MPCB. Copy of the same was not uploaded to project website.

  
 (सुरेश कुमार आडपा)  
 (Suresh Kumar Adapa)  
 वैज्ञानिक-ई/Scientist-E  
 पर्यावरण, वन एवं जलवायु परिवर्तन, मंत्रालय  
 Ministry of Environment Forest and Climate Change  
 एकीकृत क्षेत्रीय कार्यालय, नागपुर-440 001  
 Integrated Regional Office, Nagpur-440 001

## Summary Note

### 1. Implementation of Conditions:

Site inspection has been carried out on 21.01.2022. SEIAA, Govt. of Maharashtra granted environmental clearance for the project vide letter dated 01.12.2014 for the construction of residential and commercial project of 3 buildings (A&B,C&D and E&F) with shop line. SEIAA vide letter dated 27.11.2018 granted EC for the expansion/amendment of the project. During the site inspection, it was observed that the one building A&B was completed and occupied. Occupancy was in progress in building E&F and the other building C&D was under construction. Temporary accommodation has been provided for the 100 no.s of labour. During the site inspection, it was observed that one STP of 200 CMD was provided for the treatment of sewage generated from the completed and occupied buildings. An OWC of 500 kg/day was provided for the treatment of wet waste. Green belt was developed with the plantation of 175 no.s of trees. 3 no.s of recharge pits were provided in the completed buildings.

#### Following conditions were not complied:

##### **General Condition no. xxvii:**

Ground water level and quality were not monitored.

##### **General Condition no. Iv:**

PP did not provide the copy of environment statement (for FY 2020-21) submitted to MPCB. Copy of the same was not uploaded to project website.

#### Following conditions were partially complied:

##### **General Condition no. x:**

During the site inspection, it was observed that one OWC was provided for the completed and occupied buildings. PP submitted that capacity of the OWC is 535 kg/day. PP did not provide any information pertaining to the disposal of non biodegradable waste.

##### **General Condition no. I:**

Advertisement was made, however the clause of seven days was not followed.

##### **General Condition no. Iii & Iiii:**

PP did not upload the copies of EC and six monthly compliance report to project website.

### 2. Review w.r.t to MOEFs letter dated 30.5.2012:

The above mentioned report is prepared after site visit on 21.01.2022 for the expansion/amendment of environmental clearance granted for residential & commercial project " Park Landmark" by M/s. Mr. D.P. Jain located at Bibwewadi, Pune of

Maharashtra. Compliance status is based on the observations made during site inspection.

3. **Court Cases and show cause/closure notices:**

No information pertaining to court cases, show cause/closure notices was provided.

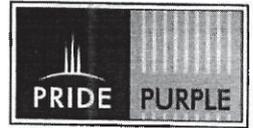
MPCB granted consent to establish for the initial project vide letter no. MPCB/RO(HQ)Pune/CE/CC/313 dated 09.01.2014.

MPCB granted consent to establish for the expansion project vide letter no. Format 1.0/BO/JD(WPC)/UAN-06532/CE/CC-1909000437 dated 16.09.2019.

MPCB granted renewal of consent to operate (part) vide letter no. Format 1.0/ BO/JD (WPC)/UAN-088457/CO/CC-2006001277 dated 29.06.2020.

  
(सुरेश कुमार आदपा)  
**Scientist-E**  
(Suresh Kumar Adapa)  
वैज्ञानिक - ई Scientist-E

पर्यावरण, वन, जल, वायु, परिवहन, मंत्रालय  
Ministry of Environment, Forest and Climate Change  
एकीकृत क्षेत्रीय कार्यालय, नागपुर-440 001  
Integrated Regional Office, Nagpur-440 001



To,  
The Secretary,  
State Environment Impact Assessment Authority (SEIAA),  
Environment Department,  
15<sup>th</sup> floor, new administration building,  
Mantralaya, Mumbai – 400032.

**Subject : Submission of revised Corporate Environment Responsibility for Environment Clearance for proposed Residential & Commercial Project at S. No. 665/A, Bibwewadi, Tal. Haveli, Dist.-Pune 411014, State-Maharashtra by M/s. Pride Purple Landmark LLP"**

**Reference : 139<sup>th</sup> meeting of State Environment Impact Assessment Authority (SEIAA), Maharashtra. Item No. 4 dated 28<sup>th</sup> Sep. 2018 , SEIAA-STATEMENT-C000000333**

Dear Sir,

During 139<sup>th</sup> meeting of SEIAA, Authority recommended our proposal for Prior Environment Clearance. However revised CER was to be submitted as per SEIAA suggestions. The same is enclosed herewith. Kindly go through the same and appraise our above project for Prior Environment Clearance.

We hope this is in line with your requirement.

Thanking you in anticipation,

Yours faithfully,

For M/s. Pride Purple Landmark LLP

Authorized Signatory

Enclosure: As above



Pride Purple Group

Pride House, 5th floor | 108, Ganeshkhind Road | Near Pune University | Pune 411 016 | +91 20 6709 1000

Pune | Mumbai | Bangalore

M/s Pride Purple Landmark LLP

Corporate Environmental Responsibility

In accordance with the circular issued by Ministry of Environment, Forest and Climate Change (MoEF CC) dated May 01, 2018 and subsequent circular of June 22, 2018 on Corporate Environment Responsibility we here by submit out plan as below;

## A. Basic Information of the Project

Sr. No.	Description	Details
1	Name of the Project	
2	Location of the project	"Park Landmark"
3	Project type (green/brownfield)	Sr.no. 665 at Bibvewadi Dist- Pune
4	Cost of the project as mentioned in CS (Rupees in Lakhs)	Brownfield
5	Any previous EC and Completion Certificate of the part of the project Before May 01, 2018, if yes give the Details with date and reference number	9766 Lakhs Completion cert. issued by PMC 1)OCC/1588/17 dated 20/01/2018
6	Cost of the part completed project (as per details given at Sr.No.5)	2966 Lakhs
7	Effective cost of the project for CER consideration (4 - 6)	6800 lakhs
8	Applicable norms in terms of % of the Project cost for CER and amount (Rupees in Lakhs)	1 % 68 lakhs
9	Expected duration for completion of The project (Years)	5 years (up to 2023)
10	Implementing Agency Identified (NGO/Trust/ULB) give name and details.	Probable NGO's / Trust
11	Please attach agreement with implementing agency	Implementing agencies will be identified & MOUs will be finalized during the course of construction phases

Pride Purple Group

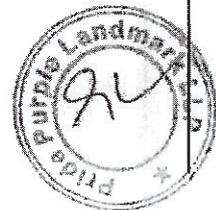
Pride House, 5th floor | 108, Ganeshkhind Road | Near Pune University | Pune 411 016 | +91 20 6709 1000  
www.pridepurplegroup.com



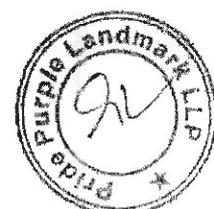
19/24

**B. CER Activities Proposed :(please propose as per the suggested list given in Table below)**

Sr. No.	Description	Details
1	Any issues raised during the public hearing, social need assessment, R&R plan, EMP, etc	NA
2	If Yes Please give details	NA
3	Suggested CER activities as infrastructure Creation for drinking water supply, sanitation, health, education, skill development, roads, cross drains, Electrification including solar power, Solid waste management facilities, Scientific support and awareness to Local farmers to increase yield of crop And fodder, rainwater harvesting, soil Moisture conservation works, avenue plantation, plantation in community areas, community level sewage Treatment plant, solid waste (composter or Biogas plants),air	<p>The entire CER expenditure will be expended equally every year for the next five years for the following CER tasks that will be executed around our project site areas :-</p> <ul style="list-style-type: none"> <li>a) Tree Plantation</li> <li>b) Donation to village schools for scholarships</li> <li>c) Medical Camps to include health awareness camps, Eye camps, dental camps etc.</li> <li>d) Improvement of Education Infrastructure</li> <li>e) Training programs on skill development</li> <li>f) Women empowerment camps &amp; Training programs</li> <li>g) Maintenance &amp; Improvement of drainage lines&amp; other sanitation facilities</li> <li>h) Improvement of electrical lighting arrangements</li> <li>i) Drinking water facility improvements</li> <li>j) Internal road development</li> </ul>



	<p>Quality monitoring, research activities          On environmental aspects, training          Programmes on waste management          Including skil development, studies          Related to environmental aspects for          town/city/vilage, pilot project son          Clean energy/environment, etc</p>	
4	<p>Consent of implementing agency (NGO          etc.)and local authority to          Accept the CER in case of          Environmental infrastructure project</p>	<p>Consent will be taken at the time of          MOU.</p>
5	<p>Year wise activity indicating the detail</p>	



	of plan and cost(as applicable for duration of the project)attach Separate sheet with Gnat Chart which will be use full for monitoring.	
	First Year (2019)	Rs. 1360000/-
	Second Year	Rs. 1360000/-
	Third Year	Rs. 1360000/-
	Fourth Year	Rs. 1360000/-
	Fifth Year	Rs. 1360000/-

We undertake to complete the work with our CER commitment as per this plan.

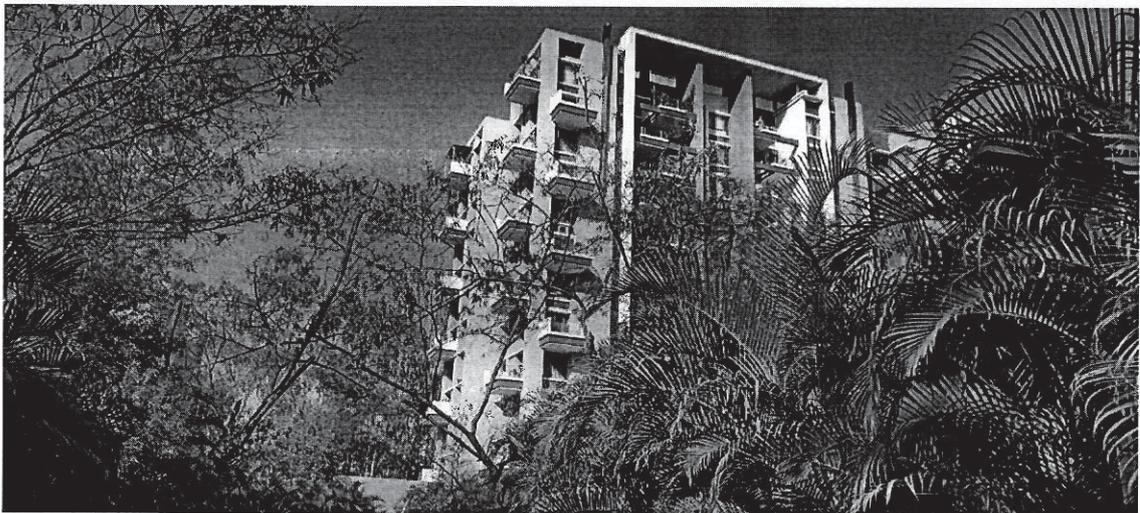
(Signature of Project Proponent)  
M/s Pride People Landmark LLP



Place: PUNE

Date: 17/09/2018

Photographs of the Greenbelt







भारत सरकार  
GOVERNMENT OF INDIA  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय  
MINISTRY OF ENVIRONMENT, FORESTS &  
CLIMATE CHANGE

Regional Office (WCZ)  
Ground Floor, East Wing  
New Secretariat Building  
Civil Lines, Nagpur - 440001  
[apccfcentral-ngp-mef@gov.in](mailto:apccfcentral-ngp-mef@gov.in)

F. No. EC-281/RON/2017-NGP/3323 .

Dated: 26<sup>th</sup> February, 2018

To

Principal Secretary & Member Secretary,  
State Level Environment Impact Assessment Authority,  
Government of Maharashtra, Revenue & Forest Department,  
Mantralaya, Mumbai-400032

**Sub: Status of compliance of conditions stipulated in the environment clearance dated 1.12.2014 accorded by the State Level Expert Appraisal Committee, Maharashtra Committee to Pride Purple Landmark Project of M/s Pride Purple Group, Pune**

**Ref: SEIAA, Government of Maharashtra's letter no. SEAC 2013/CR 561/TC-2 dated 1.12.2014**

Sir,

I am directed to refer to this office's letter of even number dated 23.06.2017 wherein the Regional Office submitted the certified compliance report to the MoEF&CC, New Delhi along with its observation. The Project Proponent vide their letter dated nil submitted reply to the observations of the Regional Office. A copy of the reply received from the PP, in compliance to the observation of the Regional Office as contained in its certified compliance report dated 23.06.2017, is enclosed herewith for further necessary action in the matter.

This issues with the approval of the Addl. PCCF (Central), Regional Office (West Central Zone) MoEF&CC, Nagpur.

**Encl: as above**

Yours faithfully,

Charan Jeet Singh  
Scientist 'C'

**Copy to:**

1. The Scientist 'F' IA Division (Infrastructure-II), Ministry of Environment, Forest & Climate Change Vayu Wing, 3rd Floor, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
2. Director RO HQ, Ministry of Environment, Forest & Climate Change, Government of India, 1st Floor Agni Wing, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi- 110 003.
3. Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
4. M/s Pride Purple Landmark LLP, 108, 5<sup>th</sup> Floor, Pride House, Ganeshkhind road, Near Pune University, Pune - 411016.
5. Guard File.

o/c

Charan Jeet Singh  
Scientist 'C'

DISPATCHED  
26-02-2018



To,  
**Regional Office (WCZ),**  
 Ground Floor, East Wing,  
 New Secretariat Building,  
 Civil Lines, Nagpur – 440001

**Subject :- Status of compliance of conditions stipulated in the Environment Clearance dated 01.12.2014 accorded by the State Level Expert Appraisal Committee, Maharashtra Committee to Park Landmark project of M/s Pride Purple Landmark LLP, Pune.**

**Reference :- a) SEAC 2013/CR 561/TC-2 dated – 1.12.2014**

**b) Your letter no. – EC-281/RON/2017-NGP/1963 dated 23 June 2017**

1. Please refer our request for a certified report on the status of compliance vide our letter dated 04/01/2017, your visit to the site on 15/04/2017 and status of compliance of conditions of EC issued to us vide your letter dated 23/06/2017 (copy attached)
2. In this regard we wish to intimate you that all compliance conditions have been complied with in letter & spirit. Para wise reply is as under :-

**a) Condition no. (v) of General condition of Pre constructions phase :-**

The height , construction built up area of proposed construction is in accordance with the existing FSI /FAR norms of Pune Municipal Corporation(PMC). PMC approves the layout plan only after detailed scrutiny of the plans. All compliances in this regard is strictly adhered to in letter & spirit. There are several checks conducted by PMC to ensure strict compliances. Plans when sanctioned will be submitted for your scrutiny.

**b) Condition no. (vii) of General condition of Pre Construction stage :-**

Based on your visit report, waste water being released from the labour camp in to the PMC sewer line has been disconnected. Labour camp is presently not occupied. As & when labour camp gets occupied, waste water will be disposed off by authorized vendors.

**c) Condition no. (xxiii) of the general condition for Construction Phase :-**

During the existing construction, the water requirements for the construction were met through the water tankers. However, subsequently, process for permission to draw ground water has been initiated with CGWA to meet the increased demand for water during their expansion project.

**d) Condition no. (vii) of the General Conditions for Post construction phase :-**

Funds allotted towards the implementation of the environmental protection measures /EMP along with the item wise breakup during the construction phase is being attached herewith for your necessary compliance. The same is also being regularly reflected in 6 monthly monitoring submissions.

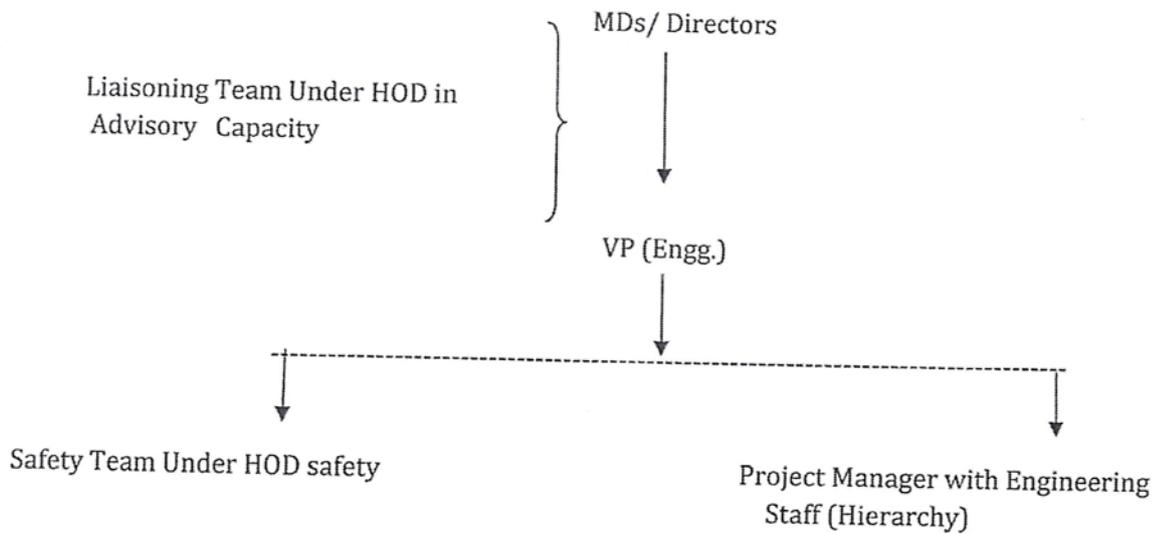
3. Conditions not complied with by the PP

i. Condition no (xxi) of the general conditions for construction phase -

During the existing construction, the water requirements for the construction were met through the water tankers & no ground water was withdrawn. Hence ground water permission was not applicable.

However, subsequently, process for permission to draw ground water has been initiated with CGWA to meet the increased demand for water during their expansion project. Once permission is received, we will undertake ground water monitoring in consultation with ground water authority.

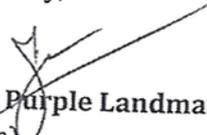
ii. Condition no. (vi) of the General conditions for Post construction phase -  
The environment management cell will be as under:-



4. In view of the above compliances, we request you to issue a fresh letter with regards to status of compliance of conditions of EC.

Thanks & Regards,

Yours Faithfully,

  
M/s Pride Purple Landmark LLP  
(Arvind Jain)

Report by  
Scan Mail  
Hard copy  
not record



भारत सरकार  
GOVERNMENT OF INDIA  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय  
MINISTRY OF ENVIRONMENT, FORESTS &  
CLIMATE CHANGE

Regional Office (WCZ)  
Ground Floor, East Wing  
New Secretariat Building  
Civil Lines, Nagpur - 440001  
[apccfcentral-ngp-mef@gov.in](mailto:apccfcentral-ngp-mef@gov.in)

F. No. EC-281/RON/2017-NGP/1963

Dated: 23<sup>rd</sup> June, 2017

To

The Scientist 'F'  
IA Division (Infrastructure-II),  
Ministry of Environment, Forest & Climate Change  
Vayu Wing, 3rd Floor, Indira Paryavaran Bhawan,  
Aliganj, Jorbagh Road,  
New Delhi-110003

**Sub:** Status of compliance of conditions stipulated in the environment clearance dated 1.12.2014 accorded by the State Level Exper Appraisal Committee, Maharashtra Committee to Pride Purple Landmark Project of M/s Pride Purple Group, Pune

**Ref:** SEIAA, Government of Maharashtra's letter no. SEAC 2013/CR 561/TC-2 dated 1.12.2014

Sir,

I am directed to refer to the letter mentioned above reference above vide which the proposal mentioned in the subject above was accorded environment clearance by the State Level Environment Impact Assessment Authority, Maharashtra. The Project Proponent vide their letter dated 4.01.2017 has requested for a certified report on the status of compliance of conditions stipulated in the environment clearance dated 1.12.2014. In this connection, it is to inform that a visit of the area was undertaken by the Regional Office on 15.04.2017 to monitor the updated status of compliance. Observations of the Regional Office on the issues, as revealed during the inspection, are given as under:

1. Total plot area of the project is 20,154.48 sq meters. The proposal envisages amendment in the environment clearance dated 1.12.2014 on account of change in the scope of the project. As per the existing EC accorded for undertaking construction over 26,080.62 Sq meter of built up area so far the PP has undertaken construction over 14,888.65 Sq meter covering buildings A and B. The PP has proposed expansion of project as constructions of new buildings have been proposed in the project of the PP. No construction activities were observed to ongoing during the inspection.
2. **Conditions complied with partially by the PP**
  - i. Condition no. (v) of General condition of Pre conditions phase - A copy of the approved Plan in compliance to this condition has not been made available by the PP.
  - ii. Condition no. (vii) of General Condition of Pre Construction phase - No measures to treat the waste water from labour camps were observed to be installed by the PP. The PP has informed that waste water is released into PMC sewer line. Proper hygienic conditions in the labour colony were not observed to be maintained by the PP. The PP has informed that necessary measure will be undertaken once the camps will be inhabited by the labourers. No labourers were observed to be occupying the labour camps during the inspection.

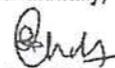
P.T.O

- iii. Condition no. (ii) of General condition for Construction Phase - No measures to treat the waste water from labour camps were observed to be installed by the PP. The PP has informed that waste water is released into PMC sewer line. Proper hygienic conditions in the labour colony were not observed to be maintained by the PP. The PP has informed that necessary measure will be undertaken once the camps will be inhabited by the labourers. No labourers were observed to be occupying the labour camps during the inspection.
  - iv. Condition no. (xxiii) - of the General condition for construction phase - The PP has informed during the existing construction the water requirement for the construction were met through the water tanker. However, subsequently, process for permission to draw ground water was initiated to meet the increased demand for water during their expansion project.
  - v. Condition no. (vii) of the General conditions for post-construction Phase- Details of funds allocated towards the implementation of the environmental protection measures /EMP along with the item wise breakup during the construction phase has not been made available by the PP. The PP has been advised to maintain a record of the expenditure incurred on environmental measures.
3. Conditions not complied with by the PP
- i. Condition no. (xxi) of the General condition for construction phase - Reported as not applicable. The PP has reported as not applicable as they are not using ground water or they are not withdrawing ground water through bore well in their premises.
  - ii. Condition no. (vi) of the General conditions for post-construction Phase- No details pertaining to the environment management cell has been made available by the PP.
4. The PP has informed that no court case is pending or show cause notice is issued against their project.
5. A detailed monitoring report on the status of the compliance of conditions stipulated in the environment clearance is enclosed herewith.

This issues with the approval of the Addl. PCCF (Central), Regional Office (West Central Zone) MoEF&CC, Nagpur.

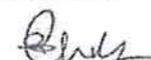
Encl: as above

Yours faithfully,

  
Charan Jeet Singh  
Scientist 'C'

Copy to:

1. Director RO HQ, Ministry of Environment, Forest & Climate Change, Government of India, 1st Floor Agni Wing, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi- 110 003.
2. Principal Secretary & Member Secretary, State Level Environment Impact Assessment Authority, Government of Maharashtra, Revenue & Forest Department, Mantralaya, Mumbai-400032
3. Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
4. M/s Pride Purple Landmark LLP, 108, 5<sup>th</sup> Floor, Pride House, Ganeshkhind road, Near Pune University, Pune - 411016.
5. Guard File.

  
Charan Jeet Singh  
Scientist 'C'

  
DISPATCHED  
27/6/17

①

Status of compliance of conditions stipulated in the environment clearance dated 1.12.2014 accorded by the State Level Expert Appraisal Committee, Maharashtra Committee to Pride Purple Landmark Project of M/s Pride Purple Group, Pune

1. The above mentioned has been accorded environment clearance by the SEAC vide its letter no. SEAC 2013/CR 561/TC-2 dated 1.12.2014 subject to fulfilment of certain conditions prescribed therein.
2. Total plot area of the project is 20,154.48 sq meters. The proposal envisages amendment in the environment clearance dated 1.12.2014 on account of change in the scope of the project. As per the existing EC accorded for undertaking construction over 26,080.62 Sq meter of built up area so far the PP has undertaken construction over 14,888.65 Sq meter covering buildings A and B. The PP has proposed expansion of project as constructions of new buildings have been proposed in the project of the PP. No construction activities were observed to ongoing during the inspection.
3. Inspection of the monitoring of conditions stipulated in the environment clearance has been conducted on 15.04.2017, along with the official/staff of the project proponent. Representative from the State Pollution control Board, Maharashtra did not accompany the team during the inspection: A report on the status of compliance of conditions stipulated in the environment clearance dated 06.01.2009 is given as under:

S. No.	Conditions stipulated in the environment clearance	Status of compliance
	<b>General Conditions for Pre Construction Phase</b>	
i.	This environmental clearance is issued subject to land use verification local authority/planning authority should ensure this with request to Rules regulation Notifications, government Resolutions Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that state level Impact Assessment (SEIAA) approved the proposed land use.	<b>Complied with</b> The PP has informed Consent to Establish has been accorded after land use verification by the competent authority. A copy of the consent to Establish is enclosed at Annexure-I.
ii.	This environment 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	<b>Reported as not applicable.</b> The site of the PP is located in the jurisdiction of the Pune Municipal Corporation. No recorded or deemed forest land was observed in the area. No Protected Areas were reported to be located within a distance of 10 km from the boundary of the project of the PP.
iii.	The environment clearance is issued subject to restricting FSI to 17,514.46 sqm as per approved plan.	<b>Complied with</b> As per the existing EC accorded for undertaking construction over 26,080.62 Sq meter of built up area so far the PP has undertaken construction over 14,888.65 Sq meter covering buildings A and B. The PP has proposed expansion of project as constructions of new buildings have been proposed in the project of the PP. No construction activities were observed to ongoing during the inspection.

iv.	PP has to abide by the conditions stipulated by the SEAC and SEIAA	PP has consented to this condition. An undertaking has been submitted by the PP in compliance to this condition. A copy of the same is available at Annexure-II.
v.	The height, construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area	<b>Partially complied with</b> The PP has informed that height and built up area of construction is in the accordance with the FSI/FAR norms. However a copy of the approved Plan in compliance to this condition has not been made available by the PP.
vi.	Consent for establishment shall be obtained from the State Pollution Control Board/ Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.	<b>Complied with</b> The PP has obtained Consent to establish, vide MPCB's letter no. MPCB/RO (HQ)/Pune/CE/CC/313, dated 09 Jan 2014. A copy of the COE obtained from the MPCB is enclosed at Annexure-I.
vii.	All required sanitary & Hygienic measures should be in place being starting construction activities and to be mentioned throughout the construction phase.	<b>Partially complied with</b> It is observed that toilets and bathrooms along with septic tank provided at site prior to construction activities. No measures to treat the waste water from these camps were observed to be installed by the PP. The PP has informed that waste water is released into PMC sewer line. Proper hygienic conditions in the labour colony were not observed to be maintained by the PP. The PP has informed that necessary measure will be undertaken once the camps will be inhabited by the labourers. No laourers were observed to be occupying the labour camps during the inspection.
<b>GENERAL CONDITIONS FOR CONSTRUCTION PHASE</b>		
i.	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking mobile toilets, mobile STP, safe drinking water, medical health care, crèche ad First Aid Room etc.	<b>Being compiled with</b> It is observed that temporary housing facilities through labour camps have been provided to the labourers. The PP has informed that kerosene and other household material supplied to the workers by the contractor during construction phase. It is also observed that facilities such as toilets, drinking water, medical health facilities has also been provided.

		It is observed that a first aid room has been provided in the premises of the PP. the PP has informed that regular health checkups are being conducted to monitor health status of laborer on site. For emergency cases, big hospitals, located near the site of PP, have been empanelled.
ii.	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.	<b>Partially complied with</b> Facilities of the drinking water have been provided. It is observed that toilets and bathrooms along with septic tank provided at site prior to construction activities. No measures to treat the waste water from these camps were observed to be installed by the PP. The PP has informed that waste water is released into PMC sewer line. Proper hygienic conditions in the labour colony were not observed to be maintained by the PP. The PP has informed that necessary measure will be undertaken once the camps will be inhabited by the labourers. No laourers were observed to be occupying the labour camps during the inspection.
iii.	The solid waste generated should be properly collected, segregated. Wet garbage should be composted & dry/inert solid waste should be disposed of at approved sites for land filling after recovering recyclable material.	<b>Being complied with</b> The PP has informed that no solid waste is being generated during the construction phase of the project.
iv.	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	<b>Being complied with</b> It is observed that top soil being excavated during construction is being stored at earmarked place for its further utilization in landscaping and gardening. Muck generated (bolders and other debris) has been proposed to be utilized for leveling and other construction activities such as compound wall, leveling, etc.
v.	Arrangements shall be made that waste water and storm water do not get mixed.	The PP has informed that project is still in its construction phase and provisions for separate lines for waste and drainage water has been provided in the Plan and the same shall be provided as per the construction plan. The PP has submitted approved plan depicting separate line for storm water and waste water and the same is enclosed at Annexure-III.
vi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development	<b>Being complied with</b> It is observed that top soil being excavated during construction is being stored at

	within the project site.	earmarked place for its further utilization in landscaping and gardening.
vii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
viii.	Green Belt Development shall be carried out considering CPCB guideline including selection of plants species and in construction with the local DFO/ Agriculture Dept.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
ix.	Soil and ground water samples will be tested to as certain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Partially complied with It is observed Soil analysis has been done by the PP. A report on the same is enclosed at Annexure – IV. Ground water analysis is not done by the PP. The PP has informed that project is in construction phase and hence this condition is not complied with. The PP has been advised to keep a record of data on the ground water monitoring.
x.	Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.	Being complied with It is observed that no bituminous material is being used at site. All internal roads have been proposed to be constructed using RCC and no bituminous material has been proposed by the PP in the construction.
xi.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norm with necessary approvals of the Maharashtra State Pollution Control Board.	Complied with The PP has informed that being a residential project, there is no hazardous waste generation at the site.
xii.	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.	Being complied with It is observed that DG set provided in the premises are of enclosed type and confirms to EPA Rules. It is observed that one DG set is being used during the construction. The DG is of enclosed type and confirms to rules made under Environment (protection) act 1986, prescribed for air and noise emission standards.
xiii.	The diesel required for operating DG Set shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xiv.	Vehicles hired for bringing construction material at site should be in good condition	Being complied with It is informed that vehicles with good

	and should have valid "pollution under check" (PUC) certificate & to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.	condition have been hired for construction activities and are being operated only during non-peak hours (PUC certificate is enclosed at Annexure - V. The PP has also informed that regular maintenance of construction vehicles is being carried out to keep them in good condition.
xv.	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 the reduce ambient air and nose level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Being complied with It is observed that PP has been regularly monitoring the ambient noise level and air quality. A monitoring report for the month of August, 2016 and November 2016 is enclosed at Annexure -VI. Examination of the report revealed that noise levels and air quality confirms to the parameters as stipulated by the CPCB/MPCB.
xvi.	Fly Ash should be used as building material In the construction as per the provisions of fly Ash Notification of September 1999 and amended as on 27 <sup>th</sup> August, 2003. (The above condition is applicable only if the project is located within the 100Km of Thermal Power Stations).	Being complied with It is observed that Fly Ash bricks, blocks and Fly Ash based cement are being used for construction.
xvii.	Ready mixed concrete must be used in building construction.	Being compiled with It is observed that ready mixed concrete is being used for construction of building.
xviii.	The approval of competent authority shall be obtained for structural safety of the building due to any possible earthquake, adequacy of firefighting, equipments etc. as per National building Code including measures from lighting	The PP has consented to this condition and informed that project shall be constructed as per the approved plan to ensure structural safety. An undertaking to this effect has been submitted by the PP and the same is available at Annexure-II.
xix.	Strom water control and its re-use as per CGWB and BIS standards for various applications.	The PP has consented to this condition. The PP has submitted approved plan depicting separate line for storm water and waste water and the same is enclosed at Annexure-III.
xx.	Water demand during construction should reduce by use of pre-mixed concrete, curing agents and other best practices preferred.	Being complied with It is observed that in addition to pre-mixed concrete, PP is using wall ponding and jute bags as curing agents for reducing the water requirement during the construction phase.
xxi.	The ground water level and its quantity should be monitored regularly in consultation with Ground water authority.	Reported as not applicable. The PP has reported as not applicable as they are not using ground water or they are not withdrawing ground water through bore well in their premises.

xxii.	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. Discharge of this unused treated effluent, if any should be discharge inn the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should e discharge in sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem form STP.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xxiii.	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.	<b>Partially complied with</b> The PP has informed during the existing construction the water requirement for the construction were met through the water tanker. However, subsequently, process for permission to draw ground water was initiated to meet the increased demand for water during their expansion project.
xxiv.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xxv.	Fixtures for showers, toilets flushing and drinking should be of flow either by use of aerators or pressure reducing devices or sensor based control.	The PP has consented to this condition. The PP has also informed that fixtures for showers, toilets flushing and drinking will be used of good quality with efficient water use. Detail of the same is enclosed at Annexure-VII.
xxvi.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass special reflective coating in windows	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xxvii.	Roof should meet prescriptive requirement as per Energy Conservation building code by using appropriate thermal insulation material to fulfill requirement.	The PP has consented to this condition. The PP has also informed that appropriate measures in this regard are being taken by them. A copy of the plan showing the thermal insulation material to fulfill requirement is enclosed at Annexure- VIII.

xxviii.	Energy conservation measures like installation of CFLs/ TFLs for the lighting the areas outside the building should be internal part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar lights, comma solar water heaters system. PP should install, after checking feasibility, solar plus hybrid non conational energy source as source of energy	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xxix.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be 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 combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may e decided with in consultation with MPCB	<b>Being complied with</b> It is observed that there is one DG set installed in the premises of the PP. The DG set has been observed to be provided with inbuilt enclosures. The DG sets have been reported to be located at locations in consultation with the MPCB.
xxx.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevent regulations.	<b>Being complied with</b> It is observed that PP has been regularly monitoring the ambient noise level and air quality. A monitoring report for the month of August 2016 and November 2016 is enclosed at Annexure -IX. Examination of the report revealed that noise levels and air quality confirms to the parameters as stipulated by the CPCB/MPCB.
xxxi.	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 pubic space should be utilized.	<b>Being compiled with</b> It is observed that wide entry gate has been provided for the entry and exit of the traffic, adequate parking facilities have been provided by the PP.

xxxii.	Opaque wall should meet prescriptive requirements as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non- air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xxxiii.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The PP has informed that appropriate care has been taken to provide adequate movement of fresh air and passage of natural light, air and ventilation and accordingly layout plan of the buildings has been prepared and the same has been approved by the competent authority. A copy of the building plan depicting the adequate distance between the buildings to provide passage of natural light, air and ventilation, as approved by the competent authority is enclosed at Annexure- X.
xxxiv.	Regular supervision of the above and other measure for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Complied with It is observed that an Environment Manager has been engaged to supervise the measures towards the implementation and monitoring of the environment protection measures.
xxxv.	Under the provision 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 environment clearance.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xxxvi.	Six monthly monitoring reports should be submitted to the Ministry and its Regional Office.	Being compiled with.
<b>General Conditions for Post -construction/ operation phase</b>		
i.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the building, 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 in para2. Prior certification from appropriate authority shall be obtained	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.

ii.	Wet garbage 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. Local authority should ensure this	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
iii.	Local body should ensure that no occupation certificate is issued prior to operation of STP/MSW site etc. with due permission of MPCB	The PP has consented to this condition.
iv.	A complete set of all the documents submitted to department should be forwarded to the Local authority and MPCB.	<b>Complied with</b> The PP has informed that condition has already been complied with them
v.	In case of any changes in the scope of the project, the project would require a fresh appraisal by this Department.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
vi.	A Separate environment management cell with qualified staff be set up for implementation of the stipulated environmental safeguards.	<b>Not complied with</b> No details pertaining to the environment management cell has been made available by the PP.
vii.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breakup. 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 purpose and year-wise expenditure should reported to the MPCB & this department	<b>Partially complied with</b> The PP has informed that all environmental safeguards and protection measures have been put in place for the construction phase and remaining safeguards will be installed after completion of the construction phase. Details of funds allocated towards the implementation of the environmental protection measures /EMP along with the item wise breakup during the construction phase has not been made available by the PP. The PP has been advised to maintain a record of the expenditure incurred on environmental measures.
viii.	The project proponent shall advertise in at least two local newspapers widely circulated in the region around the project, one of which shall be in Marathi language of the local concerned within 7 days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control and may also be seen on the website of the ministry of Environment and Forests at the <a href="http://www.envfor.nic.in">http://www.envfor.nic.in</a> .	<b>Complied with</b> A copy of the newspaper cutting containing the advertisement of environment clearance is enclosed at Annexure -XI.

ix.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year	Being complied with
x.	A copy of the environmental clearance letter shall be sent 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 of the proponent.	<b>Partially complied with</b> The PP has informed that a copy of the environment clearance has been forwarded to the Municipal Corporation. However, copy of the environment clearance has not been conveyed to the local NGO. The PP has been advised to invariably mark a copy of EC and amendments thereof, as and when solicited in near future to local NGO for its information. PP has been advised to forward a copy of EC to the NGO of the area.
xi.	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 pollution levels namely; SPM,RPM,SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicate for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xii.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of the monitored dada (both in hard copies as well as y e-mail) to the respective Regional Office of MoEF. The respective zonal Office of CPCB and the SPCB	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
xiii.	The environment statement for each financial year ending 31 <sup>st</sup> march in form -V as is mandated to be submitted by the project proponent to the concerned State Pollution Control board as prescribed under 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 sans shall also be sent to the respective Regional	Reported as not applicable.

	Officers of MoEF by e-mail	
5)	The environment 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 environment laws in the past and whatever decision under EP Act or of Hon'ble court will be binding of 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.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
5)	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 EP Act,1986	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
6)	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.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
7)	Validity of Environment clearance: The Environment clearance accorded shall be valid for a period of 7 years.as per MoEF& CC Notification dated 29 <sup>th</sup> April, 2015	The PP has consented to this condition. . An undertaking to this effect has been submitted and the same is available at Annexure-II.
8)	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 conditions imposed and to incorporate additional environmental protection measures required, if any.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.
9)	The above stipulation would be enforced among others under the water (Prevention and control of pollution) Act 1974. The Air (Prevention and control of pollution), 1981, the Environment (Protection), 1986 and rules there under, hazardous Waste (Management & Handling) Rules, 1989 and its amendment, the public Liability Insurance Act, 1991 and its amendments.	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-II.

(13)

10)	Any appeal against this Environment clearance shall lie with the National Green Tribunal, Van Vigyan Bhavan, Sec-5, R. K. Puram, New Delhi-110 22, if preferred, within 30 days as prescribed under Section 16 of National Green Tribunal Act,2010	The PP has consented to this condition. An undertaking to this effect has been submitted and the same is available at Annexure-IV.
-----	--	--

From the examination of the above compliance report following is concluded:

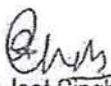
**Conditions complied with partially by the PP**

- i. Condition no. (v) of General condition of Pre conditions phase - A copy of the approved Plan in compliance to this condition has not been made available by the PP.
- ii. Condition no. (vii) of General Condition of Pre Construction phase - No measures to treat the waste water from labour camps were observed to be installed by the PP. The PP has informed that waste water is released into PMC sewer line. Proper hygienic conditions in the labour colony were not observed to be maintained by the PP. The PP has informed that necessary measure will be undertaken once the camps will be inhabited by the labourers. No laourers were observed to be occupying the labour camps during the inspection.
- iii. Condition no. (ii) of General condition for Construction Phase - No measures to treat the waste water from labour camps were observed to be installed by the PP. The PP has informed that waste water is released into PMC sewer line. Proper hygienic conditions in the labour colony were not observed to be maintained by the PP. The PP has informed that necessary measure will be undertaken once the camps will be inhabited by the labourers. No laourers were observed to be occupying the labour camps during the inspection.
- iv. Condition no. (xxiii) - of the General condition for construction phase - The PP has informed during the existing construction the water requirement for the construction were met through the water tanker. However, subsequently, process for permission to draw ground water was initiated to meet the increased demand for water during their expansion project.
- v. Condition no. (vii) of the General conditions for post-construction Phase- Details of funds allocated towards the implementation of the environmental protection measures /EMP along with the item wise breakup during the construction phase has not been made available by the PP. The PP has been advised to maintain a record of the expenditure incurred on environmental measures.

**Conditions not complied with by the PP**

- i. Condition no. (xxi) of the General condition for construction phase - Reported as not applicable. The PP has reported as not applicable as they are not using ground water or they are not withdrawing ground water through bore well in their premises.
- ii. Condition no. (vi) of the General conditions for post-construction Phase- No details pertaining to the environment management cell has been made available by the PP.

The PP has also informed that no court case or show cause notices have been issued against their project (Annexure-XII).

  
 Charan Jeet Singh  
 Scientist 'C'

ENVIRONMENTAL  
CLEARANCE

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

To,

The Partner  
PRIDE PURPLE LANDMARK LLP  
Pride House, 5th floor, Near Punr University Circle, Shivajinagar, Pune  
411016 -411016

**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/243583/2021 dated 07 Dec 2021. The particulars of the environmental  
clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH189670
2. File No.	SIA/MH/MIS/243583/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP
7. Name of Company/Organization	PRIDE PURPLE LANDMARK 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: 25/07/2022

(e-signed)  
Manisha Patankar Mhaskar  
Member Secretary  
SEIAA - (Maharashtra)

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

*This is a computer generated cover page.*

PARIVESH

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



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/243583/2021  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To

M/s. PRIDE PURPLE LANDMARK LLP,  
 S. No. 665/A Bibwewadi, Taluka Haveli,  
 Village Bibwewadi, Pune.

Subject : Environmental Clearance for Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by M/s. PRIDE PURPLE LANDMARK LLP

Reference : Application no. SIA/MH/MIS/243583/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 135<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 245<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/243583/2021	
2.	Name of Project	Proposed Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP  We have received As per 1 <sup>st</sup> EC Letter No. SEAC-2013/CR561/TC-2 dated 1 <sup>st</sup> December, 2014 & 2 <sup>nd</sup> EC SEIAA Maharashtra having file number SEIAA-EC-0000000536 dated 27th November, 2018	
3.	Project category	8(a)B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. D P Jain Director
		Regd. Office address	Address: Pride House, 5th floor, Near Pune University Circle, Shivajinagar, Pune 411016
		Contact number	9823022211
		e-mail	<a href="mailto:nandkishor@pridepurplegroup.com">nandkishor@pridepurplegroup.com</a>
6.	Consultant	M/s. Mahabal Enviro Engineers Pvt. Ltd. Address : Plot No. F-7, Road No. 21, Wagle Estate Thane-400604, Maharashtra	

		Email id : <a href="mailto:thane@mahabal.com">thane@mahabal.com</a> Tel: 022- 25823154/ 0658/ 1663				
7.	Applied for	Expansion - Brown Field Project				
8.	Details of previous EC	We have received As per 1st EC Letter No. SEAC-2013/CR561/TC-2 dated 1st December, 2014 & 2nd EC SEIAA Maharashtra having file number SEIAA-EC-0000000536 dated 27th November, 2018				
9.	Location of the project	Proposed Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP				
10.	Latitude and Longitude	Latitude – 18°27'40.53"N Longitude – 73°51'52.41"E				
11.	Total Plot Area(m <sup>2</sup> )	20,154.48				
12.	Deductions(m <sup>2</sup> )	620.00				
13.	Net Plot area(m <sup>2</sup> )	17581.03				
14.	Proposed FSI area(m <sup>2</sup> )	41412.30				
15.	Proposed non-FSI area(m <sup>2</sup> )	20771.15				
16.	Proposed TBUA(m <sup>2</sup> )	62183.45				
17.	TBUA(m <sup>2</sup> ) approved by Planning Authority till date	62183.45				
18.	Ground coverage(m <sup>2</sup> )&%	9483.69 (As per Previous EC)				
19.	Total Project Cost(Rs.)	Rs.- 110 Crore				
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost(Rs.)	Duration	
		Details attached				
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>					
	Previous EC/Existing Building			Proposed Configuration		Reason for Modification/Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	
			A-B Type (Completed)	P+P+12	37.65	
			C-D Type (Proposed Internal floor design will be changed . So Flats Numbers will	Lower Level Parking +G+14	44.95	Now, we had applied for Expansion /amendment in EC due to addition of floors.

				be increased)		
				E-F Type Residential & Commercial Building	Lower Level Parking +G+11	35.99
				Club House : Ground	Ground	-
22.	Total number of tenements			(Existing + Proposed) - Nos. Proposed Residential Tenements – 328 Nos. Shops – 18 Nos. Residential Users: 1640 nos Commercial Users: 333 Nos. Total Population : 1973 nos.		
23.	Water Budget	Dry Season(CMD)		Wet Season(CMD)		
		Fresh Water	155.93	Fresh Water	155.93	
		Recycled Flushing	80.46	Recycled	80.46	
		Swimming Pool	-	Swimming Pool	-	
		Club House	5.00		5.00	
		Flushing	80.46	Flushing	80.46	
		Gardening	30.00	Gardening	0	
		Total	271.39	Total	241.39	
		Wastewater generation	106.79		136.79	
24.	Water Storage Capacity for Firefighting/UGT		Residential: Domestic UG tank Capacity ( CUM): 142 Flushing UG tank Capacity ( CUM): 73 Fire UG tank Capacity ( CUM): 200 x 2 Commercial: NA Domestic UG tank Capacity: NA Flushing UG tank Capacity: -NA Fire UG tank Capacity: - NA			
25.	Source of water		Pune Municipal Corporation (PMC )			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		2.3 to 2.7 m, below		
		Size and no of RWH tank(s)and Quantity:		NA		
		Quantity and size of recharge pits:		5 nos. pits with 10 nos. of recharge bore wells. Size - 2.60 m x 2.60 m x 1.65 m		
		Details of UGT tanks if any:		Residential: Domestic UG tank Capacity:142 Flushing UG tank Capacity: 73 Fire UG tank Capacity: 200x2		

			Commercial: NA Domestic UG tank Capacity: NA m <sup>3</sup> Flushing UG tank Capacity: -including residential m <sup>3</sup> Fire UG tank Capacity: - NA	
27.	Sewage and Wastewater	Sewage generation inCMD:	217.25	
		STP technology:	MBBR	
		Capacity of STP(CMD):	1 x220 KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste:	27.00	Total - 45 kgs/day - Composting method
		Wet waste:	18.00	
		Construction waste	Excavation -2120 m <sup>3</sup>	Excavated earth material will be used for filling of plinth area & top soil for landscaping
29.	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste:	368	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	519	Through Mechanical Composter (Smart OWC)
		Hazardous waste:	NA	
		Biomedical waste	NA	
		E-Waste	95 kg/Month	Handed over to authorized recycler for further handling & disposal purpose
		STP Sludge(dry)	16.5 kg/day	To be used as manure for Gardening purpose
30.	Green Belt Development	Total RG area(m <sup>2</sup> ):	1953.45 m <sup>2</sup>	
		Existing trees on plot:	275	
		Number of trees to be planted:	220	
		Number of trees to be cut:	NA	
		Number of trees to be transplanted:	NA	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase Demand Load):	85 kW	
		During Operation phase(Connected load):	2521.25 kW	
		During Operation phase(Demand load):	1,123.45kW	
		Transformer:	2Nos. x 630kVA	

		DG set:	1 No.x200 kVA		
		Fuel used:	HSD		
32.	Details of Energy saving	246636 KWH / Anum 9 %			
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost
		Capital	Air & Noise and Water, Land Biological and Socio Economic		Rs. 27.44 Lakh
		O&M	Included in above		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs. Lakh/Y)
		Sewage treatment	STP plant 1x220 KLD	38.00	9.75
		Water treatment	-	NA	NA
		RWH and Storm Water	RWH Pits and network	3.76	0.26
		Swimming Pool	-	-	-
		Solid Waste	OWC	14.9	3.6
		Hazardous waste	NA	-	-
		e-waste	Authorized vendor	-	-
		Green belt development	Plantation	1.62	11.21
		Energy saving	Solar and LED	13.44	0.67
		Environmental Monitoring	Through laboratory	-	18.41
		Disaster Management	Provided	63.78	1.18
35.	Traffic Management	Type	Required as per DCR no	Actual Provided Nos.	Area per parking (m <sup>2</sup> )
		4-Wheeler	405	405	As per Standard DCR
		2-Wheeler	918	918	As per Standard DCR
		Bicycles	192	192	As per Standard DCR
36.	Details of Court cases /litigations w.r.t. the project and project location if any.	NA			

3. Proposal is an expansion of existing construction project. Project has received 1st EC vide Letter No. SEAC-2013/CR561/TC-2 dated 1st December, 2014 PP obtained 2nd EC vide SEIAA-EC-0000000536, dated 27th November, 2018 for total BUA of 50168.00 m<sup>2</sup>. Proposal has been considered by SEIAA in its 245<sup>th</sup> (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit certified Compliance report from Regional officer MoEFCC Nagpur.
2. As agreed during presentation PP to change the shrub proposed i.e. Phycus Benjamina.
3. As agreed during presentation PP to ensure that the fire tender Movement shall be in front of Commercial area also.
4. PP to reshuffle entry and exit to avoid traffic congestion in the plot area. PP to ensure that the slope of the ramp shall be maintained as 1:10.
5. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
6. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI -41412.30 m<sup>2</sup>, Non FSI-16250.89 m<sup>2</sup>, Total BUA-57663.19 m<sup>2</sup>. (Plan approval No. CC/0634/21/DPO/Zone-5, Date-21.06.2021).

**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. 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.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place

all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**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](http://parivesh.nic.in)

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar-Mhatskar  
(Member Secretary, SEIAA)

31/7/2022

Copy to:

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

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
 Fax: 24023516  
 Website: <http://mpcb.gov.in>  
 Email: [cac-cell@mpcb.gov.in](mailto: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.0000145709/CE/2305002018

Date: 25/05/2023

To,  
 M/s Pride Purple Landmark LLP-Park  
 Landmark, 665/A,  
 Bibwewadi, Tal Havli, Dist Pune



## Sub: Consent to Establish for Expansion in Residential and commercial construction project under Red Category

- Ref:**
1. Consent to Establish with Expansion vide no. Format1.0/BO/JD(WPC)/UAN065392/CE/CC-1909000437 dtd. 16.09.2019
  2. Renewal of Consent to Operate (Part) vide No. Format1.0/BO/JD(WPC)/UAN088457/CO/CC-2006001277 dtd. 29.06.2020
  3. Consent to Operate (Part-II) granted vide No. Format1.0/CC/UAN No.0000109545/CO-2108000685 dtd. 11.08.2021
  4. Minutes of 28th Consent Committee Meeting of 2022-23 held on 25.01.2023

Your application NO. MPCB-CONSENT-0000145709

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

1. **The Consent to Establish is granted for period upto Commissioning of the project or 15.09.2024 whichever is earlier.**
2. **The capital investment of the project is Rs.110 Cr(Total CI Rs 352 Cr) Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential and commercial construction project named as M/s Pride Purple Landmark LLP-Park Landmark, 665/A, Bibwewadi, Tal Havli, Dist Pune on Total Plot Area of 20154.48 SqMtrs for proposed total construction BUA of 57663.19 SqMtrs as per specific condition of EC granted dated 25.07.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 27.11.2018	20154.48	35380.55
2	Consent to Establish dtd 16.09.2019	20154.48	50168.00
3	Consent to Operate(Part-II) dtd 11.08.2021	20154.48	35380.55
4	Environmental Clearance dtd 25.07.2022	20154.48	57663.19

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	217	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set-200 kVA	200	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	368 Kg/Day	Segregation	Handed over to authorize vendor
2	Wet Waste	519 Kg/Day	OWC with composting facility/Biodigester with composting facility	As Manure
3	STP Sludge	16.5 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	50	Ltr/A	Reprocessing	To Authorized Reprocessor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	95.00	Kg/M	To Authorized Dismantler

9. This 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 agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. 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.

14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. This consent is issued with overriding effect on earlier Consent to Establish with Expansion vide no. Format1.0/BO /JD(WPC)/ UAN065392/CE/CC-1909000437 dtd. 16.09.2019
17. The Project Proponent shall comply with the Environmental Clearance obtained vide No dtd SIA/MH/MIS/ 243583/2021dtd. 25.07.2022 for construction project having total plot area 20154.48 Sq.mtr, & total Construction BUA 57663.19 Sq.mtr as per specific condition of EC.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	75000.00	MPCB-DR-13687	24/08/2022	RTGS

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 220 CMD with MBBR technology for the treatment of 217 CMD of sewage.
- 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	271.00
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
S1	DG Set-200 kVA	Acoustic Enclosure	3.00	HSD 40 Ltr/Hr	1	SO <sub>2</sub>	19.2 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 <sup>3</sup>
-------------------------	---------------	------------------------

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

**SCHEDULE-III****Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C20/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C to E	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance 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**

<b>Srno.</b>	<b>Consent (C2E/C20/C2R)</b>	<b>Amount of BG imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Amount of BG Forfeiture</b>	<b>Reason of BG Forfeiture</b>
NA						

**BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C20/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
NA				



**SCHEDULE-IV****Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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. 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 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](mailto: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.0000129959/CR/2212002294

Date: 29/12/2022

To,  
 M/s Pride Purple Landmark LLP  
 -Park Landmark, 665/A, Bibwewadi,  
 Tal Haveli, Dist Pune



Your Service is Our Duty

## Sub: Renewal of Consent to Operate for Housing construction project under Red Category

- Ref:**
1. Consent to Establish with Expansion granted vide no. Format1.0/BO/JD(WPC)/UAN-065392/CE/CC-1909000437 dtd. 16.09.2019.
  2. Consent to Operate(Part-II) granted vide No Format1.0/CC/UAN No.0000109545/CO-2108000685 dtd. 11.08.2021
  3. Minutes of 21st Consent Committee Meeting of 2022-23 held on 26.11.2022

Your application NO. MPCB-CONSENT-0000129959

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to operate is granted for period upto 31.01.2024**
2. **The capital investment of the project is Rs.136.31 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of consent to operate is valid for housing construction project named as M/s Pride Purple Landmark LLP-Park Landmark, 665/A, Bibwewadi, Tal Haveli, Dist Pune on Total Plot Area of 20154.48 SqMtrs for total construction BUA of 35380.55 SqMtrs as per specific condition of EC granted dated 27.11.2018 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 27.11.2018	20154.48	35380.55
2	Consent to Establish dtd 16.09.2019	20154.48	50168.00
3	Consent to Operate (Part-II) dtd 11.08.2021	20154.48	35380.55

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	196	As per Schedule - I	60% should be reused & recycled and remaining should be discharged in municipal sewer.

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1	DG Set 160 KVA	1	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Wet garbage	280 Kg/Day	OWC with Composting	As Manure
2	Dry garbage	105 Kg/Day	Segregation	To Local Body
3	STP sludge	10 Kg/Day	Dewatering	As Manure

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
  9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
  10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
  11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively for the treatment of wet garbage
  12. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
  13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-000000536 dtd. 27.11.2018 for construction project on total plot area 20154.48 Sq.mtrs & total Construction BUA 35380.55 Sq.mtrs as per specific condition.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	108180.00	MPCB-DR-10671	03/03/2022	RTGS
2	303420.00	MPCB-DR-10116	15/03/2022	RTGS

**Earlier balance fees of Rs. 2,45,240 /- is adjusted for this consent.**

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 200 CMD with MBBR technology for the treatment of 196 CMD of sewage.
- 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	110.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

**SCHEDULE-II****Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-160 kVA	Acoustic Enclosure	3.00	Diesel 32 Ltr/Hr	1	SO <sub>2</sub>	15.32 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 <sup>3</sup>
-------------------------	---------------	------------------------

- 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).



**SCHEDULE-III****Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	Renewal of Consent	Rs 10 Lakhs	15 Days	Operation & Maintenance of PCS and Compliance of Consent Con	Continuous	31.05.2024

\*\* 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**

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

**BG Return details**

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



## SCHEDULE-IV

### **General Conditions:**

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

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

---

This certificate is digitally & electronically signed.

---



# Submission of half yearly Compliance report for Construction of "Park Landmark" project developed by M/s. Pride PurpleLandmark LLP at S.No.665 Bibvewadi, Taluka – Haveli, Dist Pune – 411016.



**Park Landmark** - parklandmark91@gmail.com

to: eccompliance-mh, ropune1, jdvwater, bcc: environment, bcc: vpsifure

Fri, Jun 30, 6:26 PM

To,

**The Chief Conservator of forest,  
Regional Office (WCZ), Ministry of Environment, Forest & Climate Change,  
Ground floor, East Wing, New Secretariate Building,  
Civil Lines, Nagpur – 440001,  
Maharashtra.**

**Subject:** Submission of half yearly Compliance report for Construction of "Park Landmark" project developed by M/s. Pride Purple Landmark LLP at S.No.665 Bibvewadi, Taluka – Haveli, Dist Pune – 411016.

**Ref:** Environment Clearance Letter No – EC22B038MH189670 File No. – SIA/MH/MIS/243583/2021 Date of Issue – 25/07/2022.

Respected Sir,

With reference to the above subject, we are submitting the current status of our construction work, monitoring reports & point wise compliance status to various stipulations laid down by the ministry of Environment & forest along with necessary enclosure and annexure.

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

1. Data sheet (January 2023 to June 2023)
2. Environment Clearance Letter
3. Compliance Report
4. Environment Monitoring Report (January 2023 to March 2023)
5. Environment Monitoring Report (April 2023 to June 2023)
6. Annexure I – Project Details
7. Annexure II – EMP Cost
8. Current Project Status Report
9. Copy of Consent to Establish
10. Copy of Consent to Operate

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

.....



Date: - 27.06.2023

To,  
The Chief Conservator of forest,  
Regional Office (WCZ), Ministry of Environment, Forest & Climate Change,  
Ground floor, East Wing, New Secretariate Building,  
Civil Lines, Nagpur - 440001,  
Maharashtra.

**Subject:** Submission of half yearly Compliance report for Construction of "Park Landmark" project developed by M/s. Pride Purple Landmark LLP at S.No.665/A, Bibvewadi, Taluka - Haveli, Dist Pune - 411016.

**Ref:** Environment Clearance Letter No - EC Identification No. - EC22B038MH189670 File No. - SIA/MH/MIS/243583/2021 Date of Issue - 25/07/2022.

Respected Sir,

With reference to the above subject, we are submitting the current status of our construction work, monitoring reports & point wise compliance status to various stipulations laid down by the ministry of Environment & forest along with necessary enclosure and annexure.

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

1. Data sheet (January 2023 to June 2023)
2. Environment Clearance Letter
3. Compliance Report
4. Environment Monitoring Report (January 2023 to March 2023)
5. Environment Monitoring Report (April 2023 to June 2023)
6. Annexure I - Project Details
7. Annexure II -EMP Cost
8. Current Project Status Report
9. Copy of Consent to Establish
10. Copy of Consent to Operate

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

Thanking you,

Yours faithfully,

For, M/s. Pride Purple Landmark LLP

for   
Arvind Jain  
(Designated Partner)



**Copy to:**

The member secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3<sup>rd</sup> & 4<sup>th</sup> floor,  
Opp. Cine Planet, Sion Circle, Mumbai- 400022, India.

<b><u>MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS</u></b>	
<b>MINISTRY OF ENVIRONMENT &amp; FORESTS</b>	
<b>Regional Office (WCZ), Nagpur</b>	
<b>Monitoring Report</b>	
<b><u>DATA SHEET</u></b>	
	<b>Period</b> January 2023 to June 2023.
1.	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify) : Housing Project
2.	Name of the project : Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP
3.	Clearance letter (s)/OM no. and date : EC Identification No. - EC22B038MH189670 File No. - SIA/MH/MIS/243583/2021 Date of Issue EC - 25/07/2022
4.	Location : S.No.665 Bibwewadi, Taluka - Havali, Dist Pune.
	(a) District : Pune
	(b) State : Maharashtra
	(c) Latitude / Longitude : -----
5.	(a) Address for correspondence : Pride House, 5 <sup>th</sup> Floor, Near Pune University Road, Sivajinagar, Pune- 411016.

	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	:	Mr. Arvind Jain (Designated Partner). (M/s. Pride Purple Landmark LLP.)
6.	Salient Features		
	(a) Of the project	:	Refer Annexure 1-Project Details
	(b) Of Environmental Management Plans	:	Refer Annexure 1-Project Details
7.	Breakup of the project area		
	(a) Submergence area: forest & non forest.	:	Nil
	(b) Others	:	The entire project area is non-agricultural land.
8.	Breakup of the project affected population with enumeration of those losing houses /dwelling units' only, agricultural land only, both - dwelling units & agricultural land & landless labourers /artisan.	:	The Proposed Project is located at vacant land only clearing small-sized vegetation. Therefore, no population was dislocated or affected due to the proposed Project.
	(a) SC, ST /Adivasis	:	Nil
	(b) Others  (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	:	Nil
9.	Financial details		
	(a) Project cost as originally planned and sub-subsequent revised estimates and the year of price reference.	:	Rs. 110 Cr.
	(b) Allocation made for environmental	:	<b>Attached Annexure - II</b>

	management plans with item wise and year wise break-up.		
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	:	Yet to finalise.
	(d) Whether (c) include the cost of environmental management as shown in the above.	:	Not applicable since (c) is yet to finalise.
	(e) Actual expenditure incurred on the project so far	:	Yet to finalise.
	(f) Actual expenditure incurred on the environmental management plans so far	:	Yet to finalise.
10.	Forest land requirement.	:	There is no forest land involved.
	(a) The status of approval for diversion of forest land for non-forestry use	:	Not applicable
	(b) The status of clearing felling	:	Not applicable
	(c) The status of compensatory afforestation, if any	:	Not applicable
	(d) Comments on the viability & sustainability of compensatory afforestation programme 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.	:	Nil
12.	Status of construction.	:	
	a) Date of commencement (Actual and / or planned)	:	Excavation Started: <b>October 2014.</b>

	b) Date of completion (Actual and/or planned)	:	2025
13.	Reason for the delay if the project is yet to start.	:	No
14.	Dates of site visits		
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	:	---
	(b) Date of site visit for this monitoring report	:	<ul style="list-style-type: none"> <li>• <b>February 2023</b></li> <li>• <b>May 2023.</b></li> </ul> <p><i>(Env. monitoring report done by A Encon private limited Is Enclosed herewith)</i></p>
15.	<p>Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits.</p> <p>(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.</p>	:	<p><b>Letter issued by MoEF:</b></p> <p><b>Revalidation of EC Letter:</b> EC Identification No. - EC22B038MH189670 File No. - SIA/MH/MIS/243583/2021 Date of Issue EC - 25/07/2022</p> <p><b>Consent to Establish:</b> (1) Consent no. format 1.0/CC/UAN No.0000145709/CE/2305002018, date of issue 25/05/2023.</p> <p><b>Consent to Operate Renewal:</b> Format1.0/CC/UAN No.0000129959/CR/2212002294, Date: 29/12/2022.</p>

ENVIRONMENTAL  
CLEARANCE



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

To,

The Partner  
PRIDE PURPLE LANDMARK LLP  
Pride House, 5th floor, Near Punr University Circle, Shivajinagar, Pune  
411016 -411016

**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/243583/2021 dated 07 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH189670
2. File No.	SIA/MH/MIS/243583/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP
7. Name of Company/Organization	PRIDE PURPLE LANDMARK 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: 25/07/2022

(e-signed)  
Manisha Patankar Mhaskar  
Member Secretary  
SEIAA - (Maharashtra)

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

*This is a computer generated cover page.*

PARIVESH

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



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/243583/2021  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To

M/s. PRIDE PURPLE LANDMARK LLP,  
 S. No. 665/A Bibwewadi, Taluka Haveli,  
 Village Bibwewadi, Pune.

Subject : Environmental Clearance for Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by M/s. PRIDE PURPLE LANDMARK LLP

Reference : Application no. SIA/MH/MIS/243583/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 135<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 245<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/243583/2021	
2.	Name of Project	Proposed Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP  We have received As per 1 <sup>st</sup> EC Letter No. SEAC-2013/CR561/TC-2 dated 1 <sup>st</sup> December, 2014 & 2 <sup>nd</sup> EC SEIAA Maharashtra having file number SEIAA-EC-0000000536 dated 27th November, 2018	
3.	Project category	8(a)B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. D P Jain Director
		Regd. Office address	Address: Pride House, 5th floor, Near Pune University Circle, Shivajinagar, Pune 411016
		Contact number	9823022211
		e-mail	<a href="mailto:nandkishor@pridepurplegroup.com">nandkishor@pridepurplegroup.com</a>
6.	Consultant	M/s. Mahabal Enviro Engineers Pvt. Ltd. Address : Plot No. F-7, Road No. 21, Wagle Estate Thane-400604, Maharashtra	

		Email id : <a href="mailto:thane@mahabal.com">thane@mahabal.com</a> Tel: 022- 25823154/ 0658/ 1663				
7.	Applied for	Expansion - Brown Field Project				
8.	Details of previous EC	We have received As per 1st EC Letter No. SEAC-2013/CR561/TC-2 dated 1st December, 2014 & 2nd EC SEIAA Maharashtra having file number SEIAA-EC-0000000536 dated 27th November, 2018				
9.	Location of the project	Proposed Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP				
10.	Latitude and Longitude	Latitude – 18°27'40.53"N Longitude – 73°51'52.41"E				
11.	Total Plot Area(m2)	20,154.48				
12.	Deductions(m2)	620.00				
13.	Net Plot area(m2)	17581.03				
14.	Proposed FSI area(m2)	41412.30				
15.	Proposed non-FSI area(m2)	20771.15				
16.	Proposed TBUA(m2)	62183.45				
17.	TBUA(m2)approved by Planning Authority till date	62183.45				
18.	Ground coverage(m2)&%	9483.69 (As per Previous EC)				
19.	Total Project Cost(Rs.)	Rs.- 110 Crore				
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost(Rs.)	Duration	
		Details attached				
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>					
	Previous EC/Existing Building			Proposed Configuration		Reason for Modification/Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	
			A-B Type (Completed)	P+P+12	37.65	
			C-D Type (Proposed Internal floor design will be changed . So Flats Numbers will	Lower Level Parking +G+14	44.95	Now, we had applied for Expansion /amendment in EC due to addition of floors.

				be increased)		
				E-F Type Residential & Commercial Building	Lower Level Parking +G+11	35.99
				Club House : Ground	Ground	-
22.	Total number of tenements			(Existing + Proposed) - Nos. Proposed Residential Tenements – 328 Nos. Shops – 18 Nos. Residential Users: 1640 nos Commercial Users: 333 Nos. Total Population : 1973 nos.		
23.	Water Budget	Dry Season(CMD)		Wet Season(CMD)		
		Fresh Water	155.93	Fresh Water	155.93	
		Recycled Flushing	80.46	Recycled	80.46	
		Swimming Pool	-	Swimming Pool	-	
		Club House	5.00		5.00	
		Flushing	80.46	Flushing	80.46	
		Gardening	30.00	Gardening	0	
		Total	271.39	Total	241.39	
		Wastewater generation	106.79		136.79	
24.	Water Storage Capacity for Firefighting/UGT		Residential: Domestic UG tank Capacity ( CUM): 142 Flushing UG tank Capacity ( CUM): 73 Fire UG tank Capacity ( CUM): 200 x 2 Commercial: NA Domestic UG tank Capacity: NA Flushing UG tank Capacity: -NA Fire UG tank Capacity: - NA			
25.	Source of water		Pune Municipal Corporation (PMC )			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		2.3 to 2.7 m, below		
		Size and no of RWH tank(s)and Quantity:		NA		
		Quantity and size of recharge pits:		5 nos. pits with 10 nos. of recharge bore wells. Size - 2.60 m x 2.60 m x 1.65 m		
		Details of UGT tanks if any:		Residential: Domestic UG tank Capacity:142 Flushing UG tank Capacity: 73 Fire UG tank Capacity: 200x2		

			Commercial: NA Domestic UG tank Capacity: NA m <sup>3</sup> Flushing UG tank Capacity: -including residential m <sup>3</sup> Fire UG tank Capacity: - NA	
27.	Sewage and Wastewater	Sewage generation inCMD:	217.25	
		STP technology:	MBBR	
		Capacity of STP(CMD):	1 x220 KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste:	27.00	Total - 45 kgs/day - Composting method
		Wet waste:	18.00	
		Construction waste	Excavation -2120 m <sup>3</sup>	Excavated earth material will be used for filling of plinth area & top soil for landscaping
29.	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste:	368	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	519	Through Mechanical Composter (Smart OWC)
		Hazardous waste:	NA	
		Biomedical waste	NA	
		E-Waste	95 kg/Month	Handed over to authorized recycler for further handling & disposal purpose
		STP Sludge(dry)	16.5 kg/day	To be used as manure for Gardening purpose
30.	Green Belt Development	Total RG area(m <sup>2</sup> ):	1953.45 m <sup>2</sup>	
		Existing trees on plot:	275	
		Number of trees to be planted:	220	
		Number of trees to be cut:	NA	
		Number of trees to be transplanted:	NA	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase Demand Load):	85 kW	
		During Operation phase(Connected load):	2521.25 kW	
		During Operation phase(Demand load):	1,123.45kW	
		Transformer:	2Nos. x 630kVA	

		DG set:	1 No.x200 kVA		
		Fuel used:	HSD		
32.	Details of Energy saving	246636 KWH / Anum 9 %			
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost
		Capital	Air & Noise and Water, Land Biological and Socio Economic		Rs. 27.44 Lakh
		O&M	Included in above		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs. Lakh/Y)
		Sewage treatment	STP plant 1x220 KLD	38.00	9.75
		Water treatment	-	NA	NA
		RWH and Storm Water	RWH Pits and network	3.76	0.26
		Swimming Pool	-	-	-
		Solid Waste	OWC	14.9	3.6
		Hazardous waste	NA	-	-
		e-waste	Authorized vendor	-	-
		Green belt development	Plantation	1.62	11.21
		Energy saving	Solar and LED	13.44	0.67
		Environmental Monitoring	Through laboratory	-	18.41
		Disaster Management	Provided	63.78	1.18
35.	Traffic Management	Type	Required as per DCR no	Actual Provided Nos.	Area per parking (m <sup>2</sup> )
		4-Wheeler	405	405	As per Standard DCR
		2-Wheeler	918	918	As per Standard DCR
		Bicycles	192	192	As per Standard DCR
36.	Details of Court cases /litigations w.r.t. the project and project location if any.	NA			

3. Proposal is an expansion of existing construction project. Project has received 1st EC vide Letter No. SEAC-2013/CR561/TC-2 dated 1st December, 2014 PP obtained 2nd EC vide SEIAA-EC-0000000536, dated 27th November, 2018 for total BUA of 50168.00 m<sup>2</sup>. Proposal has been considered by SEIAA in its 245<sup>th</sup> (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit certified Compliance report from Regional officer MoEFCC Nagpur.
2. As agreed during presentation PP to change the shrub proposed i.e. Phycus Benjamina.
3. As agreed during presentation PP to ensure that the fire tender Movement shall be in front of Commercial area also.
4. PP to reshuffle entry and exit to avoid traffic congestion in the plot area. PP to ensure that the slope of the ramp shall be maintained as 1:10.
5. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
6. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI -41412.30 m<sup>2</sup>, Non FSI- 16250.89 m<sup>2</sup>, Total BUA-57663.19 m<sup>2</sup>. (Plan approval No. CC/0634/21/DPO/Zone-5, Date-21.06.2021).

**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. 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.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place

all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

## **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](http://parivesh.nic.in)

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar-Mhaiskar  
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Manisha Patankar Mhaiskar  
Member Secretary

Date: 7/25/2022 3:32:23 PM

## COMPLIANCE REPORT

<b>EC No.</b>	:	EC Identification No. - EC22B038MH189670 File No. - SIA/MH/MIS/243583/2021 Date of Issue EC - 25/07/2022.
<b>Project Name</b>	:	Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP
<b>Project location</b>	:	S.No. 665/A Bibwewadi, Taluka – Haveli, Dist Pune.
<b>Developer name</b>	:	M/s. Pride Purple Landmark LLP.
<b>Developers address</b>	:	Pride House, 5 <sup>th</sup> Floor, Near Pune University Road, Shivajinagar, Pune- 411016.

The proposal is an expansion of existing construction project. Project has received 1<sup>st</sup> EC vide Letter No. SEAC-2013/CR561/TC-2 dated 1<sup>st</sup> December, 2014 PP obtained 2<sup>nd</sup> EC vide SEIAA-EC-0000000536, dated 27<sup>th</sup> November, 2018 for total BUA of 50168.00 m<sup>2</sup>. Proposal has been considered by SEIAA in its 245<sup>th</sup> (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

## 1. SPECIFIC CONDITIONS:

## A. SEAC Conditions

Sr. No.	EC Conditions	Compliance Status
1.	PP to submit certified Compliance report from regional officer MoEFCC Nagpur.	Noted & complied.
2.	As agreed during presentation PP to change the shrub proposed i.e, Phycus Benjamina.	Noted.

3.	As agreed during the presentation PP to ensure that the fire tender Movement shall be in front of Commercial area also.	Noted.
4.	PP to reshuffle entry and exit to avoid traffic congestion in the plot area. PP to ensure that the slope of the ramp shall be maintained as 1:10.	Noted.
5.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted.
6.	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.	Noted.

#### B. SEIAA Conditions

Sr. No.	EC Conditions	Compliance Status
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted.
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-1A III de 04.01.2019,	Noted.

4.	SEIAA after deliberation decided to grant EC for FSI 41412.30 m <sup>2</sup> , Non FSI- 16250.89 m <sup>2</sup> , Total BUA-57663.19 m <sup>2</sup> . (Plan approval No. CC/0634/21/DPO/Zone-5, Date-21.06.2021).	Noted
----	---	-------

**2. GENERAL CONDITIONS:**

<b>A. Construction Phase</b>		
Sr. No.	EC Conditions	Compliance Status
1.	The solid waste generated should be properly collected and segregated. Wet garbage should be composed and dry/inert solid waste should be disposed off to the approved sites for landfilling after recovering recyclable material.	<p>Complied.</p> <ul style="list-style-type: none"> <li>Total Dry waste generated from the project – 27 Kg/day as well as Wet waste – 18 Kg/day</li> <li><b>Construction waste</b> Excavation-2120 m<sup>3</sup></li> </ul> <p><b>Disposal</b> – Composting method – 45 kg/day. Excavated earth material will be used for filling of the plinth area and topsoil for landscaping</p>
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions [or general safety and health aspects of people. only in approved sites with the approval of competent authority.	<ul style="list-style-type: none"> <li>All muck has been used for land filling due to uneven cut fill sections.</li> <li>Construction Area is barricade and separated from Handed over area.</li> <li>The Dust is controlled with sprinkling of water, Controlled speed of construction vehicles, hence no adverse impact on neighboring communities.</li> </ul>
3.	Any hazardous waste generated during construction phase should be disposed of as	Noted.

	per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Empty paint containers returned to vendor other than that, No any type Hazardous materials are not used or produced as this is a project of residential building Construction.
4.	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.	Noted. <ul style="list-style-type: none"> <li>• Proper drinking water &amp; toilet facility is provided at site.</li> <li>• Drinking water facility is being provided to construction workers through water tankers.</li> </ul>
5.	Arrangement shall be made that waste water and storm water do not get mixed	Noted. <ul style="list-style-type: none"> <li>• Separate piping is provided to transport sewage to STP and STP to Drainage line as well as separate line to flushing.</li> <li>• Storm Water is directly connected to RWH.</li> </ul>
6.	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.	Noted. <ul style="list-style-type: none"> <li>• Wet Gunny bags and curing agents are used to reduce the water for curing.</li> <li>• Also Premixed ready mortar is being used which do not require curing.</li> </ul>
7.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted. <ul style="list-style-type: none"> <li>• Pune Municipal Corporation provides water to the project for all purposes. Hence, the project does not require groundwater through the bore well.</li> <li>• We do not perform any activity which leads to polluting groundwater.</li> </ul>

8.	Permission to draw ground Water shall be obtained from the competent Authority prior to construction/operation of the project.	<p>Noted.</p> <ul style="list-style-type: none"> <li>Pune Municipal Corporation is very kind to us and provides water which is sufficient for all purposes of the project.</li> <li>Hence NOC from Central Ground Water Authority is not required.</li> </ul>
9.	Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	<p>Complied in completed Construction. Plumbing Fixtures with Aerators and Dual Flushing Tanks are Provided.</p>
10.	The Energy Conservation Building Code shall be strictly adhered to.	<p>Noted.</p> <ul style="list-style-type: none"> <li>CFLs/TFLs will be installed in all common areas.</li> </ul> <p><b>ROOF INSULATION AND THERMAL INSULATION</b></p> <ul style="list-style-type: none"> <li>Thermal-insulated Floor paint is applied on Terrace.</li> <li>Brick bat coba waterproofing is done on the terrace.</li> </ul>
11.	All the top soil excavated during construction activities should be stored for Use in horticulture / landscape development within the project site.	<p>Noted.</p> <ul style="list-style-type: none"> <li>Complied and same will be complied for balance Construction.</li> <li>Topsoil from the previous excavation was preserved and used for landscaping.</li> <li>Future topsoil when excavated will also be used for the same purpose.</li> </ul>
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	<p>Noted.</p> <ul style="list-style-type: none"> <li>Soil is used for leveling, which is generated during the excavation of the project. There is no need to transport soil from outside.</li> </ul>
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground	<p>Noted.</p> <ul style="list-style-type: none"> <li>This is a construction of a residential project; hence excavation done on site</li> </ul>

	water quality by leaching of heavy metals and other toxic contaminants.	<p>is for foundation work, so the groundwater level is far beyond the excavation.</p> <ul style="list-style-type: none"> <li>• Pune Municipal Corporation provides water to the project for all-purpose, hence project does not require groundwater through the bore well. Hence there is no possibility of leaching of heavy metals and other toxic contaminants.</li> <li>• Soil sample is taken on quarterly, and tested in MoEF &amp; NABL approved laboratory, and reports are attached.</li> </ul>
14.	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.	<p>Noted.</p> <ul style="list-style-type: none"> <li>• We have provided the total area for gardening is 1953.45 Sqm and the total nos. of trees that have been planted are 495 nos. (Existing 275 + proposed 220).</li> <li>• Open spaces are provided with lawns, shrub beds &amp; trees</li> </ul>
15.	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.	<p>Complied.</p> <ul style="list-style-type: none"> <li>• DG set are used only during power failure hence there is no need to store diesel.</li> <li>• Diesel refilling was done through diesel tankers on a hiring basis from Fuel pumps that are nearby 24x7.</li> <li>• DG sets are having acoustic enclosures and low-sulfur diesel is used.</li> <li>• Regular servicing is done through AMC and Exhaust is monitored periodically.</li> </ul>
16.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act,	<p>Noted.</p> <ul style="list-style-type: none"> <li>• We have provided the total area for gardening is 1953.45 Sqm and the total</li> </ul>

	<p>1975 as amended during the validity of Environment Clearance.</p>	<p>nos. of trees that have been planted are 495 nos. (Existing 275 + proposed 220).</p> <ul style="list-style-type: none"> <li>• Open spaces are provided with lawns, shrub beds &amp; trees</li> </ul>
17.	<p>Vehicles hired for the transportation of raw materials shall strictly comply the emission norms prescribed by the ministry of road transport and highway department. The vehicle shall be adequately covered to avoid spillage/leakage.</p>	<p>Noted.</p> <ul style="list-style-type: none"> <li>• Vehicles are allowed during early morning hours or late evening hours when traffic in the area is less (8:30 PM to 5:30 AM).</li> <li>• Standard of construction vehicles are checked regularly including PUC certificate.</li> </ul>
18.	<p>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 be stipulated standards by CPCB/MPCB.</p>	<p>Noted.</p> <ul style="list-style-type: none"> <li>• Electric Powered and well-serviced construction equipment were used to control noise by construction equipment.</li> <li>• Incremental pollution loads on the ambient air and noise quality are being closely monitored.</li> <li>• Construction time is restricted between 8AM to 5:30PM. Air &amp; Noise monitoring reports are attached.</li> </ul>
19.	<p>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</p>	<p>Complied.</p> <ul style="list-style-type: none"> <li>• The DG backup is provided to Elevators, Common Lighting, STP plant, Underground Pumps and Fire Fighting Systems.</li> <li>• The DG is located away from residential buildings. The area is barricaded with Chain link fencing for safety.</li> </ul>

	of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	DG Are with acoustic Enclosure and Exhaust stack is provided and low sulfur diesel is used.
20.	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.	<p>Complied.</p> <ul style="list-style-type: none"> <li>Site engineers supervise proper implementation of EHS safeguard at site.</li> </ul>
<b>B). Operation Phase.</b>		
Sr. No.	EC Conditions	Compliance Status
1.	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.	<p>Complied.</p> <ul style="list-style-type: none"> <li>Total Dry waste generated from project – 368 Kg/day as well as Wet waste - 519 Kg/day and STP Sludge is 16.5 Kg/day.</li> <li>Separated Dry and Wet solid waste is collected from every flat in the separate dust bins. Dry Garbage is handed over to PMC &amp; Wet Organic waste is converted in manure through OWC.</li> <li>Manure from OWC &amp; STP sludge is used for gardening.</li> </ul>
2.	E-waste shall be disposed through Authorized vendor as per E-waste (Management) and Handling) Rules, 2016.	<p>Noted.</p> <p>E-Waste (95 kg/Month) is handed over to an authorized recycler for further handling &amp; disposal purposes.</p>

3.	<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/ 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.</p>	<p>Noted.</p> <ul style="list-style-type: none"> <li>• Construction of MBBR type of one Sewage treatment plant of Capacity 220 KLD.</li> <li>• The treated wastewater can be reused for flushing and gardening purpose within the premises.</li> <li>• The discharge of treated sewage confirms to the norms and standards prescribed by MPCB consents obtained.</li> </ul> <p>The blower has been provided to STP to mitigate the odour problem from STP.</p>
4.	<p>Project Proponent shall ensure completion of STP, MSW disposal facility, and Green belt development prior to occupation of buildings. As agreed during the SEIAA meeting, PP to explore the possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into a sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirements.</p>	<p>Noted.</p> <ul style="list-style-type: none"> <li>• The STP of 220 KLD capacity &amp; OWC is already provided on the project site; both the STP &amp; OWC are enough for the whole project.</li> <li>• Green belt Development has been done.</li> </ul>

5.	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.	Noted.
6.	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.	<p>Noted.</p> <ul style="list-style-type: none"> <li>• Wide gate is provided for ease of Entry and Exit at a same time.</li> <li>• Adequate parking is provided in the premises.</li> <li>• Sufficient wide Road is provided with traffic signage.</li> </ul>
7.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	<p>Noted.</p> <ul style="list-style-type: none"> <li>• We have provided a total area for gardening is 1953.45 Sqm and the total nos. of trees that have been planted is 495 nos. (Existing 275 + proposed 220).</li> <li>• Open spaces are provided with lawns, shrub beds &amp; trees.</li> </ul>
9.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<p>Noted.</p> <p>Total 2 numbers of qualified persons are appointed in the environment management cell.</p>
10.	Separate funds shall be allocated for the implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the	<p>Noted.</p> <p>Details of EMP allocation for construction &amp; Operation phase is enclosed herewith.</p>

	project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	
11.	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 accord 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	Noted. The advertisement has been given in the newspaper in the Marathi language regarding the Environment Clearance is granted to the project and a copy of the same is available with the Maharashtra Pollution Control Board and may also be seen on the Website at parivesh.nic.in
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soil copies to the MPCB & this department on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	We are submitting six monthly monitoring reports along with the necessary documents.
13.	A copy of the clearance letter shall be sent by proponent to rite concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations. If any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted. The Environment Clearance letter is submitted to Pune Municipal Corporation but still we have not received any suggestions from their side.

14.	The proponent shall upload the Status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO, NOx (ambient levels as well as stack emissions) or critical sectoral 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.	Yes, Noted & Implemented. <ul style="list-style-type: none"> <li>• EC compliance report is prepared on the six-monthly basis with quarterly environment monitoring reports, data sheet, EMP allocation, project status and copies of consent to operate, consent to establish and Environment clearance.</li> <li>• All the documents complied in sophisticated format and submitted in June &amp; December of every year to MoEF, MPCB via mail.</li> </ul>
-----	---	--

### C. General EC Conditions

Sr. No.	EC Conditions	Compliance Status
1.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	
2.	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 the start of any construction work at the site.	Noted & complied. <p>1). <b>Consent to Establish</b> renewal has been granted by MPC, board, Maharashtra (Consent no.                   Format1.0/BO/JD(WPC)/UAN-065392/CE/CC-1909000437                   dated 16/09/2019.</p>

		<p><b>2). Consent to Establish/Expansion:</b>  Format1.0/CC/UAN No.  0000145709/CE/2305002018, Date:  25/05/2023.</p>
3.	Under the provisions of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that the construction of the project has been started without obtaining environmental clearance.	<p>Noted.  Environmental clearance is obtained EC Identification No. - EC22B038MH189670 File No. - SIA/MH/MIS/243583/2021 Date of Issue EC - 25/07/2022. EC letter is attached.</p>
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are submitting six monthly monitoring reports along with the necessary documents.
5.	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.	The last Environment Statement Report was Submitted on dated 30 <sup>th</sup> September 2022 & next will be submitted on dated 30 <sup>th</sup> September 2023.

6.	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.	Noted.
7.	This environmental clearance is issued subject to obtaining NOC from the Forestry & Wildlife 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.	Noted. NOC from forest department is not required to this project and Environment Clearance has been issued to the Project. (EC No. EC Identification No. - EC22B038MH189670 File No. - SIA/MH/MIS/243583/2021 Date of Issue EC - 25/07/2022
<b>Sr. No.</b>	<b>EC Conditions</b>	<b>Compliance Status</b>
1.	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 is 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	Noted. <ul style="list-style-type: none"> <li>Project is under construction since 2014 as we received EC letter and since then we have obeyed the laws of the land and especially the Environmental Statutes hence till date we have not received any objection from any</li> </ul>

	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 initiate under EP act.	government body, which is clearly indicate that, the environmental laws has not violated because of this project.
2.	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.	Noted.
3.	In case of submission of false document and noncompliance of stipulated conditions. Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act. 1986,	Noted. As very law abiding nature, all the documents which are submitted to any government body as well as all the construction activity of the project are going on under the Environmental Protection Act. 1986.
4.	<b>Validity of Environment Clearance:</b> The environmental clearance accorded shall be valid as per EIA notification, 2006, and amended from time to time.	Noted. EC is granted (EC No. - EC Identification No. - EC22B038MH189670 File No. - SIA/MH/MIS/243583/2021 Date of Issue EC - 25/07/2022).
5.	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	Noted.

	Wastes (Management and Handling) Rules. 1989 and its amendments, the public liability Insurance Act, 1991 and its amendments.	
6.	Any appeal against this environmental Clearance shall lie with the national green Tribunal (Western Zone Bench, Pune), New administrative building, 1 <sup>st</sup> floor, D-wing, Opposite council Hall, Pune, if preferred within 30 days as per prescribed under section 16 of the national green tribunal Act, 2010.	Noted.

## Test Report For Drinking Water

<b>Client Name &amp; Address : M/s. Pride Purple Landmark LLP.- "PARK LANDMARK" ,</b> S.No.665, Bibvewadi, Taluka – Haveli, Dist Pune – 411016.					
<b>Sample Inward No.</b>	SAEN/OT/22-23/608 - I	<b>Sample Report No. :</b>	SAEN/TR/OT/22-23/2986		
<b>Sample Received Date :</b>	03.02.2023	<b>Sampling Location :</b>	Sales Office		
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity :</b>	2 liter + 200 ml.		
<b>Sample Name :</b>	DW	<b>Date of Report :</b>	10.02.2023		

Sr. No	Parameters	Result	Unit	Standard Value / Limits	Analysis Method
1	Turbidity	0.15	NTU	< 1.0	APHA 23 <sup>rd</sup> Edn 2017 (2130B)
2	Colour	Unobjectionable	Hazen	Agreeable	APHA 23 <sup>rd</sup> Edn 2017 (2120B)
3	Odour	Unobjectionable	--	Agreeable	IS 3025: (Part 6)
4	Taste	Agreeable	--	Agreeable	APHA 23 <sup>rd</sup> Edn 2017 (2160B)
5	pH	7.5	--	6.5-8.5	APHA 23 <sup>rd</sup> Edn 2017 4500 (H <sup>+</sup> )B
6	Total Dissolved Solids	245	mg/L	< 500	APHA 23 <sup>rd</sup> Edn 2017, 2540 C
7	Chlorides	42	mg/L	< 250	APHA 23 <sup>rd</sup> Edn 2017, 4500-Cl B
8	Sulphate	36	mg/L	< 200	APHA 23 <sup>rd</sup> Edn 2017, 4500-SO4 E
9	Total Hardness as CaCO <sub>3</sub>	128	mg/L	< 200	APHA 23 <sup>rd</sup> Edn 2017 2340 C
10	Calcium as Ca	32	mg/L	< 75	APHA 23 <sup>rd</sup> Edn 2017, 3500-Ca B
11	Magnesium as Mg	13.7	mg/L	<30	APHA 23 <sup>rd</sup> Edn 2017, 3500-Mg B
12	Fluoride	0.0	mg/L	< 1	APHA 23 <sup>rd</sup> Edn 2017, 4500-F B
13	Iron	0.13	mg/L	< 0.3	APHA 23 <sup>rd</sup> Edn 2017, 3500-Fe B
14	Residual Chlorine	Absent	mg/L	< 0.2	APHA 23 <sup>rd</sup> Edn 2017, 4500-Cl B
15	Phenolic Compounds	Not Detected	mg/L	< 0.001	IS 3025: (Part 43), 1992
16	Nitrate	Not Detected	mg/L	< 45	APHA 23 <sup>rd</sup> Edn 2017, 4500-NO3 B
17	Cadmium	Not Detected	mg/L	< 0.003	IS 3025: (Part 41), 1992
18	Lead	Not Detected	mg/L	< 0.01	IS 3025: (Part 47), 1992
19	Zinc	Not Detected	mg/L	< 5	IS 3025: (Part 48), 1992
20	Chromium	Not Detected	mg/L	< 0.05	APHA 23 <sup>rd</sup> Edn 2017, 3500-Cr B
21	Copper	Not Detected	mg/L	< 0.05	IS 3025: (Part 2), 1992
22	Manganese	Not Detected	mg/L	< 0.1	IS 3025: (Part 59), 1992
23	Total Alkalinity as CaCO <sub>3</sub>	140	mg/L	< 200	APHA 23 <sup>rd</sup> Edn 2017, 2320 B
24	Total Coliform	Absent	cfu/ml	Absent	IS 1622: 2019
25	E-coli	Absent	cfu/ml	Absent	IS 1622: 2019

**Remarks ( If Any ): Based on above results Water is Potable.**

**Note:** Standard value as per IS 10500:2012

1. Test Report is based on above parameters.
2. SAEN will discard the sample after one month of the date of Test Report.
3. Test Results pertain only to the sample tested.
4. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
5. Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**



**Mr. Anant Nandawadekar - Technical Manager**  
Authorized Signatory

**END OF REPORT**



## Test Report For Waste Water

<b>Client Name &amp; Address :</b> M/s. Pride Purple Landmark LLP.- "PARK LANDMARK", S.No.665, Bibvewadi, Taluka - Haveli, Dist Pune - 411016.			
<b>Inward No.</b>	SAEN/OT/22-23/608 - II	<b>Report No.</b>	SAEN/TR/OT/22-23/2987
<b>Sample Received Date :</b>	03.02.2023	<b>Sample Location :</b>	STP Outlet
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity:</b>	2 liters
<b>Sample Name :</b>	Waste water	<b>Date of report:</b>	10.02.2023

Sr.No	Parameters	Result	Unit	Standard Value	Analysis Method
1	pH	7.84	NA	5.5 to 9.0	APHA 4500 H+ B
2	Total Suspended Solid	13.6	mg/l	< 20	APHA 2540 D
3	BOD at 27 <sup>o</sup> C for 3 days	6.5	mg/l	< 10	IS 3025 (PART 44), 2019
4	COD	46.0	mg/l	< 50	IS 3025 (PART 58), 2017
5	NH4 N	1.50	mg/l	< 5.0	APHA 4500- NH3 B & C
6	N Total	3.6	mg/l	< 10	APHA 4500- NH3 C
7	Fecal Coliform	49.0	cfu/ml.	< 100	IS 1622: 2019

**Remarks ( If Any ):** Results are well within limit prescribed by MPCB Consent.

**Note:**

1. Test Report is based on above parameters.
2. SAEN will discard the sample after one month of the date of Test Report.
3. Test Results pertain only to the sample tested.
4. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
5. Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**

  
**Mr. Anant Nandawadekar - Technical Manager**  
 Authorized Signatory

END OF REPORT



## Test Report For Ambient Air

<b>Client Name &amp; Address :</b> M/s. Pride Purple Landmark LLP.- "PARK LANDMARK", S.No.665, Bibvewadi, Taluka – Haveli, Dist Pune – 411016.			
<b>Inward No.</b>	SAEN/OT/22-23/608 -III	<b>Report No.</b>	SAEN/TR/OT/22-23/2988
<b>Sample Received Date :</b>	03.02.2023	<b>Sampling Location :</b>	Near Engineering Office
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity :</b>	1 No.
<b>Sample Name :</b>	AAQM	<b>Date of Report :</b>	10.02.2023

Sr.No	Parameters	Result	Unit	Standard Value/ Limits	Analysis Method
1	Ambient Temperature	27.6	<sup>o</sup> C	NA	Thermohygrometer
2	Relative Humidity	66.8	% RH	NA	
3	Sulphur Dioxide (SO <sub>2</sub> )	20.5	µg/M <sup>3</sup>	≤ 80	CPCB Guidelines for Sampling & Analysis
4	Oxides of Nitrogen (NO <sub>2</sub> )	23.2	µg/M <sup>3</sup>	≤ 80	
5	Respirable suspended particulate Matter - [RSPM-PM10]	38.4	µg/M <sup>3</sup>	≤ 100	

**Remarks ( If Any ): Results are within NAAQ Standard Value.**

**Note:** NAAQS stands for National Ambient Air Quality Standards, 2009.

- BDL - Below Detection Limit
- Test Report is based on above parameters.
- Test Results pertain only to the sample tested.
- The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
- Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**



**Mr. Anant Nandawadekar - Technical Manager**  
Authorized Signatory



**END OF REPORT**

## Test Report For Noise

<b>Client Name &amp; Address :</b> M/s. Pride Purple Landmark LLP.- "PARK LANDMARK", S.No.665, Bibvewadi, Taluka - Haveli, Dist Pune - 411016.	
<b>Inward No.</b> SAEN/OT/22-23/608 - IV	<b>Report No.</b> SAEN/TR/OT/22-23/2989
<b>Sample Received Date :</b> 03.02.2023	<b>Sampling Location :</b> As below
<b>Collected By :</b> Sirure Asso.	<b>Sample Quantity :</b> 4 Locations
<b>Sample Name :</b> Ambient Noise	<b>Date of Report :</b> 10.02.2023

Sr. No	Location	RESULT		UNIT	Standard Value
		Day	Night		Day / Night
1	Near Main Gate	50.8	43.2	dB (A)	55 / 45
2	Near STP Plant	48.6	39.2	dB (A)	55 / 45
3	Near DG Set	53.9	41	dB (A)	55 / 45
4	Near Site office	48.6	38.4	dB (A)	55 / 45

**Remarks ( If Any ):** Above results are within limits prescribed by THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000 for Residential Area.

**Note:**

1. Test Report is based on above parameters.
2. Test Results pertain only to the sample tested.
3. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
4. Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**

  
**Mr. Anant Nandawadekar - Technical Manager**  
 Authorized Signatory

END OF REPORT



## Test Report For Stack

<b>Client Name &amp; Address :</b> M/s. Pride Purple Landmark LLP.- "PARK LANDMARK", S.No.665, Bibvewadi, Taluka – Havali, Dist Pune – 411016.			
<b>Inward No.</b>	SAEN/OT/22-23/608 - V	<b>Report No.</b>	SAEN/TR/OT/22-23/2990
<b>Sample Received Date :</b>	03.02.2023	<b>Sampling Location :</b>	DG Stack
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity :</b>	1
<b>Sample Name :</b>	Stack	<b>Date of Report :</b>	10.02.2023

Sr.No	Parameters	Result	Unit	Standard Value / Limits	Analysis Method
1	Test Location	DG Stack No -1	----		
2	Duration Of Sampling	30	Min		
3	Stack Attached to	160 KVA	DG Set		
4	Attached To	Exhuast	----		
5	Material Of Stack	MS	----		
6	Dimensions	0.02	Meter		
7	Stack Height From roof	2.0	Meter		
8	Shape Of Stack	Circular	----		
9	Flue Gas Temperature	78	<sup>0</sup> C		
10	Type of Fuel	HSD	----		
11	Consumption of Fuel	25	Lit/hr		
12	Total Particulate Matter	35.2	mg/Nm <sup>3</sup>	< 150	CPCB Guidelines LATS/80/2013-14

**Remarks ( If Any ):** Results are well within limit prescribed by MPCB Consent.

**Note:**

1. Test Report is based on above parameters.
2. Test Results pertain only to the sample tested.
3. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
4. Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**

  
**Mr. Anant Nandawadekar - Technical Manager**  
 Authorized Signatory

END OF REPORT



## Test Report For Drinking Water

<b>Client Name &amp; Address : M/s. Pride Purple Landmark LLP.- "PARK LANDMARK" ,</b>			
S.No.665, Bibvewadi, Taluka – Haveli, Dist Pune – 411016.			
<b>Sample Inward No.</b>	SAEN/OT/23-24/45 - I	<b>Sample Report No. :</b>	SAEN/TR/OT/23-24/203
<b>Sample Received Date :</b>	04.05.2023	<b>Sampling Location :</b>	Sales Office
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity :</b>	2 liter + 200 ml.
<b>Sample Name :</b>	DW	<b>Date of Report :</b>	11.05.2023

Sr. No	Parameters	Result	Unit	Standard Value / Limits	Analysis Method
1	Turbidity	0.12	NTU	< 1.0	APHA 23 <sup>rd</sup> Edn 2017 (2130B)
2	Colour	Unobjectionable	Hazen	Agreeable	APHA 23 <sup>rd</sup> Edn 2017 (2120B)
3	Odour	Unobjectionable	--	Agreeable	IS 3025: (Part 6)
4	Taste	Agreeable	--	Agreeable	APHA 23 <sup>rd</sup> Edn 2017 (2160B)
5	pH	7.24	--	6.5-8.5	APHA 23 <sup>rd</sup> Edn 2017 4500 (H <sup>+</sup> )B
6	Total Dissolved Solids	203	mg/L	< 500	APHA 23 <sup>rd</sup> Edn 2017, 2540 C
7	Chlorides	36	mg/L	< 250	APHA 23 <sup>rd</sup> Edn 2017, 4500-Cl B
8	Sulphate	29	mg/L	< 200	APHA 23 <sup>rd</sup> Edn 2017, 4500-SO <sub>4</sub> E
9	Total Hardness as CaCO <sub>3</sub>	104	mg/L	< 200	APHA 23 <sup>rd</sup> Edn 2017 2340 C
10	Calcium as Ca	22.4	mg/L	< 75	APHA 23 <sup>rd</sup> Edn 2017, 3500-Ca B
11	Magnesium as Mg	11.52	mg/L	<30	APHA 23 <sup>rd</sup> Edn 2017, 3500-Mg B
12	Fluoride	0.1	mg/L	< 1	APHA 23 <sup>rd</sup> Edn 2017, 4500-F <sup>-</sup> B
13	Iron	0.15	mg/L	< 0.3	APHA 23 <sup>rd</sup> Edn 2017, 3500-Fe B
14	Residual Chlorine	Absent	mg/L	< 0.2	APHA 23 <sup>rd</sup> Edn 2017, 4500-Cl B
15	Phenolic Compounds	Not Detected	mg/L	< 0.001	IS 3025: (Part 43), 1992
16	Nitrate	Not Detected	mg/L	< 45	APHA 23 <sup>rd</sup> Edn 2017, 4500-NO <sub>3</sub> B
17	Cadmium	Not Detected	mg/L	< 0.003	IS 3025: (Part 41), 1992
18	Lead	Not Detected	mg/L	< 0.01	IS 3025: (Part 47), 1992
19	Zinc	Not Detected	mg/L	< 5	IS 3025: (Part 48), 1992
20	Chromium	Not Detected	mg/L	< 0.05	APHA 23 <sup>rd</sup> Edn 2017, 3500-Cr B
21	Copper	Not Detected	mg/L	< 0.05	IS 3025: (Part 2), 1992
22	Manganese	Not Detected	mg/L	< 0.1	IS 3025: (Part 59), 1992
23	Total Alkalinity as CaCO <sub>3</sub>	132	mg/L	< 200	APHA 23 <sup>rd</sup> Edn 2017, 2320 B
24	Total Coliform	Absent	cfu/ml	Absent	IS 1622: 2019
25	E-coli	Absent	cfu/ml	Absent	IS 1622: 2019

**Remarks ( If Any ): Based on above results Water is Potable.**

**Note:** Standard value as per IS 10500:2012

1. Test Report is based on above parameters.
2. SAEN will discard the sample after one month of the date of Test Report.
3. Test Results pertain only to the sample tested.
4. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
5. Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**

**Mr. Anant Nandawadekar - Technical Manager**  
**Authorized Signatory**

**END OF REPORT**



### Test Report For Waste Water

<b>Client Name &amp; Address :</b> M/s. Pride Purple Landmark LLP.- "PARK LANDMARK", S.No.665, Bibvewadi, Taluka - Haveli, Dist Pune - 411016.			
<b>Inward No.</b>	SAEN/OT/23-24/45 - II	<b>Report No.</b>	SAEN/TR/OT/23-24/204
<b>Sample Received Date :</b>	04.05.2023	<b>Sample Location :</b>	STP Outlet
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity:</b>	2 liters
<b>Sample Name :</b>	Waste water	<b>Date of report:</b>	11.05.2023

Sr.No	Parameters	Result	Unit	Standard Value	Analysis Method
1	pH	7.52	NA	5.5 to 9.0	APHA 4500 H+ B
2	Total Suspended Solid	15.0	mg/l	< 20	APHA 2540 D
3	BOD at 27 <sup>o</sup> C for 3 days	5.8	mg/l	< 10	IS 3025 (PART 44), 2019
4	COD	42.6	mg/l	< 50	IS 3025 (PART 58), 2017
5	NH4 N	1.80	mg/l	< 5.0	APHA 4500- NH3 B & C
6	N Total	4.2	mg/l	< 10	APHA 4500- NH3 C
7	Fecal Coliform	56.0	cfu/ml.	< 100	IS 1622: 2019

**Remarks ( If Any ): Results are well within limit prescribed by MPCB Consent.**

**Note:**

1. Test Report is based on above parameters.
2. SAEN will discard the sample after one month of the date of Test Report.
3. Test Results pertain only to the sample tested.
4. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
5. Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**

  
**Mr. Anant Nandawadekar - Technical Manager**  
**Authorized Signatory**

**END OF REPORT**



### Test Report For Ambient Air

<b>Client Name &amp; Address :</b> M/s. Pride Purple Landmark LLP.- "PARK LANDMARK", S.No.665, Bibvewadi, Taluka - Haveli, Dist Pune - 411016.			
<b>Inward No.</b>	SAEN/OT/23-24/45 - III	<b>Report No.</b>	SAEN/TR/OT/23-24/205
<b>Sample Received Date :</b>	04.05.2023	<b>Sampling Location :</b>	Near Engineering Office
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity :</b>	1 No.
<b>Sample Name :</b>	AAQM	<b>Date of Report :</b>	11.05.2023

Sr.No	Parameters	Result	Unit	Standard Value/ Limits	Analysis Method
1	Ambient Temperature	36.5	<sup>o</sup> C	NA	Thermohygrometer
2	Relative Humidity	40.2	% RH	NA	
3	Sulphur Dioxide (SO <sub>2</sub> )	19.8	µg/M <sup>3</sup>	≤ 80	CPCB Guidelines for Sampling & Analysis
4	Oxides of Nitrogen (NO <sub>2</sub> )	22.5	µg/M <sup>3</sup>	≤ 80	
5	Respirable suspended particulate Matter - [RSPM-PM10]	36.2	µg/M <sup>3</sup>	≤ 100	

**Remarks ( If Any ): Results are within NAAQ Standard Value.**

**Note:** NAAQS stands for National Ambient Air Quality Standards, 2009.

- BDL - Below Detection Limit
- Test Report is based on above parameters.
- Test Results pertain only to the sample tested.
- The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
- Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**

  
**Mr. Anant Nandawadekar - Technical Manager**  
**Authorized Signatory**

**END OF REPORT**



### Test Report For Noise

<b>Client Name &amp; Address :</b> M/s. Pride Purple Landmark LLP.- "PARK LANDMARK", S.No.665, Bibvewadi, Taluka – Havali, Dist Pune – 411016.			
<b>Inward No.</b>	SAEN/OT/23-24/45 - IV	<b>Report No.</b>	SAEN/TR/OT/23-24/206
<b>Sample Received Date :</b>	04.05.2023	<b>Sampling Location :</b>	As below
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity :</b>	4 Locations
<b>Sample Name :</b>	Ambient Noise	<b>Date of Report :</b>	11.05.2023

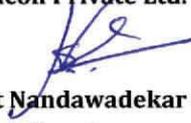
Sr. No	Location	RESULT		UNIT	Standard Value
		Day	Night		Day / Night
1	Near Main Gate	51.3	40.6	dB (A)	55 / 45
2	Near STP Plant	47	38.5	dB (A)	55 / 45
3	Near DG Set	52.4	42.1	dB (A)	55 / 45
4	Near Site office	46.9	38.6	dB (A)	55 / 45

**Remarks ( If Any ):** Above results are within limits prescribed by THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000 for Residential Area.

**Note:**

1. Test Report is based on above parameters.
2. Test Results pertain only to the sample tested.
3. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
4. Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**

  
**Mr. Anant Nandawadekar - Technical Manager**  
**Authorized Signatory**

**END OF REPORT**



### Test Report For Stack

<b>Client Name &amp; Address :</b>	<b>M/s. Pride Purple Landmark LLP.- "PARK LANDMARK" ,</b> S.No.665, Bibvewadi, Taluka – Havali, Dist Pune – 411016.		
<b>Inward No.</b>	SAEN/OT/23-24/45 - V	<b>Report No.</b>	SAEN/TR/OT/23-24/207
<b>Sample Received Date :</b>	04.05.2023	<b>Sampling Location :</b>	DG Stack
<b>Collected By :</b>	Sirure Asso.	<b>Sample Quantity :</b>	1
<b>Sample Name :</b>	Stack	<b>Date of Report :</b>	11.05.2023

Sr.No	Parameters	Result	Unit	Standard Value / Limits	Analysis Method
1	Test Location	DG Stack No -1	----		
2	Duration Of Sampling	30	Min		
3	Stack Attached to	160 KVA	DG Set		
4	Attached To	Exhuast	----		
5	Material Of Stack	MS	----		
6	Dimensions	0.02	Meter		
7	Stack Height From roof	2.0	Meter		
8	Shape Of Stack	Circular	----		
9	Flue Gas Temperature	83	<sup>o</sup> C		
10	Type of Fuel	HSD	----		
11	Consumption of Fuel	25	Lit/hr		
12	Total Particulate Matter	36.5	mg/Nm <sup>3</sup>	< 150	CPCB Guidelines LATS/80/2013-14
13	Sulphur Dioxide	1.1	kg/Day	< 15.32	

**Remarks ( If Any ): Results are well within limit prescribed by MPCB Consent.**

**Note:**

1. Test Report is based on above parameters.
2. Test Results pertain only to the sample tested.
3. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
4. Laboratory Recognized by MoEFCC with Gazette ID : CG-DL-E-24082022-238350, dt.24.08.2022 - Under renewal.

**For S A Encon Private Ltd.**

  
**Mr. Anant Nandawadekar - Technical Manager**  
Authorized Signatory

**END OF REPORT**



**ANNEXURE – I – Project Details****1.1 Name and address of the project proposed:**

The project “Park Landmark” proposed by M/s. Pride Purple Landmark LLP, At Sr.No.665 Bibwewadi, Taluka – Havali, Dist Pune, Maharashtra – 411016.

**1.2 Project Proposal:** Residential building proposed project have following features:

<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>
1	Project Name	Expansion in Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Havali, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP.
2	Type of project	Housing Project
3	Project Proponent	M/s. Pride Purple Landmark LLP.
4	Location	At Sr.No.665/A Bibwewadi, Taluka – Havali, Dist Pune, Maharashtra.
5	Total Plot area	20154.48 Sq. Mt.
6	Total Built up Area	57663.19 Sq. Mt.
7	Project Cost	Rs. 110 Crores
8	Water Requirement	<ul style="list-style-type: none"> <li>• Dry Season = 271.39 CMD</li> <li>• Wet Season = 241.39 CMD</li> </ul>
9.	Wastewater generated	217.25 m <sup>3</sup> /day
10.	STP Capacity	220 m <sup>3</sup> /day (MBBR)
11.	Solid Waste Generation	Bio-degradable Waste – 519 Kg/Day Used as Manure Non-Biodegradable Waste – 368 Kg/Day send to Authorized recycle STP Sludge – 16.5 Kg/Day Used as Manure

**SEWAGE TREATMENT PLANT:**

- Sewage will generate mainly by washing, cleaning, flushing (washroom), and from the kitchen.
- This sewage will be treated within the project premises.
- Quantity of wastewater will be 217.25 m<sup>3</sup>/day.
- A STP of 220 m<sup>3</sup>/day capacity will be provided at the site for treating wastewater.

**SOLID WASTE GENERATION:****QUANTITY OF SOLID WASTES GENERATED:**

The solid waste will be generated at the proposed site includes:

- **During the Construction Phase:**
  - Normal debris, waste concrete, excavation soil, broken bricks, waste plaster, etc. will be generated.
  - Metallic waste, wood, and oil are also generated.
  - Food waste and other bio-degradable waste will be generated from the labour.
- **During the operational phase:**
  - The solid waste will be generated at the proposed site includes paper, plastic bags, garbage, rubbish, glass, etc.
  - The solid waste will be collected in the garbage bins located within the project premises.
  - The collection of the waste will be done in the proper way.
- Total quantity of solid waste generated will be: 887 Kg/day

**SOLID WASTE DISPOSAL METHOD:**

- The solid waste will be collected in the garbage bins located within the project premises.
- The collection of the waste will be done by the proper way.

Environmental Management Plan

Sr. No.	Environmental Component	Potential Impacts	Potential Source of Impact	Controls through EMP and Design	Impact Evaluation
1.	Water	Water contamination	<p><b>Construction Phase</b> Domestic waste water from workers Surface runoff from site.</p> <p><b>Operation phase</b> Discharge of domestic wastewater. Surface runoff from site</p>	<p>The septic tank will be provided and disposed into the municipal sewer</p> <p>Silt traps and diversion ditches will be constructed to control surface runoff.</p> <p>Generated sewage will be transferred to STP for its treatment of 220 m<sup>3</sup>/day capacity.</p> <p>Rainwater harvesting – groundwater recharging will be done through percolation pits thereby preventing runoff and facilitating water percolation.</p>	<p>No adverse impact</p> <p>No adverse impact</p> <p>No adverse impact</p> <p>Positive impact.</p>
2.	Air Quality	Dust Emission	<p><b>Construction Phase</b> Construction activities</p> <p>Construction equipment's and vehicular movement.</p>	<p>Dust mask will be provided to prevent worker exposure to dust.</p> <ul style="list-style-type: none"> <li>• Barricading the site periphery with tin sheets.</li> <li>• Sprinkling of water will be done for dust suppression.</li> <li>• Periodic maintenance of construction equipment will be done.</li> </ul>	<p>Temporary &amp; insignificant impact.</p> <p>Temporary &amp; insignificant impact.</p>
		Gaseous emissions of pollutants i.e. SPM, SO <sub>2</sub> , NO <sub>x</sub> and HC			Temporary & insignificant impact.

Sr. No.	Environmental Component	Potential Impacts	Potential Source of Impact	Controls through EMP and Design	Impact Evaluation
				<ul style="list-style-type: none"> <li>Heavy vehicles must be checked for PUC certificate.</li> </ul>	
		Gaseous emissions of SPM, SO <sub>2</sub> , NO <sub>x</sub> and HC.	<p><b><u>Operation Phase</u></b> DG Set</p> <p>Emissions from vehicular traffic.</p>	<p>The applicable height of the stack is given. Also, it is operated only during absence of the normal electricity.</p> <ul style="list-style-type: none"> <li>Adequate wide approach road is proposed for smooth vehicular movement.</li> <li>Roadside plantation will further act as a sink to gaseous emission.</li> </ul>	No significant impact
3.	Noise	Increase in noise level.	<p><b><u>Construction Phase</u></b> Operation of construction equipment's and vehicular movement.</p>	<p>Use of well-maintained equipment fitted with silencers.</p> <p>Providing noise shields near heavy construction operations.</p> <p>Noisy operations will be limited to daytime only.</p> <p>Ear plugs and muffs will be provided to workers.</p>	No significant impact.
4.	Land	Land contamination by construction	<p><b><u>Operation Phase</u></b> Vehicles movement</p> <p>D.G. sets operations</p> <p><b><u>Construction Phase</u></b> Disposal of construction</p>	<p>Wide roads and ample parking space will be provided to reduce vehicular noise</p> <p>No significant noise pollution.</p> <ul style="list-style-type: none"> <li>Construction debris will be collected and used for leveling the</li> </ul>	No significant impact

Sr. No.	Environmental Component	Potential Impacts	Potential Source of Impact	Controls through EMP and Design	Impact Evaluation
		debris and solid waste.	debris & solid waste.	<p>site.</p> <ul style="list-style-type: none"> <li>Solid waste from labor use will be collected in collection bins and disposed off to approve municipal landfill site.</li> </ul>	
			Excavated soil	Topsoil will be used for landscaping	No significant impact.
			Metallic waste	Metallic waste will be sold to vendors for reprocessing	No Significant Impact.
			<b>Operation Phase</b> Municipal solid waste like rubbish, paper, plastic garbage etc.	<p>An efficient solid waste collection and storage facility is proposed.</p> <p>Segregation of waste as biodegradable and non-biodegradable waste will be done.</p> <p>Biodegradable waste will be treated by vermin composting while non-biodegradable waste will be given to approved vendors for disposal.</p>	No significant impact Compost material will be used as manure in landscaping.
5.	Ecology	No significant Impact	<b>Construction Phase</b> <ul style="list-style-type: none"> <li>Site Development during construction</li> </ul> <b>Operational Phase</b> <ul style="list-style-type: none"> <li>Increase of green cover</li> </ul>	<ul style="list-style-type: none"> <li>There is a plain terrain</li> </ul>	• --
				<ul style="list-style-type: none"> <li>Suitable green belt will be developed as per the landscaping</li> </ul>	

Sr. No.	Environmental Component	Potential Impacts	Potential Source of Impact	Controls through EMP and Design	Impact Evaluation
6.	Traffic Pattern	Increase of vehicular movements	<p><b>Construction Phase</b></p> <ul style="list-style-type: none"> <li>Heavy Vehicular movement at site</li> </ul> <p><b>Operational Phase</b></p> <ul style="list-style-type: none"> <li>Traffic due to commercial once the site is operational</li> </ul>	<p>plan at the site.</p> <ul style="list-style-type: none"> <li>Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided.</li> <li>Vehicular movement will be regulated inside the site with adequate roads and parking.</li> </ul>	--
7.	Socio-Economic	Increase in Job opportunities	<p><b>Construction Phase</b></p> <ul style="list-style-type: none"> <li>Job opportunities for the local residents</li> </ul>	--	--

## Annexure - II

## ALLOCATION MADE FOR ENVIRONMENTAL MANAGEMENT PLANS

## A) Construction Phase (With Break-up)

Sr. No.	Type	Details	Total Cost per annum (Rs. In Lacs)
1.	Capital	Air & Noise and Water, Land Biological and Socio-Economic	27.44
2.	O&M	Included in above	
<b>TOTAL</b>			<b>27.44</b>

## B) Operation Phase (With Break-Up)

Sr. No.	Component	Description	Capital Cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs/Yr.)
1.	Sewage Treatment	STP plant 1x 220 KLD	38	9.75
2.	Water Treatment	-	NA	NA
3.	RWH and Storm Water	RWH Pits and network	3.76	0.26
4.	Swimming pool	-	-	-
5.	Solid Waste	OWC	14.9	3.6
6.	Hazardous Waste	NA	-	-
7.	e-waste	Authorized vendor	-	-
8.	Green Belt Development	Plantation	1.62	11.21
9.	Energy Saving	Solar and LED	13.44	0.67
10.	Environmental Monitoring	Through laboratory	-	18.41
11.	Disaster Management	Provided	63.78	1.18
<b>TOTAL</b>			<b>135.50</b>	<b>45.08</b>

# 1847

## PROJECT STATUS REPORT

### BACKGROUND

<b>EC No.</b>	:	EC Identification No. – EC22B038MH189670 File No. – SIA/MH/MIS/243583/2021 Date of Issue – 25/07/2022
<b>Project Name</b>	:	Proposed Expansion Residential & Commercial project PARK LANDMARK at S. No. 665/A Bibwewadi, Taluka Haveli, Village Bibwewadi, Pune by PRIDE PURPLE LANDMARK LLP.  We have received as per 1 <sup>st</sup> EC Letter No. SEAC-2013/CR561/TC-2 dated 1 <sup>st</sup> December, 2014 & 2 <sup>nd</sup> EC SEIAA Maharashtra having file number number SEIAA-EC-000000536 dated 27 <sup>th</sup> November, 2018.
<b>Project Location</b>	:	S.No.665/A, Bibwewadi, Taluka – Haveli, Village Bibwewadi, Dist. Pune by PRIDE PURPLE LANDMARK LLP.
<b>Developer Name</b>	:	M/s. Pride Purple Landmark LLP.
<b>Developer Address</b>	:	Pride House, 5 <sup>th</sup> Floor, Near Pune University Road, Sivajinagar, Pune-411016.

**Status updated on** : 14/06/2023

### CONSTRUCTION DETAILS: -

Sr. No	Particulars	Current status of Work
1	Building name	
	AB	100 % Work completed.
	CD	13 <sup>th</sup> slab work in progress.
	EF+ Shops	100% work completed.
2.	Club House	100% work completed.
3.	Lighting	80% work completed.
4.	Gardening/Landscape	80% work completed.
5.	STP	100% work completed.
6.	RWH	100% work completed for AB & EF buildings.
7.	Internal Roads	85% work completed.
8.	Solid Waste Management	100% work completed.
9.	Plumbing	100% work completed for AB & EF buildings.

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-065392/CE/CC-1909000437

Date 16/09/2019

To,  
M/s. Park Landmark,  
S. No. 665/A, Bibwewadi,  
Tal: Haveli, Dist: Pune.

**Sub: Consent to Establish with Expansion for Construction of Housing Projects granted under Red Category.**

- Ref:** 1. Eelier consent to Establish granted vide No. MPCB/RO (HQ) pune /CE/CC/ 313 dt.9.01.2014.  
2. Your Application vide UAN No. -0000065392 Dated: 21/01/2019.  
3. Minutes of Consent Committee meeting held on 06.07.2019 (Part-I)

For: Consent to Establish with Expansion for Housing Construction project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
- The proposed capital investment of the project is Rs. 83.73 Cr.  
(As per C.A certificate submitted by project proponent)

The Consent to Establish with Expansion is valid for construction of Housing Project named as **M/s. Park Landmark, S. No. 665/A, Bibwewadi, Tal: Haveli, Dist: Pune** for total plot area of **20,154.48 Sqm** and proposed total construction built up area **50,168.0 Sqm** including utilities and services as per Construction Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	196.0	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	160 KVA	1	As Per Schedule -II

## 5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	476.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	204.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	45.0 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA dt.27/11/2018 for total plot area **20,154.48 Sqm** and total construction BUA **50,168.0 Sqm**.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

## Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	1,25,000/-	KKBKH19030736054	30/01/2019	Kotak Mahindra Ltd Bank

## Copy to:

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

## Schedule-I

### Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **200.0 CMD**
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	<b>BOD (3 days 27°C )</b>	<b>10</b>
02	Suspended Solids	20
03	COD	50
04	Residual chlorine	1 PPM

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

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

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	<b>232.0</b>

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



Schedule-IITerms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO <sub>2</sub>
1.	DG Set (160 KVA)	Acoustic enclosure	3.0	Diesel	00	Lit/Hr	--	--

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

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

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup> .
--------------------	---------------	--------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

Maharashtra Pollution Control Board

**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Up to Commissioning of the project	COU

Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**



# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
 Fax: 24023516  
 Website: <http://mpcb.gov.in>  
 Email: [cac-cell@mpcb.gov.in](mailto: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.0000145709/CE/2305002018

Date: 25/05/2023

To,  
 M/s Pride Purple Landmark LLP-Park  
 Landmark, 665/A,  
 Bibwewadi, Tal Havli, Dist Pune



## Sub: Consent to Establish for Expansion in Residential and commercial construction project under Red Category

- Ref:**
1. Consent to Establish with Expansion vide no. Format1.0/BO/JD(WPC)/UAN065392/CE/CC-1909000437 dtd. 16.09.2019
  2. Renewal of Consent to Operate (Part) vide No. Format1.0/BO/JD(WPC)/UAN088457/CO/CC-2006001277 dtd. 29.06.2020
  3. Consent to Operate (Part-II) granted vide No. Format1.0/CC/UAN No.0000109545/CO-2108000685 dtd. 11.08.2021
  4. Minutes of 28th Consent Committee Meeting of 2022-23 held on 25.01.2023

Your application NO. MPCB-CONSENT-0000145709

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

1. **The Consent to Establish is granted for period upto Commissioning of the project or 15.09.2024 whichever is earlier.**
2. **The capital investment of the project is Rs.110 Cr(Total CI Rs 352 Cr) Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential and commercial construction project named as M/s Pride Purple Landmark LLP-Park Landmark, 665/A, Bibwewadi, Tal Havli, Dist Pune on Total Plot Area of 20154.48 SqMtrs for proposed total construction BUA of 57663.19 SqMtrs as per specific condition of EC granted dated 25.07.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 27.11.2018	20154.48	35380.55
2	Consent to Establish dtd 16.09.2019	20154.48	50168.00
3	Consent to Operate(Part-II) dtd 11.08.2021	20154.48	35380.55
4	Environmental Clearance dtd 25.07.2022	20154.48	57663.19

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	217	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set-200 kVA	200	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	368 Kg/Day	Segregation	Handed over to authorize vendor
2	Wet Waste	519 Kg/Day	OWC with composting facility/Biodigester with composting facility	As Manure
3	STP Sludge	16.5 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	50	Ltr/A	Reprocessing	To Authorized Reprocessor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	95.00	Kg/M	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
  15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
  16. This consent is issued with overriding effect on earlier Consent to Establish with Expansion vide no. Format1.0/BO /JD(WPC)/ UAN065392/CE/CC-1909000437 dtd. 16.09.2019
  17. The Project Proponent shall comply with the Environmental Clearance obtained vide No dtd SIA/MH/MIS/ 243583/2021dtd. 25.07.2022 for construction project having total plot area 20154.48 Sq.mtr, & total Construction BUA 57663.19 Sq.mtr as per specific condition of EC.
  18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



1d480f3f  
5ad02268  
0052eaae  
e1f63e5c  
e626d636  
d886be61  
dd3c026f  
771bb1da

**Signed by: Dr. J. B. Sangewar**  
Joint Director (WPC)  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2023-05-26 10:51:55 IST

#### Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	MPCB-DR-13687	24/08/2022	RTGS

#### Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 220 CMD with MBBR technology for the treatment of 217 CMD of sewage.
- 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	271.00
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
S1	DG Set-200 kVA	Acoustic Enclosure	3.00	HSD 40 Ltr/Hr	1	SO2	19.2 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 <sup>3</sup>
-------------------------	---------------	------------------------

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

**SCHEDULE-III****Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C20/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C to E	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance 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**

<b>Srno.</b>	<b>Consent (C2E/C20/C2R)</b>	<b>Amount of BG imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Amount of BG Forfeiture</b>	<b>Reason of BG Forfeiture</b>
NA						

**BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C20/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
NA				



**SCHEDULE-IV****Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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. 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 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](mailto: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.0000129959/CR/2212002294

Date: 29/12/2022

To,  
 M/s Pride Purple Landmark LLP  
 -Park Landmark, 665/A, Bibwewadi,  
 Tal Haveli, Dist Pune



Your Service is Our Duty

## Sub: Renewal of Consent to Operate for Housing construction project under Red Category

- Ref:**
1. Consent to Establish with Expansion granted vide no. Format1.0/BO/JD(WPC)/UAN-065392/CE/CC-1909000437 dtd. 16.09.2019.
  2. Consent to Operate(Part-II) granted vide No Format1.0/CC/UAN No.0000109545/CO-2108000685 dtd. 11.08.2021
  3. Minutes of 21st Consent Committee Meeting of 2022-23 held on 26.11.2022

Your application NO. MPCB-CONSENT-0000129959

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to operate is granted for period upto 31.01.2024**
2. **The capital investment of the project is Rs.136.31 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of consent to operate is valid for housing construction project named as M/s Pride Purple Landmark LLP-Park Landmark, 665/A, Bibwewadi, Tal Haveli, Dist Pune on Total Plot Area of 20154.48 SqMtrs for total construction BUA of 35380.55 SqMtrs as per specific condition of EC granted dated 27.11.2018 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 27.11.2018	20154.48	35380.55
2	Consent to Establish dtd 16.09.2019	20154.48	50168.00
3	Consent to Operate (Part-II) dtd 11.08.2021	20154.48	35380.55

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

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set 160 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	280 Kg/Day	OWC with Composting	As Manure
2	Dry garbage	105 Kg/Day	Segregation	To Local Body
3	STP sludge	10 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively for the treatment of wet garbage
12. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-000000536 dtd. 27.11.2018 for construction project on total plot area 20154.48 Sq.mtrs & total Construction BUA 35380.55 Sq.mtrs as per specific condition.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Generated by eSign@MPCB  
 aaa94021  
 3ef91a7c  
 5f9b58c0  
 8ccc4281  
 2fa3ef3f  
 17041083  
 84a0c15e  
 e42d7e8c

**Signed by: Dr. Y.B.Sontakke**  
 Joint Director (WPC)  
 For and on behalf of,  
**Maharashtra Pollution Control Board**  
 jdwater@mpcb.gov.in  
 2022-12-29 13:38:00 IST

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	108180.00	MPCB-DR-10671	03/03/2022	RTGS
2	303420.00	MPCB-DR-10116	15/03/2022	RTGS

**Earlier balance fees of Rs. 2,45,240 /- is adjusted for this consent.**

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



## SCHEDULE-I

### Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 200 CMD with MBBR technology for the treatment of 196 CMD of sewage.
- 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	<i>Limiting concentration not to exceed in mg/l, except for pH</i>
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.	<i>Purpose for water consumed</i>	<i>Water consumption quantity (CMD)</i>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	110.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## SCHEDULE-II

### Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-160 kVA	Acoustic Enclosure	3.00	Diesel 32 Ltr/Hr	1	SO <sub>2</sub>	15.32 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 <sup>3</sup>
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



**SCHEDULE-III****Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	Renewal of Consent	Rs 10 Lakhs	15 Days	Operation & Maintenance of PCS and Compliance of Consent Con	Continuous	31.05.2024

\*\* 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**

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

**BG Return details**

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



## SCHEDULE-IV

### **General Conditions:**

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

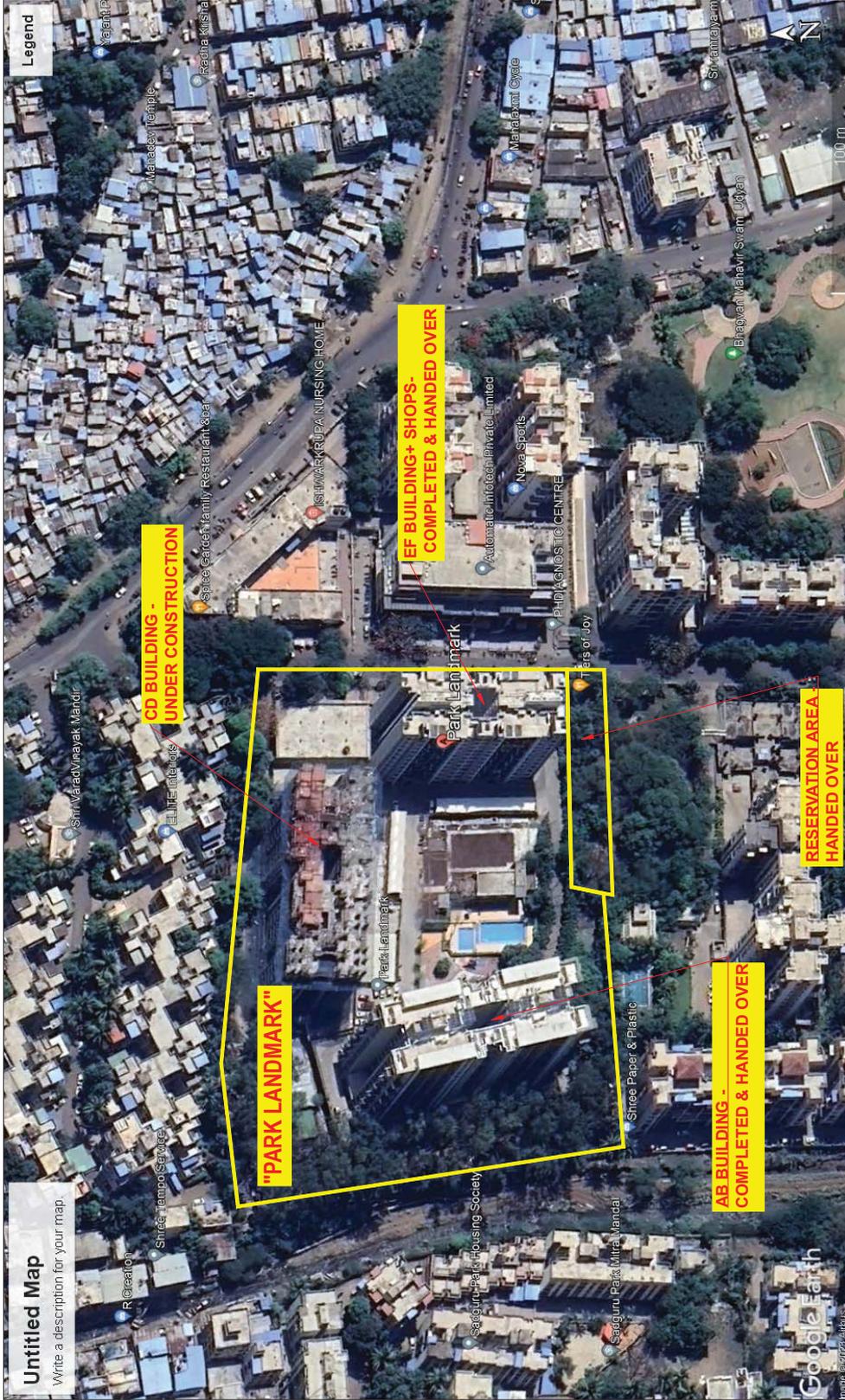
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

---

This certificate is digitally & electronically signed.

---

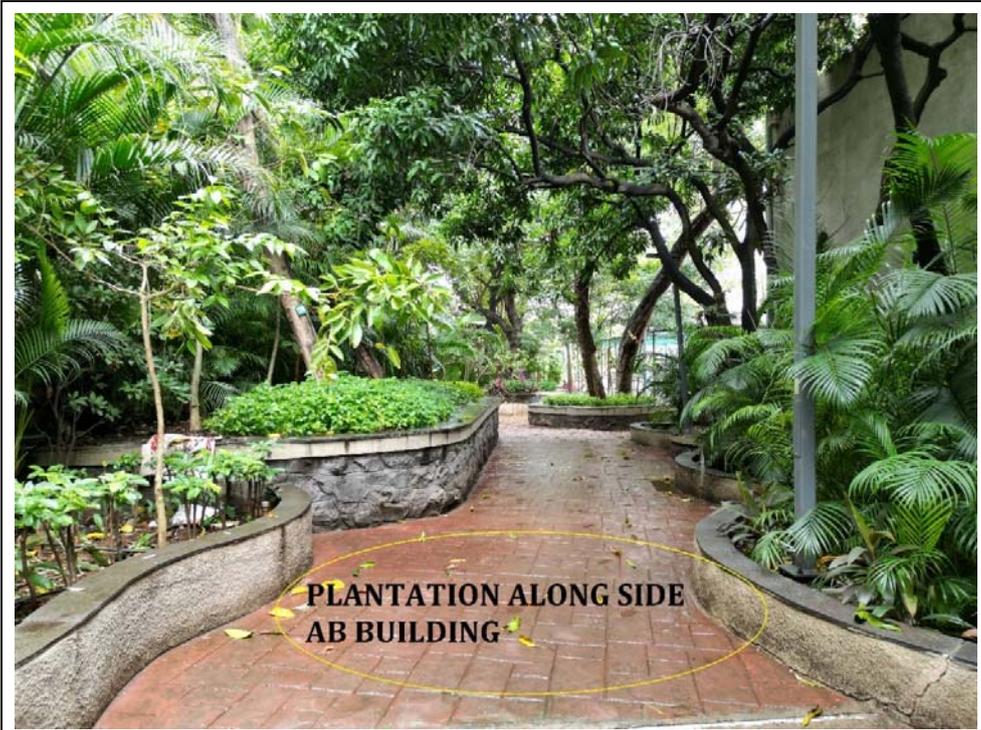




PRIDE PURPLE LANDMARK LLP PLOT AREA 2015448 SQ.M.
LOCATION LINK <a href="https://goo.gl/maps/XKBAVTmZyANR498">https://goo.gl/maps/XKBAVTmZyANR498</a>
LATITUDE : 18°27'40.79"N LONGITUDE : 73°51'52.02"E

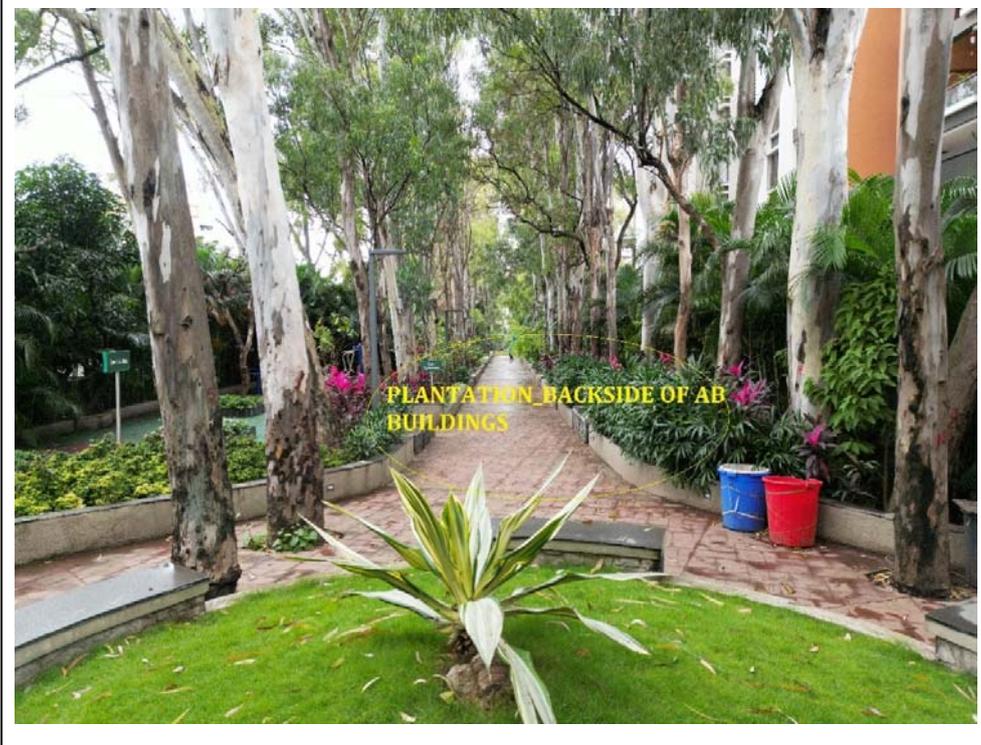
BUILDING	AREA GRANTED IN EC SQ.M.	CONSTRUCTED AREA SQ.M.	BALANCED AREA SQ.M.	AREA MENTIONED IN CONSENT TO OPERATE -11.08.2021 SQ.M.	PRESENT STATUS
AB	14812.56	14812.56	NIL		COMPLETED & HANDED OVER TO SOCIETY
CD	19883.26	17198.56	854.49		UNDER CONSTRUCTION
EF + SHOPS	11735.97	11735.97	NIL		COMPLETED & HANDED OVER TO SOCIETY
SERVICES & PARKING SLAB	11221.40	10630.40	591.00		UNDER CONSTRUCTION
TOTAL	57663.19	54377.49	1445.49	35380.55	

Photographs

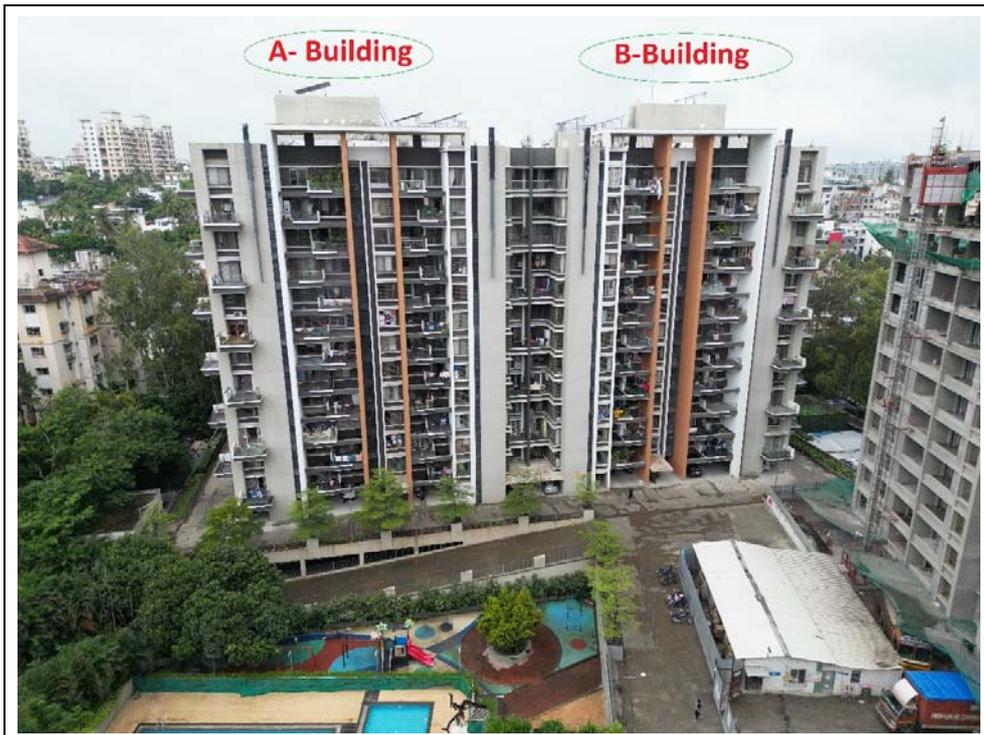


PLANTATION ALONG SIDE  
AB BUILDING

Tree Plantation



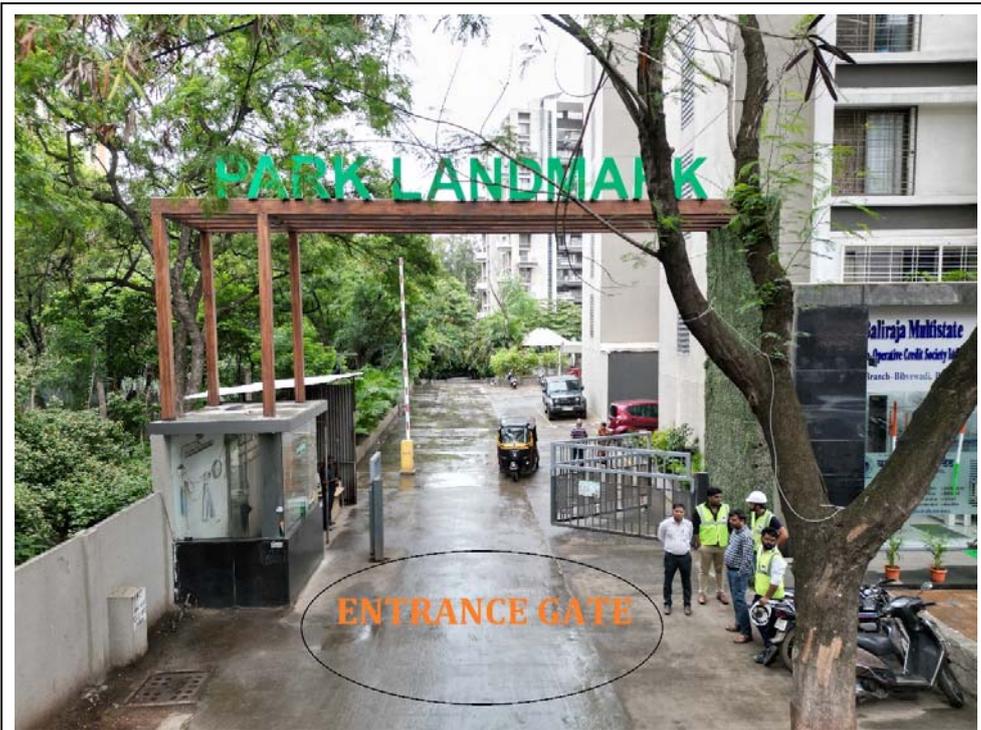
PLANTATION BACKSIDE OF AB  
BUILDINGS



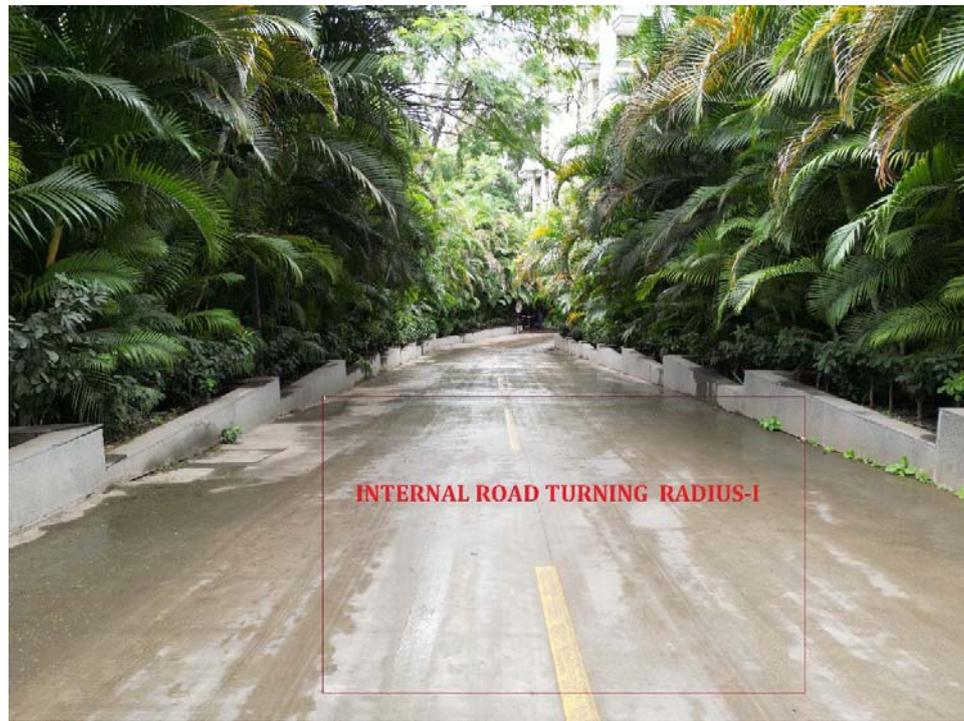
A & B Building



C & D Building



Entrance Gate



Internal Road Turning Radius



DG Set



OWC



Sewage Treatment Plant



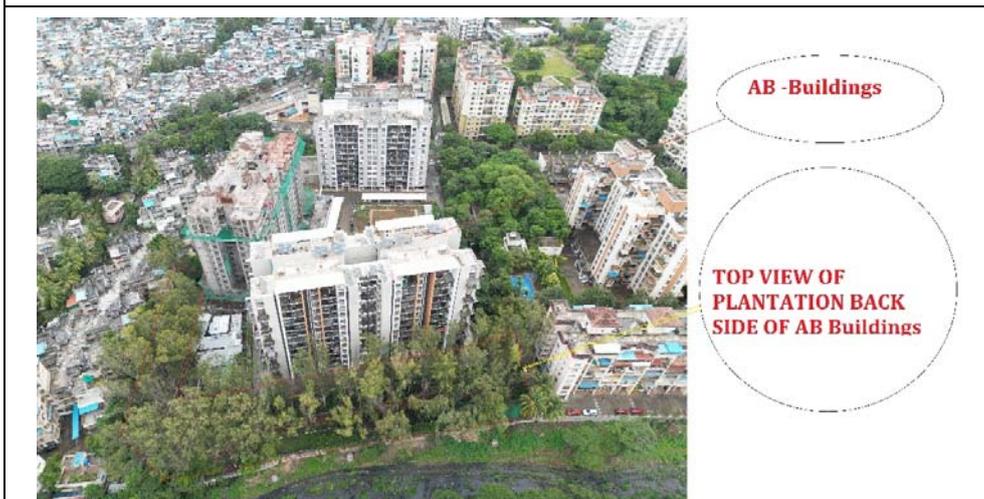
Club House & Swimming Pool



Shops & Exit Gate



Top View of the Project site



AB Building & Top View of the Plantation Back Side

## CAMPA : Compensatory Afforestation : [‘रोपवन नमुने व रोपवना संबंधीच्या सूचना’, ऑगस्ट 2018 ‘महाराष्ट्र वन विभाग’, मुख्य वनसंरक्षक (मूल्यांकन) महाराष्ट्र राज्य, नागपूर].

2 messages

Raghunath Mahabal &lt;mahabal60@gmail.com&gt;

16 August 2023 at 10:19

To: ccfevaluation@mahaforest.gov.in, min.forest@maharashtra.gov.in, campams2010@gmail.com, pccfhoffngp@mahaforest.gov.in, pccfpmngp@mahaforest.gov.in, apccfntfp@mahaforest.gov.in, ccfwl\_ngp@sancharnet.in

Cc: Anagha Mahabal CMD <mahabal.thane@gmail.com>, Mahabal Mahabal <mahabal.nagpur@gmail.com>, Manasi Bobade <manasibobade21@gmail.com>, sachin gore <ssgore2005@gmail.com>

To: Maharashtra Forest Department

Chief Conservator of Forest (Evaluation), Maharashtra State, ‘Van Bhavan’, Ramgiri Road, Civil Lines, Nagpur-440001. 0712-2556945 [ccfevaluation@mahaforest.gov.in](mailto:ccfevaluation@mahaforest.gov.in)

Shri. S.G.Tembhurnikar, Principal Chief Conservator of Forests, Off. 0712-2556944 F0712-2550675

Sir

1. I am practising as an Advocate in the National Green Tribunal. I was also an Environmental Consultant for the last 40 years. As per the conditions of the ‘Environmental Clearance’ and ‘Consent to Establish’ OR ‘Consent to Operate’, many projects and industries need to do plantations. Tree plantation in the Buffer Zone or plantation as a barrier has to be done at the site only, along the boundary or periphery.

2. However, project proponents / industries do not have required space in the vicinity. Moreover, in case of temporary projects (like RMC Plants that move along with the project site) there is no permanent establishment. Road projects are completed and the contractors leave the site.

3. The project proponents are ready and willing to entrust the funds to a reliable Government Authority. e.g. ‘Compensatory Afforestation Fund Management and Planning Authority’ (CAMPA) under your jurisdiction. Many industries wish to do it regularly, voluntarily as a social obligation. We generally recommend THREE-TIMES plantation in lieu of the trees cut.

4. I came across a beautiful document prepared by your office in August 2018. [‘रोपवन नमुने व रोपवना संबंधीच्या सूचना’, ऑगस्ट 2018 ‘महाराष्ट्र वन विभाग’, मुख्य वनसंरक्षक (मूल्यांकन) महाराष्ट्र राज्य, नागपूर]. The industries are ready and willing to pay all your charges as per the schedule for plantation to be done by you and care to be taken off the plantation for next 7 years.

5. The location of plantation, local species etc., can be very well decided by you as an expert Government Authority. If the place is chosen nearby OR in the same Taluka, it would be an added advantage.

6. If you kindly convey the procedure, there are few cases in hand, where I can immediately ask my Client/Industries to deposit this amount with your local office OR as may be directed by you. May Client/Industry would just need a ‘Demand Note’ from your office and then subsequently a ‘Plantation Completion Report’ informing number and types of trees planted and location of it.

7. As a social cause and contribution, voluntarily, I am also willing to pay Rs.1 lakhs to your department, for tree plantation to be done anywhere in Thane / Pune Districts, where I live. I have also asked my local Nagpur office to contact you. Our Joint Managing Director Ms Manasi Bobade shall be visiting you in the next 3 days for your guidance.

With best wishes and regards,

**R.B.Mahabal रघुनाथ भालचंद्र महाबळ** +91-7400116222 [mahabal60@gmail.com](mailto:mahabal60@gmail.com)

**Advocate** - National Green Tribunal, BE (Mech.), ME (Industrial Management) VJTI Mumbai, LL.M., FIE, Chartered Engineer, Arbitrator IIE

B 202, Chandravijay Society, Opp Bansuri Hotel, Phule Road, [Mulund EAST, Mumbai-400081](https://www.google.com/maps/place/Mulund+East,+Mumbai-400081), Maharashtra, INDIA

2 attachments

# 1878

## Raghunath B. Mahabal रघुनाथ भालचंद्र महाबळ

B.E.(Mech.), M.E.(Indl. Management) VJTI Mumbai, FIE, CE, LL.M., Arbitrator IIE

### Advocate - High Court Mumbai & National Green Tribunal

Flat Nos. A-201/202/203, B-201/202/203, 302, Chandravijay Society,  
Opp. Bansuri Hotel, Near Rly. Station, Phule Road, Mulund East, Mumbai-400081.

Phone: 9323951573 Email: [adv.rbmahabal@gmail.com](mailto:adv.rbmahabal@gmail.com)



16<sup>th</sup> August 2023

To

Maharashtra Forest Department

Chief Conservator of Forest (Evaluation), Maharashtra State,

'Van Bhavan', Ramgiri Road, Civil Lines, Nagpur - 440001

0712-2556945 [ccfevaluation@mahaforest.gov.in](mailto:ccfevaluation@mahaforest.gov.in)

Sir

1. I am practising Advocate in National Green Tribunal. I was also Environmental Consultant for the last 40 years. As per the conditions of the 'Environmental Clearance' and 'Consent to Establish' OR 'Consent to Operate', many projects and industries need to do plantation. Tree plantation in the Buffer Zone or plantation as a barrier has to be done at the site only, along the boundary or periphery.
2. However, project proponents / industries do not have required space in the vicinity. Moreover, in case of temporary projects (like RMC Plants that move along with the project site) there is no permanent establishment. Road projects are completed and the contractors leave the site.
3. The project proponents are ready and willing to entrust the funds to reliable Government Authority. e.g. 'Compensatory Afforestation Fund Management and Planning Authority' (CAMPA) under your jurisdiction. Many industries wish to do it regularly, voluntarily as a social obligation. We generally recommend THREE-TIMES plantation in lieu of the trees cut.
4. I came across a beautiful document prepared by your office in August 2018. ['रोपवन नमुने व रोपवना संबंधीच्या सूचना', ऑगस्ट 2018 'महाराष्ट्र वन विभाग', मुख्य वनसंरक्षक (मूल्यांकन) महाराष्ट्र राज्य, नागपूर]. The industries are ready and willing to pay all your charges as per the schedule for plantation to be done by you and care to be taken of the plantation for next 7 years.
5. The location of plantation, local species etc., can be very well decided by you as an expert Government Authority. If the place is chosen nearby OR in the same Taluka, it would be an added advantage.
6. If you kindly convey the procedure, there are few cases in hand, where I can immediately ask my Client/Industries to deposit this amount with your local office OR as may be directed by you. May Client/Industry would just need a 'Demand Note' from your office and then subsequently a 'Plantation Completion Report' informing number and types of trees planted and location of it.
7. As a social cause and contribution, voluntarily, I am also willing to pay Rs.1 lakhs to your department, for tree plantation to be done anywhere in Thane / Pune Districts, where I live.

With best wishes and regards,

Raghunath Mahabal

Copy to: [campams2010@gmail.com](mailto:campams2010@gmail.com); [pccfhoffngp@mahaforest.gov.in](mailto:pccfhoffngp@mahaforest.gov.in); [ccfwl\\_ngp@sancharnet.in](mailto:ccfwl_ngp@sancharnet.in); [pccfpmngp@mahaforest.gov.in](mailto:pccfpmngp@mahaforest.gov.in);  
[apccfntfp@mahaforest.gov.in](mailto:apccfntfp@mahaforest.gov.in)

Shri. S.G.Tembhumkar, CAMPA, Principal Chief Conservator of Forests, Off. 0712-2556944 F0712-2550675 [campams2010@gmail.com](mailto:campams2010@gmail.com)

# 1879

All Marathi documents are part of the submission only. If Respondent wants to rely on this document, then Respondent will provide a separate translation copy for the same.



**Raghunath B. Mahabal**

**रघुनाथ भालचंद्र महाबळ**

B.E.(Mechanical), M.E.(Industrial Management) VJTI Mumbai,  
Fellow of Institution of Engineers, Chartered Engineer  
LL.M. (Environmental & Criminal Law), Arbitrator IIE, India

A-201/2/3, B-201/2/3, B-302, Chandravijay Society,  
Mahatma Fule Road, Mulund East, Mumbai-400081.  
+91-74-0011-6222 [adv.rbmahabal@gmail.com](mailto:adv.rbmahabal@gmail.com)