

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION No.01/2024 (WZ)
I.A. No.02/2024 (WZ)**

Vishal Shantaram Darwatkar

.... Applicant

Versus

Union of India through Secy.,
MoEF&CC & Ors.

.... Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 4.**

I, Kartik Langote, aged about 52 years, occupation – Service, the Sub-Regional Officer of the Maharashtra Pollution Control Board at Pune-I, having office address at 2nd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

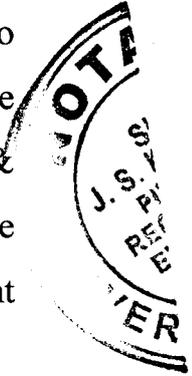
- (1) I say and submit that the present Application is filed against the construction of residential & commercial project named “Ganga Ishanya & Ganga Nakshatra” located at Survey Nos.19A/3A(P) [CTS No.373 (P), 375, 376, 377(P) & 378(P)] on Pune- Satara Road behind Shri Shankar Maharaj Math, Village: Dhankawadi, Taluka: Haveli, District: Pune by

Respondent No.10-Project Proponent – M/s. Mahanagar Realty for carried construction in prohibited zone of 6 mtrs. from natural water body- Ambil Odha Nalla with direction to Respondent MPC Board to recover the Environment Damage Compensation for violations of Consent to Establish & Consent to Operate & gaps in obtaining the same. Therefore in compliance to order dated 04/01/2024 the Respondent MPC Board has placed this affidavit.

(2) I say and submit that the Respondent no. 10-Project PropONENT has obtained Environment Clearances from the State Environment Impact Assessment Authority (SEIAA) for the abovementioned construction project, the details are as under:-

- i. Environment Clearance dated 22/03/2013 - for Total Plot Area 23,734.00 Sq.mtrs. for Total Built-up Area 71,476.68 Sq.mtrs.
- ii. Environment Clearance dated 14/09/2019 - for Total Plot Area 23734 Sq.mtrs for Total Built-up Area 94,945.38 Sq.mtrs.
- iii. Environment Clearance dated 12/05/2022 - for Total Plot Area 23,734.00 Sq.mtrs. for Total Built-up Area 115073.96 Sq.mtrs.

Copies of the above Environment Clearances are collectively attached and annexed as an **Annexure I Colly**.



4) I say and submit that the Respondent – MPC Board has granted Consent to Establish for the abovementioned construction project, the details are as under:-

- i. Consent to Establish dated 03/04/2012- for Total Plot Area 23,821.23 Sq.mtrs. for Total Built-up Area 32,519.17 Sq.mtrs. (same was valid up to commissioning of the project or 5 years whichever is earlier)

Respondent No. 10-Project Proponent has obtained Plinth Certificate vide no. PLN/1674/12 dated 18/03/2013 from Sub/Junior Engineer, Building Control, PMC.

Therefore, there is no violation/gaps.

- ii. Thereafter Revalidation of Consent to Establish dated 31/12/2020 for Total Plot Area 23,734.00 Sq.mtrs. for Total Built-up Area 1,15,406.00 Sq.mtrs (Same is valid up to 30/04/2022).

It has been observed that from the date of expiry of Consent to Establish dated 03/04/2012 the Respondent No. 10-Project Proponent has not obtained Revalidation of Consent to Establish within stipulated period. Accordingly days are calculated from expiry of Consent to Establish to Application for Revalidation of Consent to Establish date i.e. 04/04/2017 to 09/06/2020. Therefore the violation period is 1163 days.



- iii. Further Revalidation of Consent to Establish dated 14/11/2022 for Total Plot Area 23,734.00 Sq.mtrs. for Total Built-up Area 1,15,406.00 Sq.mtrs (same is valid upto commissioning of the project or 30/04/2027 whichever is earlier).

It has been observed that from the date of expiry of Revalidation of Consent to Establish dated 31/12/2020 the Respondent No. 10-Project Proponent has not obtained Revalidation of Consent to Establish within stipulated period. Accordingly, days are calculated from expiry of Revalidation of Consent to Establish date to Application for Revalidation of Consent to Establish date i.e. 30/04/2022 to 19/10/2022. Therefore the violation period is 171 days.

A Copy of the above mentioned Consent to Establish are collectively attached and annexed as an **Annexure II Colly**.

- 5) I say and submit that the Respondent-MPC Board has granted Consent to Operate to the abovementioned construction project, the details are as under :-

- i. Consent to Operate dated 04/09/2020 for Total Plot Area 23,734.00 Sq.mtrs. for Total Built-up Area 51,677.34 Sq.mtrs, which was valid upto 31/01/2021. It has been observed that from the Occupancy Certificate dated 21/09/2018 for “building A & B” from PMC the Respondent No. 10-Project Proponent

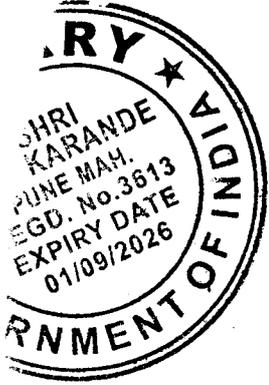


has not obtained Consent to Operate within stipulated period. Accordingly, days are calculated from Occupancy Certificate to application for Consent to Operate i.e. 21/09/2018 to 19/01/2020. Therefore the violation period is 486 days.

- ii. Thereafter Renewal of Consent to Operate with additional Built Up Area dated 29/03/2023 for Total Plot Area 23,734.00 Sq.mtrs. for Total Built-up Area 73,055.71 Sq.Mtrs out of proposed Total construction Total Built-up Area of 1,15,073.96 Sq.mtrs., which was valid up to 31/01/2024.

It has been observed that from the Occupancy Certificate dated 13/01/2021 for “building C” from PMC the Respondent No. 10-Project Proponent has not obtained Renewal of Consent to Operate with additional Built Up Area dated 29/03/2023 within stipulated period. Accordingly days are calculated from Occupancy Certificate to Application for Renewal of Consent to Operate with additional Built Up Area i.e. 13/01/2021 to 17/08/2021. Therefore the violation period is 217 days.

- iii. It has also observed that from expiry of Consent to Operate the Respondent No. 10-Project Proponent has not obtained Renewal of Consent to Operate with additional Built-Up Area within stipulated period. Accordingly, days are calculated from expiry of



Consent to Operate dated 31/01/2021 to Application of Operate with additional Built-Up Area to' i.e. 31/01/2021 to 17/08/2021. Therefore the violation period is 198 days.

A copy of the above Consent to Operate with Renewal of Consent to Operate are collectively attached and annexed as an **Annexure III Colly**.

- 6) Thereafter PP applied for Renewal of Consent on 22/03/2024 for Total Plot Area 23,734.00 Sq.mtrs. for Total Built-up Area 73,055.71 Sq.Mtrs.

It has also observed that from expiry of Renewal Consent to Operate the Respondent No. 10-Project Proponent has not obtained Renewal of Consent to Operate Part within stipulated period. Accordingly, days are calculated from expiry of Consent to Operate dated 31/01/2024 to Application of Operate with additional Built-Up Area to i.e. 01/01/2024 to 21/03/2024. Therefore, the violation period is 81 days.

- 7) I say and submit that Officials of the Respondent-MPC Board visited the above-mentioned project on 02/03/2024 and has observed as below:-

- i. During visit observed that, PP has completed construction of building A, B, C-3B+P+21th floor, all construction completed people residing, handed over to society. Club house provided at ground floor of B building. Building D- B+G+M+4P+RCC upto 7th floor





- & Brick work upto 6th floor, commercial shop 9 nos provided out of that 2 shops are found in operation. During visit construction work not found in operation.
- ii. Provided STP of capacity 150 CMD with MBBR technology, during visit STP found in operation. Treated water used for gardening & flushing purpose. During visit STP sample collected in presence of industry representative.
 - iii. For D building -STP of capacity 210 CMD, with MBBR technology provided, treated water will be used for gardening & flushing purpose. During visit STP not found in operation.
 - iv. Project proponent provided Organic waste converter having Capacity 750 Kg/day, found in operation during visit.
 - v. PP has provided Dug Well near C building, PP not produce CGWA NOC at the time of visit
 - vi. Natural nalla "Ambil odha found flowing outside of the compound wall of the project at the time of visit no any construction observed on the said nalla by PP.

A copy of the Visit Report along with Photographs are attached and annexed as an **Annexure IV Colly**.

- 8) I say and submit that the Respondent-MPC Board issued letter to City Engineer Pune Municipal Corporation, Pune in reference to this Original application dated 04/03/2024. A copy of the letter

Annexure V

dated 04/03/2024 issued is attached and annexed as an Annexure V.

9) Hence this affidavit.

2 APR 2024

Solemnly affirmed on this day of April, 2024 at Pune.

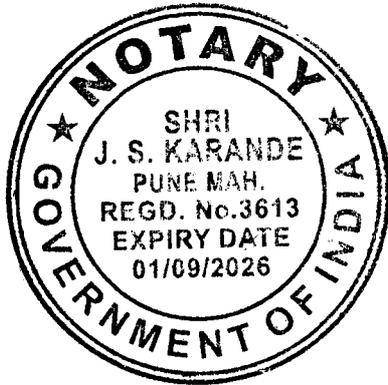
I know the affiant

For and on behalf of Maharashtra Pollution Control Board i.e. Respondent No. 4.

ADVOCATE

Kartikeya Langote
(Kartikeya Langote)
Sub-Regional Officer,
MPCB, Pune-I

BEFORE ME



Karande

J. S. KARANDE
B.A. (Hons.) LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA, PUNE

2 APR 2024

NOTED AND REGISTERED
AT ST. No.

195/2024



Government of Maharashtra

SEAC2011/CR- 44 /TC-2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 22nd March, 2013

To,

M/s. Mahanagar Realty,
 6th Floor, San Mahu Complex,
 Opp Poona Club, Pune- 411 001.

Subject: Environmental Clearance for the proposed Residential & Commercial Construction Project - "Ishanya" at Sr. No. 19A/3A Dhankawadi, Tal Haveli, Dist: Pune by M/s Mahanagar Realty- Environmental clearance regarding.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 58th meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 50th & 57th Meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed Residential & Commercial Construction Project - "Ishanya" at Sr. No. 19A/3A Dhankawadi, Tal Haveli, Dist Pune. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as:

Name of the Project	Ishanya	
Project Proponent	M/s Mahanagar Realty	
Location of the project	Sr. No. 19A/3A Dhankawadi, Tq.: Haveli, Dist: Pune	
Type of Project	Residential & Commercial Construction Project	
Category	8(a) B2	
Total Plot Area (sq. m.)	Total Plot Area: 23,734.00 Sq.mt. Deductions: 3,537.88 Sq.mt. Net Plot area: 19,071.12 Sq.mt.	
Permissible FSI (including TDR etc.)	1.6	
Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.)	32,286.79
	Non FSI area (sq. m.):	39,189.89
	Total BUA area (sq. m.)	71,476.68
Ground-coverage Percentage (%)	37 %	

Estimated cost of the project	158.843 Cr	
No. of building & its configuration(s)	Residential buildings: 03 Nos. Commercial building: 01 No. Residential Building configuration: 03 Basement + 1S + 20 floors Commercial Building configuration: Ground floor	
Number of tenants and shops	230 Tenements	
Number of expected residents / users	Residential	1208
	Commercial	43
	Total	1251
Tenant density per hectore	115	
Height of the building(s)	Residential : 66.60 m Commercial: 4.15 m	
Right of way (Width of the road)	60 m	
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m	
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 108 & Source: Pune Municipal Corporation • Recycled water (CMD): 111 • Total Water Requirement (CMD): 164 • Swimming pool make up (Cum): 06 • Fire fighting (Cum): 40,000 lit. <p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 108 & Source: Pune Municipal Corporation • Recycled water (CMD): 53 • Total Water Requirement (CMD): 161 • Swimming pool make up (CMD): 06 • Fire fighting (CMD): 40,000 lit. 	
Rail Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table : 10 m • Size, no of recharge pits and Quantity: Pit Size: 2.00 m x 0.9 m deep No of Recharge Pits: 15 No. • Budgetary allocation (Capital cost and O&M cost) Capital cost: 5,00,000/- O&M cost: 10,000/- p.a. 	
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: AS per contour • Quantity of storm water : 11,269CMD • Size of SWD: 200mm x 600mm 	
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD) : 158 • STP technology: Aerobic biological treatment system 	



	<ul style="list-style-type: none"> • Capacity of STP (CMD) :150 • DG sets (during emergency): 630 KVA X 4 No. • Budgetary allocation (Capital cost and O&M cost) Capital Cost: 32,00,000/- O & M Cost: 10,00,000/- p.a.
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation • Quantity of the top soil to be preserved: 12,000CUM • Disposal of the construction way debris: Land filling on the same site <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> • Dry waste (Kg/day): 213 • Wet waste (Kg/day): 348 • STP Sludge (Dry sludge) (Kg/day): 09 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Through Authorized vendors • Wet waste: OWC • STP Sludge(Dry sludge): Digested & used as manure <p>Area requirement:</p> <p>1. Location(s) and total area provided for the storage and treatment of the solid waste: Total Area: 60 Sq. m</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital Cost: 7,00,000/- O&M cost : 4,36,000/-p. a</p>
Green Belt Development	<p>Total RG area:</p> <p>1. RG area under green belt:</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): 6,807 Sq. m • RG on the Basement Top (sq. m.): 2,832 sq m <p>2. Plantation:</p> <ul style="list-style-type: none"> • Number and list of shrubs and bushes species to be planted in the Basement Top RG: 70 <p>4. Budgetary allocation (Capital cost and O&M cost) Capital cost: 1,22,34,600/- O&M cost: 5,33,520/- p.a.</p>
Energy	<p>Power supply:</p> <ul style="list-style-type: none"> • Maximum demand : 2520 units/day • Connected load : 2400 units/day • Source : MSEDCL <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> • Energy saving measures <p>Use of T5-28W, CFL lamps shall be used for Common area lighting</p>



	<p>Use of non conventional energy i.e. Solar water heating system, Solar PV panels for street lights.</p> <p>Transformers are located close to load center to minimize transmission losses</p> <p>Thus total energy saving will be 1035 unit/ day</p> <ul style="list-style-type: none"> • Detail calculations & 41% of saving • Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form) • Budgetary allocation (Capital cost and O&M cost) <p>Capital cost: 44,00,000/- O&M cost: 60,000/- p.a.</p> <p>DG Set:</p> <ul style="list-style-type: none"> • Number and capacity of the DG sets to be used : 630 KVA (4No.). • Type of fuel used : Diesel
<p>Traffic Management</p>	<p>Parking details:</p> <ul style="list-style-type: none"> • Number and area of basement: <p>No of Basement: 03 Area of per Basement (1):7229.17 m² Area of per Basement (2&3): 21,687.51 m²</p> <ul style="list-style-type: none"> • Total Parking area : 25,624.21 • Area per car:12.5 Sq. m • 2-Wheeler: 720 No. • 4-Wheeler: 930 No. • Public Transport <p>Width of all Internal roads (m):12 & 8 m</p>
<p>Environmental Management plan Budgetary Allocation</p>	<p>Construction phase (with Break-up):</p> <ul style="list-style-type: none"> • Capital cost <p>STP : 32,00,000/- RWH : 5,00,000/- SWM : 7,00,000/- Green Belt : 1,22,34,600/- Non-Conventional Energy: 44,00,000</p> <p>Operation Phase (with Break-up)-</p> <p>STP : 10,00,000 p.a RWH : 5,00,000 p.a SWM : 4,36,000 p.a Green Belt : 5,33,520 p.a Non-Conventional Energy: 60,000 p.a</p> <ul style="list-style-type: none"> • Capital: 22,78,46,00 • O & M: 20,59,520 p.a

3. The proposal has been considered by SEIAA in its 50th & 57th meetings decided to accord environmental clearance to the said project under the provisions of



Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, 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 Authority (SEIAA) approved the proposed land use.
- (ii) 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.
- (iii) "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.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) 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 including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vi) Provision shall be made for the housing of construction labour 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 and First Aid Room etc.
- (vii) 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.
- (viii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (ix) 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.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (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 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.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) 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.



- (xv) 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.
- (xvi) Construction spoils, including bituminous material and other hazardous materials 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.
- (xvii) 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.
- (xviii) 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.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) 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.
- (xxii) 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 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiii) Ready mixed concrete must be used in building construction.
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (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. 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 odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.



- (xxxiii) 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.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral 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 street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxvii) 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 prevalent regulations.
- (xxxviii) 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.
- (xxxix) 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
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) 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.
- (xlii) 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.
- (xlili) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) 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.
- (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing



that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.

- (xlix) 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.
- (l) 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.
- (li) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (lii) 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.
- (liii) 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.
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. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
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.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
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 condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Valsa R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram –Ambattur Road, Chennai – 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Pune Municipal Corporation, Pune.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: September 14, 2019

To,
Mahanagar Realty
at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, Satara Road, Pune- 411043

Subject: Environment Clearance for Expansion of Residential construction project Ishanya by Mahanagar Realty
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 89th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 174th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B1 as per EIA Notification 2006.

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

1.Name of Project	Ishanya
2.Type of institution	Private
3.Name of Project Proponent	Mahanagar Realty
4.Name of Consultant	Not yet appointed
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes, Environmental clearance obtained vide no. SEAC-2011/ C.R. 44/TC-2 dated 22nd March 2013
8.Location of the project	CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, Satara Road, Pune-411043
9.Taluka	Haveli
10.Village	Dhankawadi
Correspondence Name:	Swaran Singh Sohal
Room Number:	0
Floor:	6
Building Name:	San Mahu Complex
Road/Street Name:	Poona Club road
Locality:	Camp
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	In process
	IOD/IOA/Concession/Plan Approval Number:
	Approved Built-up Area:
13.Note on the initiated work (If applicable)	construction is completed as per previous EC
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	23734
16.Deductions	3985.9
17.Net Plot area	19748.10

SEIAA Meeting No: 174 Meeting Date: August 28, 2019 (SEIAA-STATEMENT-000001550)
SEIAA-MINUTES-000002425
SEIAA-EC-000002007

18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 49993.85 sq.m
	Non FSI area (sq. m.): 65411.66 sq.m.
	Total BUA area (sq. m.): 115406
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 31514.91
	Approved Non FSI area (sq. m.): 40664.39
	Date of Approval: 20-07-2017
19.Total ground coverage (m2)	9240
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	48.5
21.Estimated cost of the project	2620400000



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22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	PMC
	Fresh water (CMD):	232
	Recycled water - Flushing (CMD):	116
	Recycled water - Gardening (CMD):	58
	Swimming pool make up (Cum):	6
	Total Water Requirement (CMD) :	406
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	25 kl/bldg
	Excess treated water	139
Wet season:	Source of water	PMC
	Fresh water (CMD):	232
	Recycled water - Flushing (CMD):	116
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	6
	Total Water Requirement (CMD) :	348
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	25 KL/bldg
	Excess treated water	197
Details of Swimming pool (If any)	Dimension of Swimming Pool: Main Pool Size:18 mX 7M Baby Pool size: 4 m X 7m Total water Requirement in KLD: 168 Water requirement for make up in KLD: 6 Details of Plant & Machinery used for treatment of Swimming pool water: Filter, Self Priming pump, Control panel for pump, Hair and lint strainer, S/F main drain in white ABS, S/F vacuum point in white ABS, S/F inlet point in white ABS, overflow grating.	

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	232	232	Not applicable	23	23	Not applicable	209	209
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		Pre monsoon: 10 m BGL Post monsoon : 3-5 BGL						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		15						
	Size of recharge pits :		2.0 m x 0.90 m x 2.0 m						
	Budgetary allocation (Capital cost) :		11.25/- lakhs						
	Budgetary allocation (O & M cost) :		1.0 /- lakh p.a.						
	Details of UGT tanks if any :		Domestic UG tank Capacity: 371.40 KLD Fire UG tank Capacity: 300 KLD						
26.Storm water drainage	Natural water drainage pattern:		As per contour						
	Quantity of storm water:		23.86 m3/min						
	Size of SWD:		600 mm						
27.Sewage and Waste water	Sewage generation in KLD:		313						
	STP technology:		FAB & MBBR						
	Capacity of STP (CMD):		2 STPS 150 KLD + 210 KLD						
	Location & area of the STP:		As per layout						
	Budgetary allocation (Capital cost):		94 /- lakhs						
	Budgetary allocation (O & M cost):		18 /- lakhs p.a.						

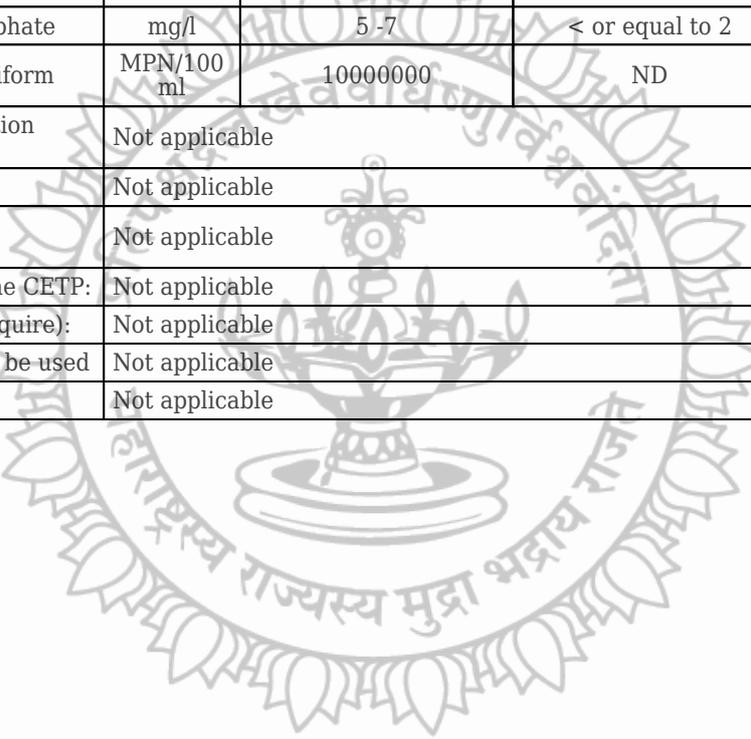
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28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	1 % of raw material
	Disposal of the construction waste debris:	On the same site as filling material
Waste generation in the operation Phase:	Dry waste:	479 kg/day
	Wet waste:	700 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	19
	Others if any:	E waste : 500 kg/year
Mode of Disposal of waste:	Dry waste:	Through authorized vendor
	Wet waste:	Mechanical composting unit
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Through mechanical composting unit
	Others if any:	E waste: Through authorized vendor
Area requirement:	Location(s):	As per layout
	Area for the storage of waste & other material:	24 sqm
	Area for machinery:	20 sqm
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	25 +/- lakhs
	O & M cost:	12.26 +/- lakhs p.a.

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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	Not applicable	7 - 8.5	6.5 - 7.5	NA
2	COD	mg/l	300 - 400	<30	Not exceed 100 mg/l
3	BOD	mg/l	250- 300	<10	Not exceed 10 mg/l
4	S.S.	mg/l	350 -450	<5	Not exceed 50 mg/l
5	Oil & grease	mg/l	10	<5	NA
6	TDS	mg/l	NA	<1000	Not applicable
7	Total Nitrogen	mg/l	40-50	< or equal to 10	Not applicable
8	Ammonical nitrogen as nitrogen	mg/l	Not applicable	< or equal to 1	Not applicable
9	Total phosphate	mg/l	5 -7	< or equal to 2	Not applicable
10	Feacal Coliform	MPN/100 ml	10000000	ND	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
Source of Fuel		Not applicable					
Mode of Transportation of fuel to site		Not applicable					
33.Energy							
Power requirement:	Source of power supply :	MSEDCL					
	During Construction Phase: (Demand Load)	45 KW					
	DG set as Power back-up during construction phase	62.5 KVA (1)					
	During Operation phase (Connected load):	5092 KVA					
	During Operation phase (Demand load):	2367 KVA					
	Transformer:	630 KVA X 6					
	DG set as Power back-up during operation phase:	400 KVA X 1 No.					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	NA					
34.Energy saving by non-conventional method:							
Solar Water Heating Systems • LED based lighting will be done in the common areas, landscape areas, signage's, Entry Gates and boundary compound walls etc. • Auto timer switches will be provided for street lights, Garden lights, Parking & staircase lights & other Common area Lights for saving electrical energy. • Water Level Controllers with timers will be used for water pumps. • Overall Energy Saving is: Approx. 25%							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures			Saving %			
1	LED Lamps			28835 KWH / Annum			
2	Solar Water heater			180675 KWH / Annum			
37.Details of pollution control Systems							
Source	Existing pollution control system			Proposed to be installed			

Water pollution	Not applicable	STP
Noise Pollution due to DG set	Not applicable	Acoustic enclouser and canopy
Solid waste	Not applicable	OWC

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	124 /- lakhs
	O & M cost:	7.9 /- lakhs p.a.

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Erosion control	Dust suppression measures	1.8
2	Site safety	Net, PPE to labours, Sigh boards, etc	2
3	Site sanitation	Mobile toilets, and solid waste management	2
4	Disinfection and health check up	Medical camp	2.4
5	Environmental monitoring	Air, water , noise and soil monitoring and analysis	1

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	Two STP of FAB and MBBR technology	94	18
2	Rain Water Harvesting	Pits with bore and internal piping	11.25	1
3	Solid waste managment	OWC installation	25	12.26
4	Landscape	Plantation	64	3.70
5	Energy	Energy conservation measures	124	7.9
6	Environmental monitoring	air, water, soil, noise monitoring and analysis	0	1.60
7	Safety training and awareness	training to residence	9	0
8	Water tanker in case of water shortage	water tanker	0	1.50

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) B1
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 174th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to submit CER plan to Municipal Commissioner/District Collector and submit the acknowledgement to Member Secretary, SEIAA.
II	PP to submit revised energy saving calculations.
III	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.
IV	SEIAA decided to grant EC for: FSI: 38978.49 m2, Non-FSI: 55966.89 m2 and Total BUA: 94945.38 m2 (Approval no- CC/2430/18, Date-02.11.2018)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
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.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
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.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.

XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	Construction spoils, including bituminous material and other hazardous materials 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.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	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.
XXII	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 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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 in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	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.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral 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 street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	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 prevalent regulations.
XXXVI	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.
XXXVII	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 aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.

XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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 in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	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.
LI	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.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	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.
LIV	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.

Government of
Maharashtra

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. 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.

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.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

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 condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

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



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

ENVIRONMENTAL
CLEARANCE

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

To,

The Director

MAHANAGAR REALTY

CTS no. 373 (pt),375,376,377(pt),378(pt),S. no.19A/3A,Dhankawadi
Satara road Pune -411043

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/249450/2022 dated 01 Jan 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH110633
2. File No.	SIA/MH/MIS/249450/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential cum commercial construction project
7. Name of Company/Organization	MAHANAGAR REALTY
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: 12/05/2022

(e-signed)
Manisha Patankar Mhaiskar
 Member Secretary
 SEIAA - (Maharashtra)

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/249450/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Mahanagar Realty,
CTS No. 373 (Part), 375,376,377(Part), 378 (Part),
Survey No. 19A/3A, Dhankawadi,
Satara Road, Pune.

Subject : Environment Clearance for Residential cum commercial Construction project at CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune by M/s. Mahanagar Realty

Reference : Application no. SIA/MH/MIS/249450/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 135th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/249450/2022	
2	Name of Project	Residential cum commercial Construction project at Dhankawadi by Mahanagar Realty	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mahanagar Realty
		Registered office address	San Mahu Complex, 6th floor, 5 Bund Garden Road, Opp. Poona Club, Pune -411001
		Contact Number	020- 66006306
		e-mail	asif.lukade@goelgangadevelopments.com
6	Consultant	As the EMP was prepared by PP and appraised by SEAC for total proposal, no fresh EMP and appointment of consultant is required.	
7	Applied for	Balance EC	
8	Details of previous EC	Previous EC vide no. SEIAA-EC-0000002007Dated 14/09/2019	
9	Location of the project	CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3ADhankawadi, Satara Road,	

		Pune- 411043					
10	Latitude and Longitude	Latitude :18°28'13.16"N Longitude: 73°51'30.72"E					
11	Total Plot Area (m2)	23734					
12	Deductions (m2)	1125					
13	Net Plot area (m2)	22609					
14	Proposed FSI area (m ²)	82551.42					
15	Proposed Non FSI area (m ²)	32548.58					
16	Total BUA (m ²)	1,15,100.00					
17	TBUA (m2) approved by Planning Authority till date	94945.38SQM as per the sanction plan no. CC/2430/2018 dated 2 nd November 2018 and 1,15,100 sqm as per IOD vide no. . CC/3706/2021 dated 24/02/2022					
18	Ground coverage (sqm) & %	9240 sqm					
19	Total Project Cost (Rs.)	262.04 Cr					
20	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
CER Activity will be done as and if required as directed by SEAC.							
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
	Bldg. Name	Configura tion	Ht. (m)	Bldg. Name	Configur ation	Ht. (m)	
	A	3B +P+21	69.70	A	3B + P +21	69.70	No Change
	B	3B+P+21	69.70	B	3B + P +21	69.70	
	C	3B+P+21	69.70	C	3B + P +21	69.70	
	D	1B+G +Mezz+ 5P+29	99.90	D	1B+G +Mezz+ 5P +26	99.83	Changes due to changed market situation
	Commercial at Building D	Part of Bldg D	6.00	Commercial at Building D	Part of Bldg D	6.00	No Change
	Community Prayer Hall	G	12.43	Community Prayer Hall	G	12.43	No Change

22	Total No. of Tenements	479 tenements + 9 Shops			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	220	Fresh Water	220
		Recycled	169	Recycled	111
		HVAC	0	HVAC	0
		Swimming pool	6	Swimming Pool	6
		Flushing	111	Flushing	111
		Total	369	Total	331
		Wastewater generation	309	Wastewater generation	309
24	Water Storage Capacity for Firefighting / UGT	UGT - Domestic water tank :371.40 KL Fire water tank : 300 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground Water	Pre-Monsoon- 10.00 m Post-Monsoon- 3-5 m		
		Size and no of RWH tank(s) and Quantity:	NA as no tank is proposed		
		Quantity and size of recharge pits:	15, Size- 0.2 m X 0.9 M		
		Details of UGT tanks if any:	As per point no. 24		
27	Sewage and Waste water	Sewage Generation (CMD)	319 CMD		
		STP technology	MBBR		
		Capacity of STP (CMD)	150 CMD and 210 CMD		
28.	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal	
		Dry Waste	16 KG	Through authorized vendor	
		Wet waste	24 kg	Organic waste composter	
		Construction	1% of	For filling on same site	

		waste	raw material	
29.	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal
		Dry Waste Kg/day	461	Through authorized vendor
		Wet waste Kg/day	675	Organic waste composter
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E- waste Kg/year	1336	Through authorized vendor
		STP sludge Kg/day	19	Organic waste composter
30.	Green Belt Development	Total RG area (m2)		2760.90
		Existing trees on plot		44
		Number of trees to be planted		376
		Number of trees to be cut		16
		Number of trees to be transplanted		15
31.	Power requirement	Source of power supply		MSEDCL
		During Construction Phase (Demand Load)		75 KW
		During Operation phase (Connected load)		5609 KW
		During Operation phase (Demand load)		2551 KW
		Transformer		630 KVA X 4 Nos.
		DG set		400 KVA X 1 Nos.
		Fuel Used		Diesel
32.	Details of Energy Savings	Details		Savings (KWH/annum)
		Solar PV panels		102600
		Timer Logic Controller		131291
		Electronic V3F drive for lifts		114362

		Solar Water Heater	501120		
33	Environmental Management plan budget during construction phase	Type	Details	Cost (lakhs)	
		Capital	Erosion control, Site Safety, Site Sanitation, Disinfection & Health check up, Environmental Monitoring	10.0	
		O & M cost	Erosion control Site Safety Site Sanitation Disinfection & Health check up Environmental Monitoring	1.0	
34	Environmental Management plan budget during construction phase	Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
		Storm Water	Network upto final disposal point		
		Sewage Treatment	Installation of STP	94.00	18.00
		Water treatment	Disinfection treatment	--	--
		RWH	Bore holes and pits	11.00	1.00
		Swimming pool	Construction & Equipment		
		Solid waste	OWC Machine	25.00	12.36
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and Maintenance	64.00	3.70
		Energy Saving	Solar Equipment	124.0	7.9
		Environmental Monitoring	Monitoring and analysis of air, water, soil & noise	-	1.60

		Disaster Management plan	Fire Fighting System	178.0	9.40
35.	Traffic Management	Type	Required as per DCR	Provided	Area of parking (m ²)
		4-Wheeler	909	1094	13675
		2-Wheeler	1245	1550	3100
		Bicycles	685	691	691
36	Details of Court cases/litigations w.r.t. the project and project location if any	Attached as Annexure			

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide letter dated 14/9/2019 for total BUA 94945.38 Sqm. Proposal has been considered by SEIAA in its 242nd (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the undertaking regarding there is no change in project.

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- 82551.2 m², Non-FSI- 32522.76 m², Total BUA- 115073.96 m². (Plan approval-CC/3706/21, dated-29.02.2022).

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 <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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 Manisha Patankar Mhaiskar
 (Member Secretary, SEIAA) 14/5/2022

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.

Signature Not Verified

Digitally signed by Manisha Patankar Mhaiskar
 Member Secretary

Date: 5/12/2022 6:43:33 AM

MAHARASHTRA POLLUTION CONTROL BOARD

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Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: PN-10506-11

Infrastructure Project/LSI

Consent No. MPCBHQ/ROHQ/Pune/CE/CC/282

Date: 03/04/2012

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 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

CONSENT is hereby granted to.

M/s. Mahanagar Realty, "Ishanya",
Sr. No: 19/A/3A, Dhankawadi, Tal: Haveli,
Pune, Maharashtra.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is valid up to Commissioning of the Project or 5 years whichever is earlier.

For development of land/ plot as new construction activities for construction of residential project named M/s. Mahanagar Realty, "Ishanya", Sr. No: 19/A/3A, Dhankawadi, Tal: Haveli, Pune, Maharashtra on total plot area of 23,821.28 sq.mtr. Proposed BUA [As per FSI] of 32,591.17 sq.mtr & Total Construction BUA of 88,180.08 sq.mtr including utilities of residential project as per construction commencement certificate issued by local body.

This project requires Environment Clearance under EIA Notification dt: 14/09/2006 of MoEF, GOI as amended on dt: 1/12/2009. Therefore the effective date of this consent to Establish shall be from the date of obtaining Environment Clearance from Competent authority by the project proponent.

2. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of sewage effluent from construction project shall not exceed 152.0 M³.
- (ii) Sewage Effluent Treatment: The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	50 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

Sr.No	Type of Segregated solid waste	Quantity Kg/D	Treatment	Disposal
1.	Wet Garbage	287	Composting	Use as Manure
2.	STP Sludge	40		
2.	Dry Garbage	172	..	landfill site

3. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
- Applicant shall provide 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.



10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e. vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. Applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under,

The daily water consumption for the following categories is as under:

(i) Domestic	...	162.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic CMD
(iv) Industrial Cooling, spraying CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:**

- (i) The Applicant may install 1-nos of diesel generating sets (DG Sets), of capacity 160 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:



a. Standards for Emissions of Air Pollutants:

- | | | |
|-------------------------------|---------------|------------------------|
| (i) SPM/TPM | Not to exceed | 150 mg/Nm ³ |
| (ii) SO ₂ (DG Set) | Not to exceed | 20 Kg/day |

(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.
- | | | | |
|----|--|-----|--------------------|
| 1. | SPM Not to Exceed (Annual Average) | 140 | µg/ m ³ |
| | Not to Exceed (24 hours) | 200 | µg/ m ³ |
| 2. | SO ₂ Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 3. | NO _x Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 4. | RSPM Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 150 | µg/ m ³ |

(iii) The applicant shall observe the following fuel pattern:

Sr. No.	Type Of Fuel	Quantity
1	Diesel	32 Ltrs/Hr

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1.	DG Set (160 KVA)	1.50 mtr

(v) Conditions for D.G. Set:

- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
- 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.
- 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 75 dB(A) during day time and 70 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.
- 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.
- Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- 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.
- D.G. Set shall be operated only in case of power failure.
- The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.



(vi) Other Conditions:

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney/(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.
- d)

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.
- (x) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDARY MOVEMENT) RULES, 2008:

- (i) The applicant shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
---------	---------------	----------	-----	----------

The applicant shall not generate any type of Hazardous Waste.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.



11. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
12. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. The applicant should not take any effective steps for implementation of the project before obtaining Environment clearance as per EIA Notification, 2006 and amendment thereto.
16. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 2nd April 2012.
17. The applicant shall submit Bank Guarantee of Rs. 10.0 Lakhs towards the compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.
18. The Capital investment of the project is Rs. 158.84 Cr.



(Milind Mhaikar)
Member Secretary

To,
M/s. Mahanagar Realty, "Ishanya",
Sr. No: 19/A/3A, Dhankawadi, Tal: Haveli,
Pune, Maharashtra.

Copy to-

1. Regional Officer, MPCB, Pune - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Pune-I, MPCB.
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	Rs. 1,58,843/-	373814	04/06/2011	Andhra Bank
2.	Rs. 1,58,843/-	038134	22/12/2011	Axis Bank

4. Cess Branch, MPCB, Mumbai.

5. Master file.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Date 31/12/2020

Consent order No: Format1.0/BO/JD (WPC)/UAN-089687/CE/CC-2012001491

To,

**M/s. Ishanya Residential cum commercial construction project,
[Mahanagar Realty] C.T.S No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A,
Dhanakawadi, Taluka :Haveli, Dist: Pune**

Sub: Revalidation of Consent to Establish with Expansion for Construction of residential Project granted under Red Category.

**Ref: 1. Your Application vide UAN No. -0000089687 Dated: 25/02/2020.
2. Consent to Establish granted vide No.MPCBHQ/ROHQ/PUNE/ce/cc/282 dt.03/04/2012
3. Minutes of consent committee Meeting dt. 23/11/2020**

For: Revalidation of Consent to Establish with Expansion for Construction of Residential Building 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:

1. The revalidation of consent to Establish for Expansion for Commissioning of unit or up to 30/04/2022.
2. The proposed capital investment of the project is Rs. 262.04 Cr.
(As per C.A certificate submitted by project proponent)

Revalidation of Consent to Establish with Expansion is valid for Construction of Residential Building Project named as **M/s. Ishanya Residential cum commercial construction project, CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhanakawadi, Taluka Haveli, Dist: Pune** for total plot area 23734.00 Sqm and total Construction BUA 115406.00 Sqm as per EC dt. 14/09/2019 including utilities and services as per 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	209.0	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	400 KVA	1	As Per Schedule -II

Signature

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	700.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	479.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	19.00 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dtd 14/09/2019 for total plot area **23734.0 Sqm** and total construction BUA **115406 Sqm**.

For and on behalf of the
Maharashtra Pollution Control Board


(Ashok Shingare, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	524080/-	HDFCR52020060582509329	05/06/2020	HDFC Bank

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune | 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 **360.0 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

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	232

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.

Adungam

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (400 KVA)	Acoustic enclosure	4.00	HSD	40	Lit/Hr	--	--

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

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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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).

Qneqamp

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 with expansion	Rs. 10 lakh	15 Days	Towards Compliance consent conditions.	Up to Commissioning of the project	Up to Commissioning of the project

Signature

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

Amramp.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/S.S.I

No:- Format1.0/CC/UAN No.0000138092/CE/2211000984

Date: 14/11/2022

To,
 M/s Ishanya,
 CTS No. 373 (P), 375,376,377(P), 378(P),
 S. No. 19A/3A, Dhankawadi, Satara Road,
 Dhankawadi, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Revalidation of Consent to Establish for Residential & Commercial construction Project under Red Category

- Ref:**
1. Revalidation of Consent to Establish granted vide No. Format1.0/BO/JD(WPC)/UAN089687/CE/CC-2012001491 dtd. 31.12.2020
 2. Consent to Operate (Part-I) granted vide No. Format1.0/BO/JD(WPC)/UAN086949/CO/CC-2009000238 dtd. 04.09.2020
 3. Minutes of 15th Consent Committee Meeting of 2022-23 held on 13.09.2022

Your application NO. MPCB-CONSENT-0000138092

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 up to Commissioning of the project or 30.04.2027 whichever is earlier**
2. **The capital investment of the project is Rs.102.31 Cr. (As per undertaking submitted by pp).**
3. **The Revalidation of Consent to Establish is valid for Residential & Commercial construction Project named as M/s Ishanya, CTS No. 373 (P), 375,376,377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara Road, Dhankawadi, Tal Haveli, Dist Pune on Total Plot Area of 23734 SqMtrs for proposed total construction BUA of 1,15 073.96 SqMtrs as per specific condition of EC granted dated 12.05.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 14.09.2019	23734.00	115406.00
2	Consent to Establish dtd 31.12.2020	23734.00	94945.38
3	Consent to Operate (Part-I) dtd 04.09.2020	23734.00	51677.34
4	Environmental Clearance dtd 12.05.2022	23734.00	115073.96

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	309	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

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

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable	675 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Biodegradable	461 Kg/Day	Segregation	To Local Body
3	STP Sludge	19 Kg/Day	Dewatering	As manure

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

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

<i>Sr No</i>	<i>Type of Waste</i>	<i>Quantity</i>	<i>UoM</i>	<i>Disposal Path</i>
1	E Waste	1336.00	Kg/Annum	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 the 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 40 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/249450/ 2022 dtd.12.05.2022 for construction project on total Plot area 23734.00 Sq.Mtrs, & proposed total construction BUA 115073.96 Sq.Mtrs. as per specific condition of EC.
17. 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.



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Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-14 10:59:57 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	204620.00	TXN2205000370	04/05/2022	Online Payment

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 360 CMD with MBBR technology for the treatment of 309 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	331.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-400 kVA	Acoustic Enclosure	4.00	Diesel 76 Ltr/Hr	1	SO ₂	36.48 Kg/Day

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

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

SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	Existing/15 Days	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**Conditions during construction phase**

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

General Conditions:

1. 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

Phone : 24010437/24020781
/24037124/24035273

Fax : 24044532/24024068
/24023516

Email : jdwater@mpcb.gov.in

Visit At : <http://mpcb.gov.in>



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

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-086949/CO/CC-

Date 04/09/2020

2009000238

To,
M/s. Mahanagar Realty "Ishanya"
CTS No. 373 (pt), 375, 376, 377(pt), 378 (pt),
S. No. 19A/3A, Dhankawadi, Satara Road,
Taluka: Haveli, Dist: Pune.

Sub: Consent to Operate (part-I) for Construction of Housing Project is granted under Red category.

- Ref:** 1. Your Application vide UAN No. 086949 dt. 15/01/2020.
2. Consent to Establish granted vide No Format1.0/BO/RO(HQ)Pune/CE/CC/0282 dt.03/04/2012.
3. Minutes of consent committee meeting held on 07/08/2020

For: Consent to Operate (part-I) Construction of housing Project is granted under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. Consent to Operate (part-I) is granted for period up to 31/01/20221
2. The capital investment of the project is **Rs.126.71 Cr.**
(As per CA certificate submitted by project proponent)

The Consent to Operate (part-I) is valid for Construction of housing Project named as M/s. Mahanagar Realty "Ishanya", CTS No. 373 (pt), 375, 376, 377(pt), 378 (pt), S. No. 19A/3A, Dhankawadi, Satara Road, Taluka: Haveli, Dist: Pune for total plot area 23734.0 Sqm & construction completed BUA 51677.34 Sqm out of total construction BUA 115406 Sqm as per EC dt. 14/09/2019, including utilities and services and As per Architect certificate submitted by Project proponent.

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	66.0	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	400 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	224.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	149.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	6.0 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 Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dtd. 14/09/2019 for total plot area 23734.0 Sqm & total Construction BUA 115406 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	253420/-	N360191017559666	26/12/2019	online

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune | 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 installed of Sewage Treatment Plants (STP) with the design capacity of 150.0 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

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	73.00

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

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (400 KVA)	Acoustic enclosure	4.0	HSD	70.0	Lit/Hr	--	--

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

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate (Part-I)	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	Continuous	31.03.2021

(Handwritten signature)

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method.
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/S.S.I

No:- Format1.0/CC/UAN No.0000119716/CO/2303002313

Date: 29/03/2023

To,
 M/s Ishanya - Residential cum commercial
 construction project, CTS No. 373 (P), 375,
 376, 377(P), 378(P), S. No. 19A/3A,
 Dhankawadi, Satara Road, Dhankawadi,
 Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Renewal of Consent (part-I) with amalgamation of Consent to operate (Part-II) for construction project under Red Category

- Ref:**
1. Consent to establish with expansion granted vide No Format1.0/BO/JD WPC/UAN No 089687/CE/CC-2012001491 dtd 14.11.2022
 2. Consent to operate (part-I) granted vide no. Format1.0/JD(WPC)/UAN086949/CO/CC-2009000238 dtd 04.09.2020
 3. Minutes of 27th Consent Committee Meeting of 2022-23 held on 25.01.2023

Your application NO. MPCB-CONSENT-0000119716

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent (part-I) with amalgamation of Consent to operate (Part-II) is granted for period up to 31.01.2024**
2. **The capital investment of the project is Rs.126.71 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent (part-I) with amalgamation of Consent to operate (Part-II) is valid for construction project named as M/s Ishanya - Residential cum commercial construction project, CTS No. 373 (P), 375, 376, 377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara Road, Dhankawadi, Tal Haveli, Dist Pune on Total Plot Area of 23734 SqMtrs for completed total construction BUA of 73055.71 SqMtrs out of proposed Total Construction BUA of 115073.96 SqMtrs as per specific condition of EC granted dated 12.05.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 14.09.2019	23734.00	115406.00
2	Consent to Establish dtd 31.12.2020	23734.00	115406.00
3	Consent to Operate(Part-I) dtd 04.09.2020	23734.00	51677.34

4	Environmental Clearance dtd 12.05.2022	73055.71	115073.96
5	Consent to Establish dtd 14.11.2022	73055.71	115073.96

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	160	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

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

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	395 Kg/Day	OWC with composting facility/Biodigester with composting facility	Used as manure
2	Non biodegradable Waste	263 Kg/Day	Segregation	To Local Body
3	STP Sludge	10 Kg/Day	Dewatering	Used as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	658.00	Kg/Annum	To Authorized Dismantler

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively

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 comply with the Environmental Clearance obtained vide No SIA/MH/MIS/249450/2022 dtd 12.05.2022 for construction project having total plot area of 23734 Sqm and total construction BUA of 115073.96 Sqm as per specific condition of EC.
 16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-03-29 10:51:33 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	253420.00	MPCB-DR-7521	18/08/2021	RTGS
2	506840.00	MPCB-DR-18035	25/03/2023	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **360 CMD for treatment of domestic effluent of 160 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	178.00
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-400 kVA	Acoustic Enclosure	4.00	Diesel 76 Ltr/Hr	1	SO ₂	36.48 Kg/Day

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

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

SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent (Part)	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions and Operation & maintenance of Pollution Control Systems	Continious	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

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

BG Return details

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



SCHEDULE-IV**General Conditions:**

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

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

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD SUB-REGIONAL OFFICE – Pune-1



Ph. 020-25811694
Fax. 020-25811029

Jog Center Bldg.
2nd floor, Wakdewadi,
Old Mumbai – Pune Highway,
Pune 411003

Visit Report

Name & Address of :- M/s. Mahanagar Realty ISHANAYA,
CTS No. 373 (P), 375,376,377(P), 378(P),
S. No. 19A/3A, Dhankawadi, Satara Road, Pune.

Date of Visit :- 2/3/2024

Industry Officials :- Shri. Asif Lukade-Chief Engineer
E- Mail-asif.lukade@goelgangadevelopments.com

Observations :-

Visit made as per the Hon'ble NGT OA no. 1/2024(WZ). This is a residential & commercial construction project. Details of Consent to Establish, Operate & EC:-

Environmental Clearance: -

- 1) Environmental Clearance dtd. 22/3/2013 for total Plot area 23734.00 Sq.Mtrs, & total construction BUA 71476.68 Sq.Mtrs.
- 2) Environmental Clearance dtd. 14/9/2019 for total Plot area 23734.00 Sq.Mtrs, & total construction BUA 94945.38 Sq.Mtrs.
- 3) Environmental Clearance dtd. 12/05/2022 for total Plot area 23734.00 Sq.Mtrs, & total construction BUA 115073.96 Sq.Mtrs.

Consent to Establish:-

- 1) Board has granted Consent to Establish on 3/4/2012 for TPA-23821.23 sqmtr & BUA- as per FSI 32591.17 sqmtr total construction BUA -88180.08 sqmtr.
- 2) PP has obtained Revalidation of Consent to Establish dtd. 31/12/2020 valid upto commissioning of the unit or up to 30.04.2022 having total plot area 23734.00 Sq.mtr, & total Construction BUA 115406.00 Sq.mtr, with CI Rs. 262.04 Cr. DE generation 209 CMD.
- 3) Project Proponent has obtained Revalidation of Consent to Establish dtd. 14/11/2022 for total plot area 23734.00 Sq.Mtrs. & total Construction BUA 115073.96 Sq.Mtrs, as per EC dt. 12.05.2022 with CI Rs.102.31/- Cr. Imposing BG of Rs.10/- Lakh. DE generation-309 CMD.

Consent to Operate: -

- 1) PP has obtained Consent to Operate (Part-I) dtd. 04.09.2020 valid upto 31/1/2021 for total plot area 23734.0 Sq.mtr, & Construction Completed BUA -51677.34 Sq.mtr & Out of total construction BUA 115406 Sq.mtr, with CI Rs. 126.72 Cr.
- 2) Renewal of Consent (part-I) with amalgamation of Consent to operate (Part-II) for granted on 29/03/2023 valid upto 31/1/2024 for Total Plot Area of 23734 SqMtrs for completed total construction BUA of 73055.71 SqMtrs out of proposed Total Construction BUA of 115073.96 sqmtr with CI Rs.126.71/- Cr.

Visit made as per the Hon'ble NGT OA no. 1/2024(WZ). During visit following points observed:-

- 1) During visit observed that, PP has completed constructed of building A, B, C-3B+P+21th floor, all construction completed people residing, handed over to society. Club house provided at ground floor of B building. Building D- B+G+M+4P+RCC upto 7th floor & Brick work upto 6th floor, commercial shop 8 nos provided out of that 2 shops are found in operation. During visit construction work not found in operation.
- 2) Provided STP of capacity 150 CMD with MBBR technology, during visit STP found in operation. Treated water used for gardening & flushing purpose. During the visit STP treated sample collected in presence of industry representative.
- 3) For D building -STP of capacity 210 CMD, with MBBR technology provided, treated water will be used for gardening & flushing purpose. During visit STP not found in operation.
- 4) Project proponent provided Organic waste converter having Capacity 750 Kg/day, found in operation during visit.
- 5) PP has provided Dug Well near C building, PP not produce CGWA NOC at the time of visit
- 6) Natural nalla "Ambil odha found flowing outside of the compound wall of the project at the time of visit no construction observed on the said nalla by PP.

Asif Lukade
chief engg.
(Mahanagar Realty)

Sut.
(Jyoti S. Sutar)
field officer
P. J.

**M/s. Mahanagar Realty ISHANAYA, CTS No. 373 (P),
375,376,377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara
Road, Pune –Nalla photo**

Google Earth
Image



**M/s. Mahanagar Realty ISHANAYA, CTS No. 373 (P),
375,376,377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara
Road, Pune –Nalla photo**



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2024/3/2 12:21

MAHARASHTRA POLLUTION CONTROL BOARD SUB REGIONAL OFFICE – PUNE-I

Ph. 020-25811694
Fax. 020-25811029
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Jog Center Bldg.
2nd floor, Wakdewadi,
Mumbai – Pune Highway,
Pune 411003

MPCB/ SROP1/ **240304 - FT3 - 0027**

Date: 04-03-2024

To,
City Engineer,
Pune Municipal Corporation, Pune.

Subject: Original Application No.01/2024(WZ) I.A. No.02/2024(WZ) Vishal Shantaram Darwatkar Versus Union of India through Secy., MoEF&CC & Ors.

Reference: Hon'ble NGT Order issued dated 4/1/2024.

Sir,

Hon'ble National Green Tribunal has passed order on 4/1/2024 in the matter of Original Application No.01/2024(WZ) I.A. No.02/2024(WZ) Vishal Shantaram Darwatkar Versus Union of India through Secy., MoEF & CC & Ors. Copy of Hon'ble NGT order is enclosed.

This application has been filed in respect of illegal construction of residential and commercial building project by the "Ganga Ishanya & Ganga Nakshatra" M/s. Mahanagar Reality/Project Proponent at Survey Nos.19A/3A(P) [CTS No.373 (P), 375, 376, 377(P) & 378(P)] on Pune- Satara Road behind Shri Shankar Maharaj Math, Village: Dhankawadi, Taluka: Haveli, District: Pune, for demolition of illegal structures constructed in prohibited zone of 6 mtrs. from natural water body- Ambil Odha Nallah.

In view of above you are requested to submit following details as per your Office jurisdiction:

1. Whether nalla is manmade or natural? Submit documents regarding same.
2. Whether any construction was carried out on the nalla? If yes, submit details of the same. Also, if any construction was demolished on the nalla, submit details along with documents in English.
3. Submit all Sanction plans, IOD & Occupancy certificate given to the said projects.
4. Submit Bore well & dug well details in the project premises.

You are also requested to refer the Hon'ble NGT order and submit detail comments about objection raised by the applicant, which are related to your Office jurisdiction.

The said information shall submit to this Office with relevant documents and certificates in English only within seven days, for deliberation and compliance of Hon'ble NGT orders.

Please note that next date of hearing on 7/3/2024.

DA-As above

Yours faithfully,


4/3/24
(Kartikeya Langote)

**Sub-Regional Officer,
M. P. C, Board, Pune-I**

Suit

Copy submitted for information to:

- 1) The Joint Director (APC), MPC Board, Mumbai.
- 2) The Regional Officer, MPC Board, Pune.
- 3) Law officer, MPC Board, Mumbai.
- 4) M/s. Mahanagar Realty ISHANAYA, CTS No. 373 (P), 375,376,377(P), 378(P),
S.No.19A/3A, Dhankawadi, Satara Road, Pune.

MAHARASHTRA POLLUTION CONTROL BOARD SUB REGIONAL OFFICE – PUNE-I

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Jog Center Bldg.
2nd floor, Wakdewadi,
Mumbai – Pune Highway,
Pune 411003

MPCB/ SROP1/ 240318 - FT3-0067

Date: 18-03-2024

REMINDER- URGENT/HON'BLE NGT MATTER

To,
City Engineer,
Pune Municipal Corporation, Pune.

Subject: Original Application No.01/2024(WZ) I.A. No.02/2024(WZ) Vishal Shantaram Darwatkar Versus Union of India through Secy., MoEF&CC & Ors.

Reference: 1) Hon'ble NGT Order issued dated 4/1/2024 & 7/3/2024.
2) This office letter dtd.4/3/2024.

Sir,

Hon'ble National Green Tribunal has passed order on 4/1/2024 in the matter of Original Application No.01/2024(WZ) I.A. No.02/2024(WZ) Vishal Shantaram Darwatkar Versus Union of India through Secy., MoEF & CC & Ors. Copy of Hon'ble NGT order is enclosed.

This application has been filed in respect of illegal construction of residential and commercial building project by the "Ganga Ishanya & Ganga Nakshatra" M/s. Mahanagar Reality/Project Proponent at Survey Nos.19A/3A(P) [CTS No.373 (P), 375, 376, 377(P) & 378(P)] on Pune- Satara Road behind Shri Shankar Maharaj Math, Village: Dhankawadi, Taluka: Haveli, District: Pune, for demolition of illegal structures constructed in prohibited zone of 6 mtrs. from natural water body- Ambil Odha Nallah.

This office has requested your good self-videre reference 2 above to communicate following details as per your Office jurisdiction:

1. Whether nalla is manmade or natural? Submit documents regarding same.
2. Whether any construction was carried out on the nalla? If yes, submit details of the same. Also, if any construction was demolished on the nalla, submit details along with documents in English.
3. Submit all Sanction plans, IOD & Occupancy certificate given to the said projects.
4. Submit Bore well & dug well details in the project premises.

The matter is placed on 9/4/2024 in Hon'ble NGT court.

In view of above, you are once again requested to communicate information at the earliest on priority which **has to place before Hon'ble NGT court.**

Please treat this as priority and Important.

Thanking you,

DA-As above

Yours faithfully,

Kartikya Langote
18/3/24
(Kartikya Langote)

o/c
85
Sub-Regional Officer,
M. P. C, Board, Pune-I

Copy submitted for information to:

- 1) The Joint Director (APC), MPC Board, Mumbai.
- 2) The Regional Officer, MPC Board, Pune.
- 3) Law officer, MPC Board, Mumbai.
- 4) M/s. Mahanagar Realty ISHANAYA, CTS No. 373 (P), 375,376,377(P), 378(P),
S.No.19A/3A, Dhankawadi, Satara Road, Pune.