

BEFORE THE HON'BLE NATIONAL GREEN

TRIBUNAL

NEW DELHI, WESTERN ZONE, BENCH AT PUNE

ORIGINAL APPLICATION NO. 17 OF 2021

Mr. Tanaji Balasaheb Gambhire ... Applicant

Vs

Union of India through Moef & CC & Ors. ... Respondents

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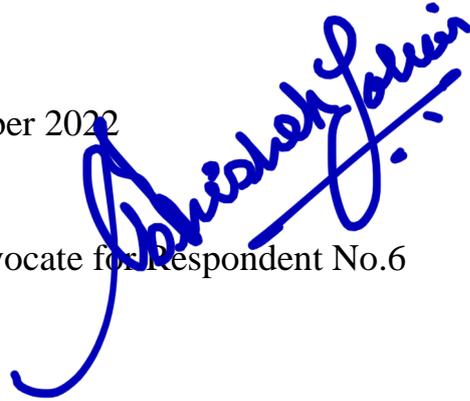
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Mumbai:

Dated this day of November 2022

Advocate for Respondent No.6

A handwritten signature in blue ink, appearing to read "Nishant Jain", is written over the typed name "Advocate for Respondent No.6". The signature is stylized and slanted.

**BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL
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ORIGINAL APPLICATION NO. 17 OF 2021**

Mr. Tanaji Balasaheb Gambhire ... Applicant

Vs

Union of India through Moef & CC & Ors.

... Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT
NO.6**

We, Xrbia North Hinjewadi Developers Private Limited
Through Its Director **Hitendra Hari Patil**, aged 40 years, i.e.
Respondent No.6, having office address at 929, 1st Floor,
Mantri House, F.C. Road, Shivajinagar, Pune-411004, do
hereby solemnly affirm and state as under:

1. I am the Director of the Respondent No.6, having my
address as mentioned above and I am competent,
authorized, and able to depose the present Affidavit. I
have perused and made myself conversant with the
contents and record pertaining to the present Application
and I am otherwise, well aware of the facts and
circumstances of the present case from personal
knowledge as also office records and thus, competent to



29 NOV 2022

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depose the same. I say that I am filing the present Affidavit in Reply for the limited purpose of opposing the reliefs as sought for by the Applicant. I crave leave to file a further detailed affidavit/additional affidavit along with supporting documents if the circumstances so warrant.



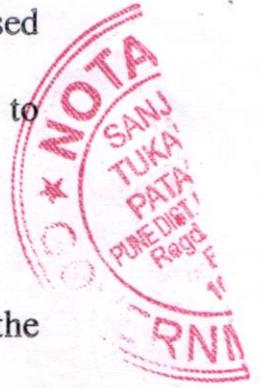
2. At the outset, I deny each and every averment made in the present Application which is contrary to and/or inconsistent with that which is stated in the present Affidavit and humbly submit that nothing contained in the Memo of Application shall be deemed to have been admitted by or on behalf of the Respondent No.6, merely for want of specific traverse. I clarify and submit that the averments made herein are in the alternative and without prejudice to one another.

3. I state and submit that Respondent No.6 has raised issues regarding maintainability of the present Original Application by filing an Interlocutory Application. The Respondent No.6 has raised the following objections with regards maintainability of the captioned Original Application;



- 3.1. Limitation with regards filing of the captioned Original Application;
 - 3.2. Locus standi of the Original Applicant;
 - 3.3. Non-Joinder of necessary parties;
 - 3.4. Plural remedies;
4. The Respondent No.6 adopts the stand taken in the said Interim Application and submits the present reply is made without prejudice to the contentions raised in the IA. However, the issues of maintainability raised in the IA have not been reproduced in the present reply to prevent repetition and for the sake of brevity, the IA maybe read as a part and parcel of the present reply. In light of the facts and law stated herein-above, the Respondent No.6 states that this Hon'ble Court ought to first decide the issue of maintainability and dismiss the captioned Original Application at the threshold without going into the merits of the Application, as the same is not maintainable as per the extant applicable law.
5. Without prejudice to the afore-said preliminary objections, the Respondent No.6 prefers the present

Affidavit in Reply to address issues that have been raised in the captioned Original Application on merits and to place the correct facts on record.



6. The Respondent No.6 states that on reading the captioned Original Application in its entirety, it is clear that the Original Applicant has raised the following allegations *qua* the said project;

a) The Respondent No.6 has carried out the construction beyond the scope of the Environment Clearance;

b) Allegations with respect to the construction of the said project being carried out within the blue flood line of Pavna River and the Respondent No.6 dumping construction waste in Pavna River;

c) The Respondent No.6 has carried out construction in violation to the Consent to Operate and Consent to Establish with respect to the said project;

d) Allegations with respect to non-installation of rain-water harvesting system;

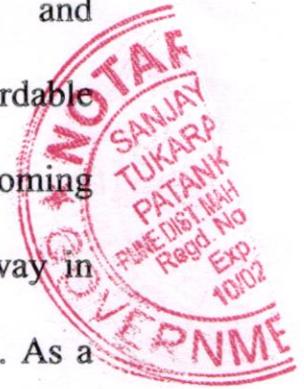


- e) Allegations with respect to illegal ground water extraction;
- f) Allegations with respect to non-installation of Solar Panels;
- g) The Respondent No.6 has not carried out plantation as per extant law;
- h) Allegations with respect to sewage, waste management system and pollution monitoring systems.
- i) Allegations with respect to the non preservation of top soil.
- j) Violation of various conditions imposed by SEAC and SEIAA

BRIEF BACKGROUNDS OF THE RESPONDENT NO.6:

7. The Respondent No.6 is M/s. Xrbia North Hinjewadi Developers Pvt. Ltd. who is a part of the Xrbia group which is involved in the business of Real Estate in or around the state of Maharashtra for the last several decades. Xrbia combines the desire for onsite amenities with the need for affordability, and our townships come

with community centres, swimming pools and commercial complexes. With the global affordable housing shortage expected to worsen in the coming years, Xrbia is ready to change the traditional way in which housing has been defined across the world. As a part of their business, the Respondent No.6 took up developing a purely residential project under the name and style "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, Pune("Said Project"). The Original applicant has filed the captioned original application alleging various violations of with respect to the said project.



BRIEF BACKGROUND OF THE SAID PROJECT;

8. The Respondent No.6 has obtained the following permissions with respect to the said project;

8.1. On 19th June 2012, the Respondent No.6 obtained NOC from the then Planning Authority i.e. the Gram Panchayat with respect to the said project.

Hereto annexed and marked as **Exhibit-A** is a

copy of the NOC of Gram Panchayat dated 19th June 2012 with respect to the said project.

8.2. On 14th June 2014, the Maharashtra Pollution Control Board issued a consent letter with respect to the said project. Hereto annexed and marked as **Exhibit-B** is a copy of the consent letter dated 14th June 2014 issued by MPCB with respect to the said project.

8.3. On 29th October 2014, the Authorities were pleased to grant water irrigation permission with respect to the said project. Hereto annexed and marked as **Exhibit-C** is a copy of the letter dated 29th October 2014 granting water irrigation permission.

8.4. On 14th January 2015, the Authorities were pleased to grant non-agricultural permission with respect to the said land on which the said project is being developed. Hereto annexed and marked as **Exhibit-D** is a copy of the N.A. order dated 14th January, 2015.

8.5. On 14th January 2015, the Respondent No.6 obtained sanction lay out with respect to the said project. Hereto annexed and marked as **Exhibit-E** is a copy of the sanction lay out dated 14th January 2015.



8.6. On 31st March 2015, the Respondent No.6 obtained environment clearance with respect to the said project. Hereto annexed and marked as **Exhibit-F** is a copy of the environment clearance dated 31st March 2015.

8.7. On 7th June 2017, the Respondent No.6 obtained fire NOC from PMRDA with respect to the said project. Hereto annexed and marked as **Exhibit-G** is a copy of the fire NOC dated 7th June 2017.

8.8. On 5th December 2017 the Respondent No.6 obtained part completion certificate with respect to the said project from PMRDA. Hereto annexed and marked as **Exhibit-H** is a copy of the part completion certificate dated 5th December 2017.



8.9. On 20th June 2018, the Planning Authority was pleased to grant plinth checking certificate to the Respondent No.6 with respect to the said project. Hereto annexed and marked as **Exhibit-I** is a copy of the plinth checking certificate dated 20th June 2018.

8.10. On 6th December 2018, the authorities were pleased to issue fire NOC to the Respondent with respect to the said project. Hereto annexed and marked as **Exhibit-J** is a copy of the fire NOC dated 6th December 2018.

8.11. On 15th December 2018, the Respondent No.6 obtained sanction lay out with respect to the said project. Hereto annexed and marked as **Exhibit-K** is a copy of the sanction lay out dated 15th December 2018.

8.12. On 15th December 2018, the Respondent No.6 obtained commencement certificate with respect to the said project. Hereto annexed and marked as

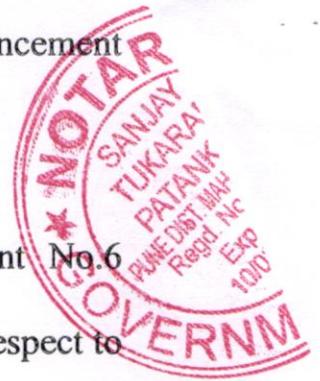
Exhibit-L is a copy of the commencement certificate dated 15th December 2018.

8.13. On 20th February 2019, the Respondent No.6 obtained part completion certificate with respect to the said project. Hereto annexed and marked as **Exhibit-M** is a copy of the of the part completion certificate dated 20th February 2019.

8.14. On 16th December 2019, the Respondent No.6 obtained part completion certificate with respect to the said project. Hereto annexed and marked as **Exhibit-N** is a copy of the part completion certificate dated 16th December 2019.

8.15. On 4th February 2020, the MPCB was pleased to issue consent letter to the Respondent No.6 with respect to the said project. Hereto annexed and marked as **Exhibit-O** is a copy of the consent letter dated 4th February 2020.

8.16. On 12th June 2020 the Respondent No.6 obtained part completion certificate with respect to the said project. Hereto annexed and marked as **Exhibit-P**



is a copy of the part completion certificate dated 12th June 2020.

9. The Respondent No.6 has completed the construction of 10 buildings in the said project, obtained Occupation Certificate, transferred/conveyed flats to the respective 594 members and has formed a society of residents of the said society. Hereto marked and annexed as **Exhibit Q** is a copy of the list of members/flat owners in the said project.

10. The Respondent No. 6 has spent substantial amount of money till date in carrying out construction of the said project.

THE RESPONDENT NO.6 HAS CARRIED OUT THE CONSTRUCTION BEYOND THE SCOPE OF THE ENVIRONMENT CLEARANCE;

11. Respondent No.6 states that in or around the year 2013, it envisaged developing a purely residential project being the said project on Plot bearing gut no.1(p) at Village Bebadohal, Taluka Maval, Pune.

12. On 20th April 2013, the Respondent No.6 obtained development permission with respect to the said project. As per the said development permission, the total built up area of the said project including FSI as well as non-FSI was about 16,629 Sq. Mtrs. As the same was below the threshold limit of 20,000 Sq. Mtrs., beyond which there is a requirement of obtaining environmental clearance, the Respondent No.6 commenced construction without obtaining Environment Clearance.

13. In or around the year 2014-2015, the permissible FSI in the vicinity of the said project increased from 0.75 to 0.90. Accordingly, the Respondent No.6 claimed the benefit of increase in FSI and applied for a revised plan. Accordingly, the Respondent No.6 obtained N.A order from the District Collector dated 14th January 2015. As per the revised plan dated 14th January 2015, the total proposed built up area of the said project exceeded the threshold limit of 20,000 Sq. Mtrs.

14. On 31st March 2015, as the proposed construction exceeded the threshold limit of 20,000 Sq. Mtrs, the Respondent No.6 duly applied for grant of Environment





Clearance and the same was granted. It is pertinent to note that the said Environment Clearance was granted for a plot area 26,100 Sq.Mtrs. and for a total built up area of 42,671 Sq.Mtrs (FSI Area 31059 sq.mtr and non-FSI area 11612 Sq. Mtrs).

15. In around 2014-2015, the Respondent No.6 purchased gut No.3(p) admeasuring 315 sq.mtrs. The said plot of 315 Sq. Mtrs. was included into the lay out of the said project for the sole purpose of constructing an approach road. It is pertinent to note that there is no construction carried out and/or proposed on the said plot of 315 Sq,Mtrs. (Gut No.3(p)) and the same is being used exclusively for the purpose of developing an approach road for the said project.

16. As the plot area was increased by 315 Sq. Mtrs., the total area with respect to the said project became 26,415 Sq.Mtrs. As the total plot area increased from 26,100 sq. mtrs. to 26,415 Sq.Mtrs., consequently, the built up area also increased by from 42,671 Sq.Mtrs to 46,425 Sq.Mtrs. The increase in permissible built-up area

resulted in an increase in the number of tenements from 699 flats to 739 flats.

17. The Respondent No.6 states that due to a subsequent purchase of land admeasuring 315 Sq.Mtrs., there was a change in the proposed development with respect to the said project. Accordingly, the Respondent No.6 obtained development permission for carrying out the construction upto 46,425 sq.mtrs. It is worth mentioning at this juncture that the change in the plan was restricted to the vertical design of the buildings of the said project and the plinth of all the buildings of the said project remained unchanged. It is further worth mentioning that the total difference in the construction as per EC dated 31st March 2015 and the construction carried out by the Respondent is about 5%. A detailed chart showing difference between the configuration of the said project with respect to Environment Clearance dated 31st March 2015 and development permission and development permission is reproduced herein below for ready reference;





Details	Environment Clearance dated 31.03.2015	PMRDA Sanction Plan Dated 15.12.2018 2018
Project Location	S No. 1, Bebadohal.	S No.1(P),3(P) Bebadohal.
Plot Area	26,100	26,415
Deductions	3,915	3962.25 (Amenity) + 3946 (Road)
Net Plot Area	22,185	20,207.47
FSI Area	31,059	27,933
Non FSI Area	11,612	18,976
Total Builtup Area	42,671	46,909
No.of Buildings	10	10

18.As the increase in the total built up area of the said project was less than 10%, under letter dated 29th November 2014 issued by Chief Secretary of Environment Impact Authority, Maharashtra for regularisation of EC, the Respondent No.6 applied for regularisation. Hereto annexed and marked as **Exhibit-R** is a copy of the Letter dated 29th November 2014 issued by the Chief Secretary of Environment Impact Authority, Maharashtra. However, the said letter was set aside by the Ministry of Environment and Forest on 15/07/2021. Therefore, the Respondent No.6's application for regularisation was rendered redundant.

19. On 9th December 2021, the Hon'ble Supreme Court in Civil Appeal No.7576 and 7577 of 2021 was pleased to observe that the interim Stay Order passed by the Madras High Court against the Office Memorandum dated 7th July 2021 with respect to Standard Operating Procedure to assess on regularisation violation project can have no application in projects in territories beyond the jurisdiction of Madras High Court. In Effect the Office Memorandum dated 7th July 2021 which prescribes a Standard Operating Procedure to assess on regularisation violation projects was held to be valid in the State of Maharashtra. Hereto annexed and marked as **Exhibit - S** is a copy of the order passed by the Hon'ble Supreme Court dated 9th December 2021 in Civil Appeal No.7576 and 7577 of 2021. Hereto annexed and marked as **Exhibit-T** is a copy of the Office Memorandum dated 7th July 2021.

20. On 20th January 2022, the Ministry of Environment Clearance Forest was pleased to issue an Office Memorandum. In terms with the directions and conclusions rendered by the Supreme Court India in its



order dated 9th December 2021. Hereto annexed and marked as **Exhibit-U** is a copy of the Office Memorandum dated 20th January 2022 issued by the MoEF.

21. On 16th February 2022, the Respondent No.6 without prejudice to its rights and contentions applied for regularisation of the construction carried out with respect to the said project in terms with Office Memorandum dated 28th January 2022, read with Office Memorandum dated 7th July 2021 read with the order of the Hon'ble Supreme Court dated 9th December 2021. Hereto annexed and marked as **Exhibit-V** is a copy of the application made by Respondent No.6 for regularisation of the construction carried out with respect to the said project, without prejudice to its rights and contentions.

22. On 31st March 2022, the State Expert Appraisal Committee ("SEIAC") was pleased to consider the said project for grant of Environment Clearance and was further pleased to recommend TOR to the said project. Hereto annexed and marked as **Exhibit-W** is a copy of the 137th minutes of meeting dated 31st March 2022.

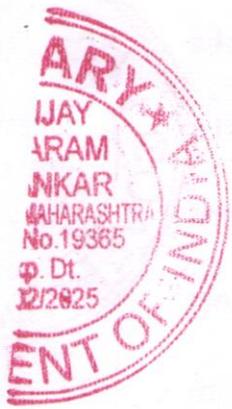
23. The Respondent No.6 states that it scrupulously followed the procedure for grant of Environment Clearance and is in the process of receiving the same.

ALLEGATIONS WITH RESPECT TO THE CONSTRUCTION OF THE SAID PROJECT BEING CARRIED OUT WITHIN THE BLUE FLOOD LINE OF PAVNA RIVER AND THE RESPONDENT NO.6 DUMPING CONSTRUCTION WASTE IN PAVNA RIVER:

24. Respondent No.6 states that the allegations with respect to construction of the said plot falling within the blue flood line of Pavana River is completely false, misplaced and has been irresponsibly made by the Original Applicant, without even attempting to verify the true and correct facts. A bare perusal of the sanctioned lay out plan of the said project makes it undoubtedly clear that the construction at all places is beyond blue flood line of river Pavana. Hereto annexed and marked as **Exhibit-X** is a copy of the sanctioned lay out plan of the said project.

25. The Respondent No.6 states that the construction activity with respect to the said project commenced around the year 2013. The Respondent No.6, as a matter of practice, has used all the construction waste generated in the said





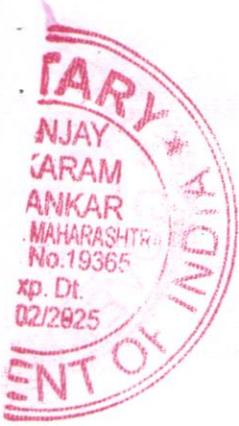
project within the said project itself, *inter-alia* to carry out land filling and land scaping and other aesthetic work.

26. The Respondent No.6 further states that the allegations with respect to Respondent No.6 discharging water to the Pavnariver is completely false and misplaced. The Respondent No.6 states that the allegations of discharging untreated water to river Pavna is factually incorrect as Respondent No.6 has duly provided for Sewage Treatment Plan (“STP”), which is functional and Respondent No.6 has been duly submitting 6 monthly completion report to the authorities. Therefore, the allegation made with respect to carrying out construction in the blue flood line of river Pavna – dumping construction in river Pavna and discharging untreated water into river Pavna is completely, baseless, false, factually incorrect and contrary to the records. Hereto marked and annexed as **Exhibit-Y** are copies of 6 monthly reports submitted by the Respondent No.6 with respect to the functioning of the STP.

27. Without prejudice to what is stated above the Respondent No.6 states that it has completed the construction with respect to the said project, obtained occupation certificate and has conveyed the said project to the society. The Respondent No.6 has absolutely no role to play with respect to the alleged discharging of water into pavna river.

THE RESPONDENT NO.13 DOES NOT HAVE VALID CONSENT TO OPERATE AND CONSENT TO ESTABLISH WITH RESPECT TO THE SAID PROJECT;

28. The Respondent No.6 states that the said project is a purely residential project. It is well settled principle of law that the provisions relating to obtaining consent to establish and consent to operate under the Water (Prevention and Control of Pollution) Act, 1975 ("Water Act") and the Air (Prevention and Control of Pollution) Act, 1981, ("Air Act") is not attracted with respect to a pure residential project as the same is not an industry, operation and/or process within the meaning of the aforesaid two Acts. Therefore, there is no requirement of obtaining Consent to Establish and/or Consent to Operate with respect to pure residential projects.



29. Without prejudice to what is stated hereinabove, the Respondent No.6 states that the allegations with respect to not obtaining consent to operate, consent to establish with respect to the said project is completely false, frivolous and baseless. The Respondent No.6 has duly obtained Consent to Establish (“CTE”) prior to commencing construction on 14th June 2014. Hereto marked and annexed as **Exhibit Z** is a copy of the CTE dated 14th June 2014.

30. The Respondent No.6 states that it has duly obtained Consent to Operate (“CTO”) on 4th February 2020. Hereto marked and annexed as **Exhibit AA** is a copy of the CTO dated 4th February 2020.

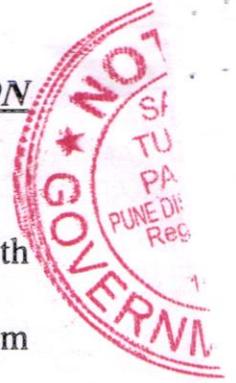
31. Therefore, the Respondent No.6 states that it has valid and subsisting CTO as well as CTE and the allegation of the Original Applicant with respect to the same is completely false and bogus.

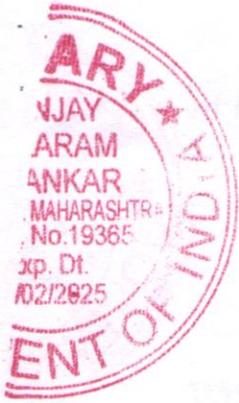
**ALLEGATIONS WITH RESPECT TO NON-INSTALLATION
OF RAIN WATER HARVESTING SYSTEM**

32. The Respondent No.6 states that the allegations with respect to non-installation of rainwater harvesting system is on the face of it false, frivolous and baseless. The said allegations shows that the Original Applicant has casually filed the captioned Original Application only with an intention to harass the Respondent No.6 and as a fishing mechanism, without verifying facts. The Respondent No.6 states that it has already installed 15 rainwater harvesting pits in respect of the said project. Hereto marked and annexed as **Exhibit-BB** are copies of photographs showing rain water harvesting pit installed by the Respondent No.6 in the said project along with the certificate from MEP Consultants.

**ALLEGATIONS WITH RESPECT TO ILLEGAL GROUND
WATER EXTRACTION AND GRUOUND WATER TESTING;**

33. Allegations with respect to ground water extraction is completely false, frivolous and misplaced. The Respondent No. 6 states that it has never extracted ground water with respect to the said project. At the time





of construction, the Respondent No.6 has used tanker water. The Respondent No.6 has at all times, post the construction phase, used the water provided by Planning authority. Hereto marked and annexed as **Exhibit- CC** is a statement of the payments made by the Respondent No.6 to water tanker service provider. Hereto marked and annexed as **Exhibit-DD** is a statement of the payments made by the Respondent No.6 to Planning authority as and by way of water charged. Therefore, as the Respondent No.6 has never extracted and/or utilised ground water, there is no question of the Respondent No.13 illegally extracting ground water.

ALLEGATIONS WITH RESPECT TO NON-INSTALLATION OF SOLAR PANELS;

34. The Respondent No.6 states that the allegation of the Original Applicant that the Respondent No.6 has not provided for solar system to conserve energy completely false, frivolous and baseless. The Respondent No.6 has in fact, made provided for solar panels in the said project. Hereto marked and annexed as **Exhibit-EE** are

copies of photographs showing solar panels installed by the Respondent No.6.

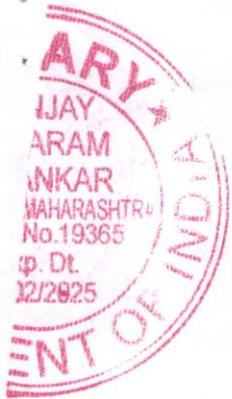


THE RESPONDENT NO.13 HAS NOT CARRIED OUT PLANTATION AS PER EXTANT LAW;

35. The Respondent No.6 states that the allegation with regards plantation is completely false, frivolous and baseless. The Respondent No.6 being an environment conscious company has planted adequate trees and plants. Hereto marked and annexed as **Exhibit-FF** are copies of the photographs showing the trees and plants planted by the Respondent No.6 in the said project.

ALLEGATIONS WITH RESPECT TO SEWAGE, WASTE MANAGEMENT SYSTEM AND POLLUTION MONITORING SYSTEMS.

36. The Respondent No.6 states that the allegation with regards non installation of Sewage Treatment Plant is completely false, frivolous and baseless. The Respondent No.6 has duly installed Sewage Treatment Plant with respect to the said project and the same is functional. Hereto marked and annexed as **Exhibit-GG** are copies of the installation certificate and reports of the STP.



ALLEGATIONS WITH RESPECT TO THE NON
PRESERVATION OF TOP SOIL;

37. The Respondent No.6 states that the allegation with regards non preservation of top soil is completely false, frivolous and baseless. The Respondent No. 6, as a matter of practise, has used the top soil for developing the land scape in the said project. Hereto marked and annexed as **Exhibit-HH** are photographs of landscaping evidencing the use of top soil by the Respondent No.6 with respect to the said project.

38. In light of the facts stated hereinabove, the Respondent No.6 states that this Hon'ble Tribunal ought to dismiss the Original Application with exemplary costs on the Original Applicant for not satisfying his; a) credentials; (b) the prima facie correctness or nature of information given by him; and (c) the information provided in the Application are not vague and indefinite. The information in the Original Application should have at least shown the gravity and seriousness involved. A party ought not to be allowed to indulge in wild and reckless allegations besmirching the character of others;

and/or harass any citizen under the garb of Petition filed in the interest of Environment; and/or be permitted to pursue mischievous petitions seeking to assail, for oblique motives, justifiable actions carried out as per extant law. In such cases the Tribunal ought to be extremely careful to see that under the guise of redressing a public grievance, a party is not abusing the process of law as sought to be done in the instant case.

39. Respondent No.6 states that the answering Respondent will not be dealing with the Original Application in seriatim more particularly since the entire bogey of allegations and contentions raised in the Original Application have been dealt with and answered in terms of the above. The Respondent No.6, however, expressly craves leave to file an additional Affidavit dealing with the Memo of Application in a paragraph-wise manner, if the circumstances so warrant. Nothing shall be deemed to have been admitted by the present Respondent, unless expressly admitted herein, merely for want of specific traverse.





40. Respondent No.6 states that the issues and grievances raised by the Original Applicant stand fully answered in terms of all that is stated hereinabove and thus, the Original Applicant has failed to make out a cogent and compelling case for grant of any reliefs by this Hon'ble Tribunal.

41. The Respondent No.6 further submits that the answering Respondent has filed a Miscellaneous Application/Interlocutory Application seeking dismissal of the Original Application challenging the maintainability of the same. Respondent No.6 states and submits that this Hon'ble Tribunal be pleased to decide such Application at the outset prior to proceeding further in the Original Application.

42. The Respondent No.6 submits that the Original Applicant has presented a case, replete with bald allegations, surmises and conjectures and has failed to make out a cogent and compelling case for grant of reliefs by this Hon'ble Tribunal.

43. In the premises therefore, the answering Respondent submits that the Original Application be dismissed by this Hon'ble Tribunal with the imposition of costs.

29 NOV 2022

Solemnly affirmed at Pune)

Dated this 29th day of November, 2022)

Advocates for Respondent No.6

Before me,

Respondent No.6



NOTED AND REGISTERED
AT SR. NO. 2477/2022
DATE 29/11/2022

BEFORE ME

SANJAY TUKARAM PATANKAR
NOTARY, GOVT. OF INDIA
PUNE DIST. MAHARASHTRA
Regd. No. 19365 Exp. Dt. 10/02/2025

29 NOV 2022



॥ ग्रामविकास हेच आमचे ध्येय ॥

ग्रुप ग्रामपंचायत बेबड ओहोळ

(निर्मलग्राम पुरस्कृत)

ता. मावळ, जि. पुणे - ४१० ५०६.



सौ. अर्चना संदीप घारे (बी.ई.सिव्हील)
सरपंच

श्री. आर. बी. देशमुख
ग्रामसेवक

दिनांक : १९/०६/२०१२.



* ना हरकत दाखला *

सरपंच ग्रुपग्रामपंचायत बेबडओहोळ यांचेकडून दाखला देण्यात येतो की, " लीली फ्लोरीकल्चर प्रा. ली. " यांना मॉजे बेबडओहोळ, ता. मावळ येथील गट नं. १ मध्ये व्यावसाय करण्यात ग्रामपंचायतीची काहीही हरकत नाही. तसेच त्यासाठी लागणारी लाईट पाणी व इतर करण्यात ग्रामपंचायतीची हरकत नाही.

सर्व मागितलेचदण दाखला दिमा भले.

अर्चना संदीप
सरपंच
ग्रामपंचायत बेबड ओहोळ
ता. मावळ. जिल्हा पुणे



ग्रुप ग्रामपंचायत बेबड ओहोळ

(निर्मलग्राम पुरस्कृत)

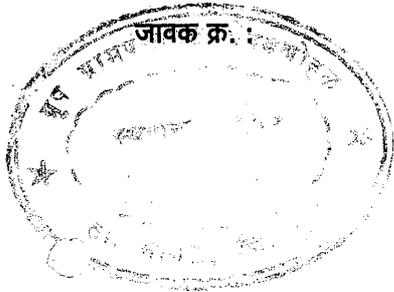
ता. मावळ, जि. पुणे - ४१० ५०६.



सौ. सुषमा विनोद गायकवाड
सरपंच

श्री. आर. बी. देशमुख
ग्रामसेवक

श्री. महेंद्र दत्तात्रय घारे
उपसरपंच



दिनांक : ११/०५/२०१४

प्रति

प्रो.सि.या. गोंय डिजिटली डेव्हलपर्स प्रा.लि.

मु.पो. बेबडओहोळ ता. मावळ जि. पुणे

विषय - मौजे बेबडओहोळ गा.सं. १ येथील नियोजित
ग्रह प्रकल्पातील धनकचरा व्यवस्थापन व विहोकर परवानगी
देणेबाबत

संदर्भ - दि ०१/०५/२०१४ च्या प्रो.सि.या. याचा कडी
महोदय

ग्रुप ग्रामपंचायत बेबडओहोळ यांचकडून

जा.सं.कत प्रमाणानुसार देण्यात येतो की मी, प्रो.सि.या. गोंय डिजिटली
डेव्हलपर्स प्रा.लि. ता. बेबडओहोळ ता. मावळ यांना सर्व्हे नं १ या
डिफायली धनकचरा व्यवस्थापन संलग्नीत कोठा कचरा व लुका कचरा यावर
प्रक्रिया करण्यासाठी ग्रामपंचायत बेबडओहोळ ता. मावळ यांची कारणी
हरकत नाही. जा.सं.कत प्रमाणानुसार गा.सं.कत दि ०१/०५/२०१४ विषय
क्र. १ ठराव क्र. पु.ने देण्यात येत आहे. प्रक्रिया डेव्हलपर्सवर उर्वरित कचरा
कचरा कडी मध्ये एकत्रित सावा.

रिप - सदर प्रकल्पाबाबत (ग्रामपंचायत)
वा.सं.कत परवानग्या देण्या
संसाधन देण्यात याव्यात.

सरपंच
ग्रुप ग्रामपंचायत वेतरे ओहोळ
ता. मावळ. पुणे

॥ ग्रामविकास हेच आमचे ध्येय ॥



ग्रुप ग्रामपंचायत बेबड ओहोळ

(निर्मलग्राम पुरस्कृत)

ता. मावळ, जि. पुणे - ४१० ५०६.



सौ. सुषमा विनोद गायकवाड
सरपंच

श्री. आर. बी. देशमुख
ग्रामसेवक

श्री. महेंद्र दत्तात्रय घारे
उपसरपंच

जावक क्र. :

दिनांक :

दि. ११/०७/२०१४



ना हरकत दाखला

सरपंच ग्रुप ग्रामपंचायत बेबडओहोळ, तालुका मावळ, जिल्हा पुणे यांजकडून दाखला देण्यात येतो की, मे. एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा.लि., मु.पो. बेबडओहोळ, तालुका मावळ, जिल्हा पुणे यांना सर्व्हे नं.१ व इतर याठिकाणी मा. जिल्हाधिकारीखाहेब पुणे व नगररचना विभाग मंजूर प्लॅन व इतर विभाग यांचेकडील आदेशानुसार व आराखडयानुसार बांधकाम करण्यास परवानगी देण्यात आलेली आहे. सदर नियम अटी व शर्तीस आधीन राहून मे. एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा.लि. यांना मंजूर आराखडयानुसार बांधकाम करण्यात ग्रामपंचायतीची कोणत्याही प्रकारची हरकत नाही. तसेच सदर संस्थेस विज जोडणी, पाणी पुरवठा, रस्ता व घनकचरा, सांडपाणी, आराखडा मंजूर करणेकामी, बिनशेती परवानगी व इतर संबंधित कामासाठी ग्रामपंचायतीची कोणत्याही प्रकारची हरकत नाही. सदरचे ना हरकत प्रमाणपत्र मासिक सभा दिनांक ११/०७/२०१४, ठराव क्र. १४ ने देण्यात येत आहे. तसेच बांधकाम मंजूर आराखडयानुसार पूर्ण झाल्यावर भोगवटा पत्र देण्यास काही एक हरकत राहणार नाही.

सबब, मागणीवरून दाखला दिला असे.


ग्रामसेवक
ग्रुपग्रामपंचायत बेबडओहोळ
ना मावळ जि पुणे
ग्रामसेवक
ग्रुप ग्रामपंचायत बेबडओहोळ


सरपंच
ग्रुपग्रामपंचायत बेबडओहोळ
ना. मावळ, जि. पुणे
सरपंच
ग्रुप ग्रामपंचायत बेबडओहोळ



ग्रुप ग्रामपंचायत बेबड ओहोळ



ता. मावळ, जि. पुणे - ४१० ५०६

सौ. सुषमा विनीद गायकवाड
सरपंच

श्री. आर बी. देशमुख
ग्रामसेवक

श्री. महेंद्र दत्तात्रय धारे
उपसरपंच

जावक क्र :

प्रति,

दिनांक : 31/02/2019

एम्स बिया गोंय रिजेकटी डेव्हलप
मि. गति. तर्फे

श्री. योगेश वासायण मि. म

२२९ एफ. सी. रोड शिवाजीनगर पुणे-४

विषय - मोजे बेबड ओहोळ येथील गट नं. १ ता. मावळ जि. पुणे येथील नियोजित अल्पकालातील संस्थांनी शुद्धीकरण व विल्हेवाट पुरवणगी मिळोबाबत

संदर्भ - आपला या कापीच्यात हजे दि २३/१२/२०१४ मेलवय,

विषयात मजदूर केल्याप्रमाणे मोजे बेबड ओहोळ गट नं.

ता. मावळ जि. पुणे येथील नियोजित अल्पकालातील मिनीटा एगन्सा संस्थांनी (३०० मी. क्यु) प्रति दिन प्रकल्पातील जागेत जेव्हा करून शुद्धीकरण प्रकल्प बसविण्यात येणार होते. त्या निघडी आपण प्रकल्पातील जागेत ६०० मी. क्यु प्रति दिन धातोर्य निस्सारण येणारा बसवून कायमिचित करणार होत. तरी पाण्याचा शुद्धीकरणांतर अर्कित शुद्धीकरण सोडल्याशिवाय विल्हेवाट करणे कमी पुरवणगी मिळोबाबत आपला विक्रती फुलेली होते

तरी आपला हजे मासिकता दि १०/१२/२०१५ रोजी रर्यित घेव्या हाता. आपणाकडून २०१६ फेब्र २०००mm ड्रेज काईट व शुद्धीकरण प्रकल्प पूर्ण करण्यात येणार होते. पुर्णवापर करून अर्कित संस्थांनी १८१ मी. क्यु प्रतिदिन (मास्युन पश्चात) व १२६ मी. क्यु प्रति दिन मास्युन मध्ये २०००mm वासत्या ड्रेज काईट मध्ये सोडल्यात मासिकता हरी व धातोर्य हचित राहून प्रकल्पाने मंजूरी देवात येत होते.

- १) मा. जि. लाधिकारी ले योग्येकडील पुरवणगी उतरात हजे १२ उतर
- २) सोड्याणी वाहू नेणाऱ्या पार्षि (गईट्या) र्य निर्योजन व देवणात हुस्ती करव्याची जबाबदारी हजेदार पंर्येवर बंधनकर्यु राहिल.

ग्रामसेवक

सरपंच

ग्रुप ग्रामपंचायत बेबडओहोळ,
ता. मावळ, जि. पुणे

ग्रामपंचायत बेबडओहोळ
ता. मावळ जि. पुणे

- ग्रामपंचायत प्राप्त पुरस्कार
- निर्मल ग्राम पुरस्कार
सन - २००८/०९
- महात्मा गांधी तरायुक्त गांव मोहिम सन - २०१० - ११
- संत गाडगेबाबा ग्रामस्वच्छता अभियान (द्वितीय)
- पर्यावरण संतुलित समृद्ध ग्राम योजना

531 MAHARASHTRA POLLUTION CONTROL BOARD

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@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 - 400 022

Infrastructure/Orange/L.S.I

Consent order No: *Format 1.0/BO/ROHQ/CE/PN-20203-13/CC-5709*

Date: *14/06/2014*

To,
M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,
S.No.1 Village- Bebadohal,
Taluka Maval, Dist Pune.

Sub : Consent to Establish in Orange category for Building / construction project.

Ref : Minutes of Consent Committee meeting held on 10/06/2014

Your application:- CE1401000317

Date: 16/12/2013

For: Consent to Establish for Construction of Residential 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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent to Establish is granted for a period upto:- Commissioning of the unit or five years, whichever is earlier.
- The Proposed Capital investment of the Project is Rs 46.50 Crs. (As per CA certificate).
- The Consent to Establish is valid for development of new Residential project by **M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,** at **S.No.1 Village- Bebadohal, Taluka Maval, Dist Pune.** on total plot area of 26,100.0 Sq. mtrs and total construction built up area of 29290.31 Sq. mtrs. As per construction commencement certificate issued by local body.
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	317.0 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (350.0 KVA)	1	As per Schedule -II

M/s. Xrbia North Hinjewadi Developers Pvt. Ltd., SRO Pune II/O-L/97090000

Page 1 of 6

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	587.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	880.0	Kg/Day	Segregation	By sale
3.	STP Sludge	35.0	Kg/D	---	Used as manure

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the Environment Clearance.
10. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
11. The applicant shall submit an affidavit for complying provisions of RRZ policy 2009 such as Excess treated effluent generated from STP shall be connected to sewer line provided by local body & not store / dispose MSW within 500 mtrs from HFL of Pawana River.
12. This consent is issued as per distance certificate issued by Executive Engineer, Khadkwasala Irrigation Division, Pune-II on dated 09/04/2014 mentioning location of STP & Organic waste convertor plant 122.50 mtrs & 137.5 mtrs respectively from HFL of Pawana River.

For and on behalf of the
Maharashtra Pollution Control Board

(Rajeev Kumar Mital) IAS
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	75100.0	084676	02/12/2013	Oriental Bank of Commerce

Copy to:

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

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 360.0 CMD

B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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	Detergent	Not to exceed	01 mg/l.

C] The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.
- 3) The firm 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	440.0

Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (350.0 KVA)	5.0	HSD/ Diesel	500.0

* D.G. Set shall be operate only in case of power failure.

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:

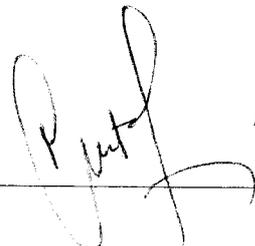
Particulate matter	Not to exceed	150.00 mg/Nm ³ .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before 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 during construction phase:-

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.

Schedule-III
Details of Bank Guarantees

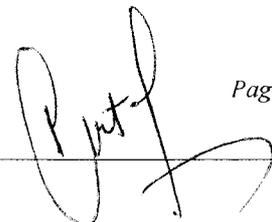
Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish	Rs. 3.0 lakh	15 days	Rs. 3.0 lakh for ensuring the compliance of consent conditions.	Upto Commissioning of the unit	Five years



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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) 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 Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**



खरकवाशला	महाराष्ट्र कृष्णा खेती विकास महामंडळ, पुणे
पत्रकारिता विभाग पुणे	मुख्य अभियंता (जस) जलसंपदा विभाग, पुणे.
क्र. १४	सिंचनभवन, मंगळवार पेठ, वारणे रोड, पुणे-411011
प्र. १४	सिंचन-२/सिंचन/प्रशा-४/ १४-६१६३ दिनांक २९ OCT 2014
१४	जापन
१४	विषय :- पयना नदीवरील को.प.बंधा-यातून पिण्याचे (घरगुती) वापरासाठी पाणी उचलण्यास
१४	कायमस्वरूपी मंजूरी मिळणेबाबत-
१४	एक्सरबीया नार्थ डेव्हलपर्स, हिंजेवाडी ता.मावळ जि.पुणे
१४	शासन निर्णय क्र.संकीर्ण-2014/(306/14)/सि.व्य.(पो) दि.1.9.2014
१४	संदर्भ

उपरोक्त विषयी शासनाचे संदर्भीय दिनांक 1.9.2014 चे पत्रानुसार मे. एक्सरबीया नार्थ हिंजेवाडी डेव्हलपर्स, प्रा.लि. मोजे बेबेडोहळ ता.मावळ जि.पुणे यांच्या नियोजित याजनेस पिण्याचे पाणी वापरास पयना नदी / बेबेडोहळ को.प.बंधारा तून पाणी उचलण्यास कायमस्वरूपी खालीलप्रमाणे मंजूरी देण्यास मान्यता देण्यात येत आहे.

अ.क्र.	पाणी वापराचा तपशील	निव्वळ वापर (दलघमी)	बाष्पीभवन वहन तुट (दलघमी)	एकूण वार्षिक पाणी मंजूरी (दलघमी)
1	पिण्यासाठी (घरगुती वापर)	0.0740	0.0148	0.0888
2	औद्योगिक वापरासाठी			
	एकूण	0.0740	0.0148	0.0888

2/- सदरची मंजूरीमुळे पयना नदी / बेबेडोहळ को.प.बंधा-याच्या सिंचन क्षमतेमध्ये 19.06 हेक्टर क्षेत्राची कपात करणेत येत आहे.

3/- सदरची मान्यता खालील अटी व शर्तीनुसार देण्यात येत आहे.

अटी व शर्ती :-

1) वरील संदर्भीय शासन निर्णय सोबत जोडण्यात येत आहे. त्यातील सर्व अटी व शर्ती संस्थेस बंधनकारक राहतील.

2) अर्जदार संस्था स्वखर्चाने संबंधित योजना कार्यान्वित करेल.

3) संस्थेने सिंचन कपातीपोटी, सिंचन पुनःस्थापनेचा खर्च रु.1 लक्ष प्रति हेक्टरप्रमाणे (Base year 2009) अथवा प्रत्यक्ष करारनामा करतेवेळी लागू असलेला शासनाचा प्रचलित दर अथवा भाववाढ निर्देशांक (Cost Inflation Index) विचारात घेऊन यापेकी जो जास्त असेल त्या दराने, सिंचन पुनःस्थापनेचा खर्च शासनाकडे करारनामा करण्यापूर्वी जमा करण्यात यावा. पाणी आरक्षणापोटी प्राप्त होणा-या रकमा ह्या शासनाच्या एकत्रीत निधीमध्ये जमा करणे आवश्यक राहिल. या पाणी आरक्षणामुळे सिंचन कपातीपोटी प्राप्त झालेला सिंचन पुनःस्थापना खर्चाची रक्कम ही त्याच प्रकल्पाचे सिंचन क्षेत्र पुनःस्थापीत करण्याबाबतच्यायोजनेकरिता वापरण्यात यावी.

4) संस्थेने शोचमाप करणेचे दृष्टीने जलमापन यंत्र (Water meter) बसविणे आवश्यक आहे. घरगुती पाणी वापराकरिता शासनाच्या प्रचलित दराने पाणीपट्टी वसूल करावी.

5) संस्थेने आत्कालीन परिस्थितीत स्वतःची पर्यायी व्यवस्था करावी. उद्भव ठिकाणी पाण्याअभावी किंवा परिस्थितीत संस्थेस पाण्याची गरज भागविण्यासाठी 60 दिवस पाणी पुरेल इतक्या क्षमतेचा साठवणूक कालावधी बांधावा. तसेच या कालावधीत पाणी उपलब्ध नसल्यास जलसंपदा विभागाची कोणतीही जबाबदारी राहणार नाही. 6) बहुतेक उद्योग/ पाणी पुरवठा योजना त्यांचे उत्पादन सुरु करण्यास आरंभ काळ (Gestation Period) लागतो. सर्वसाधारणपणे या कालावधीत संस्था करारनामा करण्यास टाळते अथवा संस्थेसोबत बिगरसिचनकरारनामा केला असला तरीही शासनास कोणतीही पाणीपट्टी प्राप्त होत नाही. तथापि संस्थेने पाणी आरक्षण केलेले असल्यामुळे त्यांच्याकडून पाणीवापर होत नसूनही ते इतर अर्जदारांना सुद्धा देणे शक्य होत नाही. यामुळे शासनास मोठ्या महसुलास मुकावे लागते. ही बाब विचारात घेता, अशा पाणी आरक्षण प्रस्तावास मान्यता देतांना, महाराष्ट्र जलसंपत्ती नियमन प्राधिकरण, मुंबई यांनी महाराष्ट्र राज्यासाठी ठोक पाणी प्रशुल्क निकष, भाग 3 मधील परिच्छेद 13.4 (पाच) मध्ये नमूद केल्यानुसार कार्यवाही करण्यात येईल.

जलसंपदा विभागाशी करारनामा करतांना बिगर सिचन पाणी वापरकर्ते अंतिम पाणी मागणी प्रमाणे टप्प्याटप्प्याने पाणी वापर करण्याचे नियोजन नमूद करू शकतील. अंतिम पाणी मागणी प्रमाणे पुरवठा सुरु होईपर्यंत वर्षनिहाय खालीलप्रमाणे आकारणी करण्यात येईल.

अ) टप्प्यानुसार ठरवून घेतलेल्या प्रमाणात पाणीवापर असल्यास लागू दराने आकारणी.

ब) टप्प्यानुसार ठरवून घेतलेल्या पाणीवापरापेक्षा $\pm 10\%$ पाणी वापर(अधिक/कमी) झाल्यास, फरकाच्या वापरास दंडनीय दर लागू दराच्या 1.5 पट.

क) ठरवित प्रमाणाकरिता म्हणजे अंतिम नियोजित पाणी वापर वजा टप्प्यानुसार नियोजित पाणीवापराकरिता, वाढिलकी/लेखबद्ध आकार लागू दराच्या 5 टक्के वार्षिक दराने आकारण्यात येईल.

7) संस्थेने सांडपाण्यावर शुद्धीकरण प्रक्रिया करणारी यंत्रणा बसवावी. तसेच या बाबतच्या सविस्तर प्रस्तावाची माहिती जलसंपदा/पर्यावरण विभागास विहित कालावधीत म्हणजेच करारनामा करतेवेळी देणे आवश्यक आहे. अन्यथा पाणी आरक्षण रद्द होईल.

8) संस्थेस प्रथम पाणी वापर करण्यास परवानगीचे इरादापत्र (लेटर ऑफ इंटेंट) देण्यात यावे व करारनामा करण्याकरिता 3 महिन्यांची मुदत ठेवावी. करारनामा झाल्यानंतरच प्रत्यक्ष पाणी परवानादिल्याचे ग्राह्य मानण्यात येईल. संस्थेने सदर करारनामा विहित मुदतीत (3 महिन्यांच्या आत) न केल्यास संस्थेचे पाणी आरक्षण आपोआप रद्द होईल.

9) योजनेचे कामास प्रत्यक्ष सुरुवात करण्यापूर्वी जलसंपदा विभागाचे संबंधित कार्यकारी अभियंतांचे बरोबर शासन परिपत्रक क्र.बिपापु-1001/(713/2001)/सि.व्य.(धो), दिनांक 11/6/2003 सोबतच्या विहित मसुद्यानुसार करारनामा करावा लागेल. करारनामा केल्यानंतरच पाणी परवाना मंजूरी कार्यान्वित होईल. संस्थेस प्रथमतः पाणीवापर करण्यास परवानगीचे इरादा पत्र (Letter of Intent) देण्यात यावे. संस्थेने इरादापत्र मिळालेपासून 3 महिन्यांचे आत करारनामा करणे आवश्यक राहिल. करारनामा झाल्यानंतरच संबंधित कार्यकारी अभियंता प्रत्यक्ष पाणी परवाना देतील. करारनामा विहित मुदतीत न केल्यास संस्थेचे पाणी आरक्षण आपोआप रद्द होईल.

10) संस्थेने घरगुती वापराकरिता आरक्षित केलेल्या पाण्यावर शासनाच्या प्रचलित घरगुती दराने पाणीपट्टी आकारण्यात येईल. आणि शासनाने वेळोवेळी ठरवून दिलेल्या पाणीपट्टीच्या दराने पाणी पुरवठ्याची. आकारणी केली जाईल आणि विहित मुदतीत ही पाणी आकारणी अर्जदार संस्थेने जलसंपदा खात्याच्या संबंधित कार्यालयामध्ये भरसणी लागेल. पाणीपट्टीची आकारणी ही एकूण पाणी वापरावर करण्यात येईल. एकूण पाणी वापरात प्रत्यक्ष पाणी वापर, व्र. बांधीभवन व्ययाचा अंतर्भाव राहिल.

11) योजनेत वापरलेल्या पाण्यातील काही भाग वापरानंतर दुषित स्वरूपात जलाशयांत / कालव्यात / नदीत सोडले न जाण्याची व्यवस्था अर्जदार स्वखर्चाने करेल व त्याबाबत अर्जदार पूर्णतः जबाबदार राहिल. अशा प्रकारे वापरलेल्या पाण्याची शुध्दीकरण व्यवस्था अर्जदार संस्थेने स्वखर्चाने करावी लागेल व त्याची विल्हेवाट लावण्याचे संदर्भात महाराष्ट्र जलप्रदुषण मंडळाचे ना-हरकत प्रमाणपत्र करारनामा करण्यापूर्वी सादर करावे लागेल. संस्थेने शुध्दीकरण प्रक्रिया राबवून पुनर्वापराचे पाणी उपलब्ध करून घेणे आवश्यक आहे. संस्थेने सांडपाणी शुध्दीकरण प्रक्रिया करणारी यंत्रणा बसवावी तसेच याबाबतच्या सविस्तर प्रस्तावाची माहिती जलसंपदा/पर्यावरण विभागांस विहित करारनामा करतेवेळी देणे आवश्यक आहे. अन्यथा पाणी आरक्षण आपोआप रद्द होईल.

12) संस्थेने ३ वर्षांच्या आत मंजूर पाणी आरक्षणापैकी कमीत कमी २० टक्के सांडपाण्यावर प्रक्रिया करून त्या पाण्याचा पुनर्वापर करण्यात यावा. अशा पुनर्वापर करण्यात आलेल्या पाण्याची माहिती जलसंपदा विभागास द्यावी व एकूण पाणीवापर मर्यादित ठेवावा.

13) ज्या जागेचा संस्थेने विकास केलेला आहे त्या जागेतील इमारतीवरील व पेवमेंट केलेल्या मोकळ्या जागेवरील पावसाचे पाणी साठवण करावे (Rain water harvesting) आणि अशा पाण्याचा वापर भूजल पुनर्भरण व गार्डनिंग इ. साठी करण्यात यावा.

14) ही मंजूरी म्हणजे पाणी पुरवठ्याची हमी नव्हे. नैसर्गिक किंवा इतर काही अपरिहार्य कारणांमुळे तलावात पाणी कमी पडल्यास मंजूर पाणी पुरवठ्याबाबत शासन जबाबदार राहणार नाही. कमी पाणी उपलब्धतेच्या वर्षात त्या वर्षापुरती मंजूर पाणी पुरवठ्यात कपात करण्याचा अधिकार जलसंपदा विभागाच्या कार्यकारी अभियंतांना राहिल. परिणामी कोणत्याही प्रकारच्या नुकसानीची जबाबदारी शासनावर राहणार नाही. उदभव ठिकाणी पाण्याची कमतरता असल्यास संस्थेस आरक्षित पाण्याची शाश्वती देता येणार नाही.

15) जलाशयातील / नदीतील पाण्याच्या दर्जा / गुणवत्तेबाबत जलसंपदा विभाग जबाबदार राहणार नाही, व त्यास जबाबदारही धरता येणार नाही.

16) पाणी जलाशयातून/नदीतून घेत उचलावे लागेल. तलावाचे निम्न पातळी तलाकापर्यंत पाणी जंक्वेलमध्ये घेण्याची व्यवस्था करावी लागेल व या आराखड्यास जलसंपदा विभागाच्या कार्यकारी अभियंता यांची बांधकामापूर्वी पूर्व सहमती घ्यावी लागेल.

17) जलमापनाची व जलमापन मीटर व्यवस्था संस्थेस स्वखर्चाने करावी लागेल व ती व्यवस्था वारंवार तपासण्याचा अधिकार शासनास राहिल. ह्या व्यवस्थेवर आधारित पाणी वापराचा दैनंदिन अभिलेख संस्थेने ठेवावा हा अभिलेख शासनाचे अधिकारी केव्हाही पाहू शकतील. हा अभिलेख नीट ठेवल्याचे दिसून न आल्यास प्रत्यक्षांत केलेल्या पाणी वापरासंबंधीचा अंदाज जलसंपदा विभागाचे कार्यकारी अभियंता ठरवतील व हा अंदाज अंतिम राहिल व संस्थेवर तो बंधनकारक राहिल.

18) पाणीपट्टीची वसुली भविष्य काळात प्रभावीपणे होण्याचे दृष्टीने शासन व संबंधित संस्था यांचे मध्ये द्विपक्षीय करार करण्यात येईल.

19) पाणीपट्टी वेळेत भरली नाही तर पाणी पुरवठा खंडीत करण्याचा अधिकार शासनास राहिल.

20) संस्थेने 2 महिन्यांच्या पाणीपट्टी इतकी अनामत रक्कम जलसंपदा खात्याकडे आणणे आवश्यक आहे.

२१) संस्थेने सिंचन कपातीपोटी, सिंचन पुनःस्थापनेचा खर्च रु.१ लक्ष प्रती हेक्टरप्रमाणे (Base year २००९) अद्यत् प्रत्यक्ष करारनामा करतवेळी लागू असलेला शासनाचा प्रचलित दर अथवा भाववाढ निर्देशांक (Cost inflation index) विचारात घेऊन यापैकी जो जास्त असेल त्या दराने, सिंचन पुनःस्थापनेचा खर्च शासनाकडे करारनामा करण्यापूर्वी जमा करण्यात यावा.

२२) संस्थेने या जापनाच्या दिनांकापासून ३ वर्षांत योजना कार्यान्वित करून मंजूर पाणी आरक्षणांप्रमाणे पाणीवापर केला पाहिजे. तसे न केल्यास ३ वर्षांनंतर सदर परवाना आपोआप रद्द होईल, याची नोंद घ्यावी.

सोबत : शासन निर्णय

स्थळप्रत मा.मु.श.यांना मान्य.

Diopade

सहाय्यक मुख्य अभियंता (जवप्र)

जलसंपदा विभाग, पुणे

प्रत :- मा. सचिव (लाक्षेवि), जलसंपदा विभाग, मंत्रालय, मुंबई ३२ यांना माहितीसाठी सविनय सादर,

(लक्षवेध : श्री.जी.कि.सोनावणे, शासनाचे कक्ष अधिकारी)

प्रत :- अधीक्षक अभियंता, पुणे पाटबंधारे मंडळ, पुणे यांना माहितीसाठी व पुढील कार्यवाहीसाठी अंग्रेषित.

सोबत : संदर्भीय शासन निर्णय

प्रत :- कार्यकारी अभियंता, खडकवासला पाटबंधारे विभाग, पुणे यांना माहितीसाठी व कार्यवाहीसाठी.

२/- संस्थेस प्रथमतः पाणीवापर करण्यास परवानगीचे इरादापत्र (Letter of Intent) देण्यात यावे व ३ महिन्यांचे आंत करारनामा करावा. करारनामा झाल्यानंतरच शासनाच्या प्रचलित नियम व अटी यास अधिन राहून संस्थेस अंतिम पाणीपरवाना घ्यावा व त्याची प्रत या कार्यालयास सादर करावी.

१) शासन परिपत्रक विपापु-१००१/(७१३/२००१)/सि.व्य.(धो), दिनांक ११/६/२००३ मधील सूचनांनुसार उचित कार्यवाही करण्यात यावी.

२) करारनामा करणेपूर्वी संस्थेकडून महाराष्ट्र प्रदूषण नियंत्रण मंडळाचे मुदतवाढीचे व अटी व शर्ती यामधील अनुक्रमांक ११ प्रमाणे प्रमाणपत्र मिळवून ते करारनाम्यास लावावे.

३) करारनाम्याचे नूतनीकरण करणेपूर्वी शासनाचे उपरोक्त अटी व शर्तीचे काटेकोरपणे पालन होणे महत्वाचे आहे.

४) पाणी परवाने हे शासनाला महसूल मिळवून देण्याचे साधन आहे. त्यामुळे महसूल वसुलीबाबत काटेकोरपणे व सतर्क राहणे अत्यंत महत्वाचे आहे.

प्रत :- वृहत धारिका. सन २०१४ करीता.

मे.एक्झरिबिया नार्थ हिंजवडी प्रा.लि.

929, मंत्री हाऊस, पहिला माळा

एफ.सी . रोड, शिवाजीनगर,

पुणे411004.

दिनांक- 31 मे 2016.

प्रति,

मा. कार्यकारी अभियंता,

खडकवासला विभाग, सिंचन भवन,

पुणे -11

विषय —मे.एक्झरिबिया नार्थ हिंजवडी प्रा.लि. मौजे बेबडओहोळ ता. मावळ, जिल्हा-पुणे या संस्थेच्या गृहप्रकल्पास घरगुती पाणी वापरासाठी पवना नदीवरील बेबडओहोळ के.टी. बंधा-यातून मंजूर पाणी कोट्याचा करारनामा करणे मंजूरी मिळणेबाबत.

संदर्भ :-1) मा.मुख्य अभियंता, जलसंपदा विभाग पुणे यांचे ज्ञापन जा.क्र. का अ-2/सिंचन/प्रशा-8 /6163 दिनांक 29 आक्टो.2014.

2) कार्यकारी अभियंता, खडकवासला पाटबंधारे विभाग,पुणे यांचे पत्र.क्र.खपावि/ बि.सिं /33 सन 201 - दिनांक- 2 जानेवारी 2015.

3)या संस्थेचे दिनांक 26/03/2015 चे पत्र.

4) या संस्थेचे पत्र. दिनांक 31 /08 /2015

महाशय,

मे. .एक्झरिबिया नार्थ हिंजवडी प्रा.लि. मौजे बेबडओहोळ ता. मावळ, जिल्हा-पुणे या संस्थेच्या गृहप्रकल्पास घरगुती पाणी वापरासाठी पवना नदीवरील बेबडओहोळ के.टी. बंधा-यातून मंजूर पाणी कोट्याचा संदर्भ पत्र.क्र.2 नुसार पुर्नस्थापनेचा खर्च रु.30.88 लक्ष व 2 महिन्याची अगाऊ पाणी पट्टी रु.1.71 लक्ष डी.डी. स्वरुपात भरून करारनामा करणेस सुचविले होते.

परंतु संस्थेच्या अडचणीमुळे संदर्भिय पत्र. क्र. 3 अन्वये 3 महिन्याची मुदतवाढी बाबत विनंती करण्यात आलेली आहे. नंतरच्या काळात आर्थिक अडचणीमुळे करारनामा करणे अशक्य झाले.

संदर्भिय पत्र क्र.1 , ज्ञापना नुसार संस्थेने 3 वर्षांच्या आत कार्यान्वयीत करणे आवश्यक आहे. पवना उपसा जलसिंचन उपविभाग तळेगांव यांचे पत्र क्र. 92 दिनांक 5 मार्च 2016 अन्वये जानेवारी 2015 ते फेब्रुवारी 2016 या काळाचे मंजूर पाणी कोट्याप्रमाणे पाणीपट्टीचे देयक रु.687282 /- रकमेचे या संस्थेला पाठविले होते. व सदर देयक अदा केलेले आहे. सोबत देयक व रक्कम भरण्याची पावती जोडलेली आहे.

तरी पुर्नस्थापनेचा खर्च किती भरावा लागेल हे कळविल्यास तात्काळ भरुन करारनामा करण्यास संमती मिळावी हि विनंती.

सोबत- वरील प्रमाणे

आपला विरवासु


OLC

(न. द. राणे)

मे.एक्झर्विया नार्थ हिंजवडी प्रा.लि. तर्फे

अधिकृत स्वाक्षरी कर्ता

- वाचा :-१) श्री. राहुल रसिकलाल नहार यांचे तर्फे कुलमुखत्यारधारक म्हणून व स्वतःकरिता एक्झिबिर्या नॉर्थ हिंजवडी डेव्हलपर्स तर्फे श्री. योगेश नारायण निकम रा. ९२९ एफ सी रोड, मंत्री हाऊस, शिवाजी नगर, पुणे-०४ यांचा सहाय्यक संचालक नगररचना पुणे यांचेकडे दाखल केलेला दि. १७/०६/२०१४ रोजीचा अर्ज.
- २) मा. आयुक्त, पुणे विभाग यांचेकडील परिपत्रक क्र.मह-२/जमीन/आरआर/७७२/०३,दि.२२/९/०३.
- ३) सहा.संचालक,नगररचना,पुणे शाखा,पुणे यांचे कडील पत्र जावक क्रमांक. रेखांकन/एनएबीपी/मौ.बेबडओहोळ/ता.मावळ/ ग.नं.१ पै व इतर/ससंपु/६५९२, दि. २१/१०/२०१४.
- ४) प्रभारी अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी, पुणे नागरी समुह, पुणे यांचेकडील दिनांक ३ मे, २०११ रोजीचे पत्र.
- ५) नगर विकास विभागाकडील परिपत्रक क्र.नाजक २२११/प्र.क्र.१३८/नाजकधा-२ दि.७/०६/२०११.
- ६) वन संरक्षक, पुणे वन विभाग, पुणे यांचेकडील क्र.कक्ष-६/जमीन/११५/२००९-२०१०, दिनांक १४/०५/२००९.
- ७) महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४.
- ८) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १८.
- ९) मुख्य अग्निशमन अधिकारी पुणे महानगरपालिका यांचेकडील पत्र क्र. Fire/५W/WS/५०८/२०१४, दि. २४/०७/२०१४
- १०) उपकार्यकारी अभियंता खडकवासला पाटबंधारे विभाग यांचेकडील जा.क्र.खपावि/प्र.शा.३/२८०३/२०१४, दि.९/०४/२०१४
- ११) भारत सरकार पर्यावरण व वन विभागाकडील नोटीफीकेशन क्र. F.No. १-४-२०१३-RE(Pt.) दि.१३/११/२०१३
- १२) या कार्यालयाकडील आदेश क्र.पमह/एनए/एसआर/३७९/१९९४, दि.३०/११/१९९५.
- १३) या कार्यालयाकडील सुधारित आदेश क्र. पमअ/एनए/एसआर/२५६/२०१२, दि.२०/०४/२०१३

जिल्हाधिकारी कार्यालय, पुणे.
(महसूल शाखा)क्र.डीएन/८८०/२०१२
क्र.पमअ/एनए/एसआर/५२१/२०१४
पुणे, दिनांक १४ जानेवारी, २०१५.



विषय: सुधारित + वाढीव रेखांकन / बांधकाम नकाशे मंजूरीबाबत.

मौजे-बेबडओहोळ, ता.मावळ, जि.पुणे येथील जमीन ग.नं.१ पैकी २६१००-०० चौ.मी. व नव्याने समाविष्ट वाढीव ग.नं.३ पैकी मधील ३१५-०० चौ.मी. असे एकूण २६४१५-०० चौ.मी. क्षेत्रामधील यापूर्वी अकृषिक परवानगी देणेत आलेले क्षेत्र २६१००-०० चौ.मी. वजा जाता उर्वरित ३१५-०० चौ.मी. एवढ्या वाढीव क्षेत्रावर महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ नुसार अकृषिक परवानगी व २६१००-०० चौ.मी. क्षेत्रास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १८ नुसार सुधारित रेखांकन/बांधकाम आराखडयांस मंजूरी देणेबाबत...

आदेश,

मौजे- बेबडओहोळ, ता.मावळ, जि.पुणे येथील जमीन ग.नं. १ पैकी २६१००-०० चौ.मी. व नव्याने समाविष्ट वाढीव ग.नं.३ पैकी मधील ३१५-०० चौ.मी. असे एकूण २६४१५-०० चौ.मी. क्षेत्रामधील यापूर्वी या कार्यालयाकडील आदेश क्र.पमअ/एनए/एसआर/३७९/१९९४, दि.३०/११/१९९५ अन्वये अकृषिक परवानगी देणेत आलेले क्षेत्र २६१००-०० चौ.मी.वजा जाता उर्वरित ३१५-०० चौ.मी. एवढ्या वाढीव क्षेत्रावर महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ नुसार अकृषिक परवानगी व एकूण २६१००-०० चौ.मी. क्षेत्रास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १८ नुसार सुधारित रेखांकन / बांधकाम नकाशांना मिळावी म्हणून अर्जदार

श्री. राहुल रसिकलाल नहार यांचे तर्फे कुलमुखत्यारधारक म्हणून व स्वतःकरिता एक्झबिर्या नॉर्थ हिंजवडी डेव्हलपर्स तर्फे श्री. योगेश नारायण निकम रा. ९२९ एफ सी रोड, मंत्री हाऊस, शिवाजी नगर, पुणे-०४ यांनी सहा. संचालक नगर रचना, पुणे यांचे कार्यालयाकडे दि.१७/०६/२०१४ रोजी अर्ज दाखल केलेला होता.

सादर प्रस्तावात समाविष्ट मौजे- बेबडओहळ, ता.मावळ, जि.पुणे येथील जमीन ग.नं.१ पैकी २६१००-०० चौ.मी क्षेत्रास या पुर्वी या कार्यालयाकडील आदेश क्र.पमह/एनए/एसआर/३७९/१९९४, दि.३०/११/१९९५ अन्वये अकृषिक परवानगी देणेत आलेली आहे. तदनंतर या कार्यालयाकडील आदेश क्र. पमअ/एनए/एसआर/२५६/२०१२, दि. २०/०४/२०१३ रोजीचे आदेशान्वये सुधारित रेखांकन बांधकाम नकाशांना मंजूरी देणेत आलेली आहे.

आता अर्जदार यांनी यापूर्वी परवानगी दिलेल्या ग.नं.१ पैकी मधील २६१००-०० चौ.मी. क्षेत्रामध्ये ग.नं.३ पै., मधील ३१५-०० चौ.मी. क्षेत्र नव्याने वाढ करून सुधारित + वाढीव क्षेत्रास परवानगी अपेक्षिलेली आहे.

त्यानुसार सहाय्यक संचालक, नगररचना, पुणे यांनी त्यांचेकडील पत्र क्रमांक.रेखांकन/एनएबीपी/मौ.बेबडओहळ/ता.मावळ/ ग.नं.१ पै.व इतर/ससंपु/६५१२, दि.२१/१०/२०१४, अन्वये मंजूरीची शिफारस केली आहे.

मौजे-बेबडओहळ, तालुका-मावळ, जिल्हा-पुणे येथील विषयांकित मिळकतीचे सादर अभिलेखांवरून खालील प्रमाणे क्षेत्र जमिन मालक यांचे हक्कनोंदणीस दाखल असल्याचे दिसून आहे.

अक्र	गावाचे नाव	तालुका	ग. नं.	
१	बेबडओहळ	मावळ	१ पै., व वाढीव ग.नं. ३ पै.,	
अक्र	जमिन मालकाचे नाव	ग.नं.	७/१२ नुसार एकूण क्षेत्र (चौ.मी)	बिनशेती करावयाचे क्षेत्र (चौ.मी)
१	एक्झबिर्या नॉर्थ हिंजवडी डेव्हलपर्स प्रा.लि.तर्फे श्री. योगेश नारायण निकम	१ पै.,	३३३००-००	२६१००-००
२	राहुल रसिकलाल नहार	वाढीव ग.नं.३ पै.,	२७२००-००	३१५-००
३	एकूण क्षेत्र		६०५००-००	२६४१५-००
४	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र			२६४१५-००
५	(-) रस्त्या रुंदीने व्याप्त क्षेत्र रोड वायडींग			००-००
६	(-) या पुर्वी सुधारित रेखांकन नकाशांना मंजूरी देणेत आलेले क्षेत्र (आदेश क्र. पमअ/एनए/एसआर/२५६/१२, दि. २०/०४/२०१३)			२६१००-००
७	सदयस्थितीमध्ये अकृषिक परवानगी द्यावयाचे वाढीव क्षेत्र			३१५-००
८	सुधारित + वाढीव रेखांकन नकाशांना परवानगी द्यावयाचे क्षेत्र.			२६४१५-००
९	सुधारित रेखांकनाचे प्रयोजन			निवासी

अर्जदार यांनी अर्जासोबत सादर केलेले सर्व हक्कनोंद उतारे, वन विभागाकडिल राखीव वनाची यादी, तहसिलदार, मावळ यांचा स्थळपाहणी अहवाल व कार्यालयातील ऑलिनेशन रजिस्टर मधील नोंदी यावरून दिसून येते की,

१. विषयांकित जमीनी हया मुळ कब्जेदार यांचे खुद्द मालकीची असून, मुळ मालक यांनी एक्झबिर्या नॉर्थ हिंजवडी डेव्हलपर्स तर्फे श्री. योगेश नारायण निकम यांना नोंदणीकृत दस्तान्वये कुलमुखत्यारधारक म्हणून अधिकार प्रदान केले असून अर्जदार यांनी स्वतःकरिता व कुलमुखत्यारधारक म्हणून सुधारित + वाढीव रेखांकन /बांधकाम आराखडे मंजूरीकामी या कार्यालयाकडे अर्ज सादर केला आहे.

२. प्रश्नाधिन मिळकत या कार्यालयाकडिल ऑलिनेशन रजिस्टर मधील नोंदी पाहता सदर जमीन इनाम / वतन संवर्गातील नाही.
३. वनसंरक्षक, पुणे वन विभाग, पुणे यांनी या कार्यालयास दिनांक १४/०५/२००९ रोजी सादर केलेली यादी व सीडी तसेच १९५५ पासूनचे ७/१२ व फेरफार उतारे पाहता प्रस्तुत क्षेत्र राखीव वन संज्ञेत येत नाही.
४. तहसिलदार मावळ यांचेकडील दाखला क्र. जमीन/एसआर/१२६/२०१४, दिनांक: १५/११/२०१४ अन्वये, सादर स्थळपाहणी अहवालावरून प्रस्तावित वाढीव क्षेत्रामधून उच्च दाबाची विद्युत वाहिनी जात नाही.
५. तहसिलदार मावळ यांचेकडील दाखला क्र. जमीन/एसआर/१२६/२०१४, दिनांक: १५/११/२०१४ अन्वये सादर स्थळपाहणी अहवालावरून प्रश्नाधिन वाढीव क्षेत्रामध्ये अकृषिक परवानगी देणेपुर्वी अकृषिक वापर सुरु नाही.
६. भारत सरकार पर्यावरण व वन विभागाकडील नोटीफीकेशन क्रमांक. F.No. १-४/२०१३-RE(Pt.), दि. १३/११/२०१३ अन्वये Ecologically Sensitive (ESA) घोषित केलेल्या गावांच्या यादीमध्ये सदर गावाचा समावेश नाही.
७. सदर गावांस युएलसी कायदा लागू नाही.

या कार्यालयाकडे पुणे नागरी समुह कार्यालयाने त्यांचेकडील पत्र क्र.युएलसी/सीए-२/१६१९/२००७, दि.०१/११/२००७ अन्वये पुणे नागरी समुहातील समाविष्ट गावातील ज्या सर्व्हे/गट क्रमांकाच्या क्षेत्रासाठी युएलसी कायदा कलम ६ अन्वये विवरणपत्र दाखल होऊन कलम १०(३), १०(५) अन्वये कार्यवाहीबाबतची यादी व सीडी या कार्यालयास पाठविलेली आहे. त्या यादी व सीडीनुसार मौजे -बेबडओहोळ, ता. मावळ, जि. पुणे येथील जमीन ग.नं.३ पैकी, मधील ७/१२ नुसार व मालकीने धारण एकूण ३१५-०० चौ.मी. एवढ्या वाढीव क्षेत्राचा समावेश नाही. मा.आयुक्त,पुणे विभाग,पुणे यांचेकडिल परिपत्रक क्र.मह-२/जमीन/जनरल/आरआर/७७२/२००३, दि. २२/०९/२००३ मधील तरतुदीनुसार अर्जदार यांनी दिनांक १३/११/२०१४ रोजीचे विहित नमुन्यातील नोटलाईज्ड प्रतिज्ञापत्र व क्षतिपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रामध्ये विषयांकित जमिनी बाबत खालील नमुद केलेल्या कोणत्याही कायद्याच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

१. मुंबई कुळ वहिवाट व शेतजमीन अधिनियम, १९४८.
२. महाराष्ट्र जमीन महसूल अधिनियम, १९६६.
३. महाराष्ट्र शेत जमीन (जमीन धारणेची कमाल मर्यादा) अधिनियम, १९७६.
४. इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे.
५. मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकत्रिकरण करणे अधिनियम, १९४७.
६. महाराष्ट्र खाजगी वने (संपादन) अधिनियम, १९७५.
७. महाराष्ट्र अनुसूचित जमातीच्या व्यक्तींना जमिनी प्रत्यार्पित करणे अधिनियम, १९७४.
८. नागरी जमीन कमाल धारणा अधिनियम, १९७६.
९. महाराष्ट्र प्रकल्पबाधित व्यक्तींचे पुनर्वसन अधिनियम, १९८६.

उपरोक्त नमुद कायद्यातील तरतुदीचा भंग होत नसलेचे तसेच विषयांकित जमीन भोगवटादार वर्ग-२ पैकी नसलेचे प्रतिज्ञापत्रात नमुद केलेले आहे.

सहा.संचालक,नगररचना,नारायण पेठ, पुणे यांनी त्यांचेकडील जा.क्र. रेखांकन/एनएबीपी/मौ.बेबडओहोळ/ता.मावळ/ग.नं.१ पै. व इतर /ससंपु/६५१२, दि.२१/१०/२०१४ अन्वये निवासी वापरासाठी मंजूरी देण्याची शिफारस केली आहे.

सुधारित प्रस्ताव असल्यास याबाबतची सर्वसाधारण कारणे :-

आता अर्जदार यांनी नव्याने सुधारीत रेखांकन / बांधकाम नकाशांना मंजूरीचा प्रस्ताव सादर केलेला आहे. त्यानुसार उपरोक्त जमीन आणि अस्तित्वात असलेल्या रस्त्यामधील स.नं.३ पै., ३१५-०० चौ.मी. क्षेत्र प्रस्तावामध्ये नव्याने समाविष्ट केलेले आहे. त्यामुळे अर्जदारांना प्रस्तावित ३६.० मी. प्रमुख जिल्हा मार्ग रस्त्यावरून प्रवेश उपलब्ध होत आहे. शासनाने दि. २१/११/२०१३ रोजी लागू केलेल्या प्रमाणित विकास नियंत्रण आणि

प्रोत्साहन नियमावली नुसार एकुण संबधित क्षेत्र. २६४१५-०० चौ.मी. मधुन सुविधा क्षेत्र. ३९६२५-०० चौ.मी. वगळता उर्वरीत क्षेत्रावर ०.९० नुसार निव्वळ भुखंडावर १.२० इतका चटई क्षेत्र निर्देशांक अनुज्ञेय आहे. तसेच प्रिमिअम आकारणीसह अनुज्ञेय होणारा ०.२० चटईक्षेत्र निर्देशांकानुसार अर्जदारांना एकुण २८२९०-४७ चौ.मी. बांधकाम क्षेत्र अनुज्ञेय आहे. अर्जदारांनी प्रस्तावित रेखांकन / बांधकाम नकाशांमध्ये इमारत क्रमांक ए-१, वाहनतळ + ८ मजले, ए-२, वाहनतळ + ११ मजले इमारत क्र. बी. १ ते बी ३ वाहनतळ + ७ मजले, बी४, बी५, वाहनतळ + ८ आणि बी ६, सी १ व सी २ वाहनतळ + ९ मजले या प्रमाणे प्रस्तावित केलेले आहे. त्यानुसार एकुण बांधकाम क्षेत्र २७६४२-१४ चौ.मी. प्रस्तावित केलेले आहे.

जागा पहाणीचा तपशिल :- जागा पहाणीनुसार जागेवर पुर्व मंजुरीनुसार बांधकाम सुरु आहे.

प्रश्नाधिन मिळकतीस याकार्यालयाकडील आदेश क्र.पमह/एनए/एसआर/३७९/१९९४, दि.३०/११/१९९५ अन्वये देण्यात आलेल्या परवानगीच्या वेळी अकृषिक आकारणी करणेत आलेली आहे. आता, अर्जदार यांनी वाढीव ३१५-०० चौ.मी. क्षेत्रावर निवासी प्रयोजनासाठी रुपये ०.१०/- प्रति चौ.मी. या दराने वार्षिक आकारणी रुपये ३१/-, रुपांतरीत कर रक्कम रु.१५५/-, जिल्हापरिषद कर रक्कम रु.२१७/- व ग्रामपंचायत कर रक्कम रु.३१/- अशी एकूण रक्कम रु. ४३४/- एवढी रक्कम दिनांक: ०८/०१/२०१५ रोजी शासकीय कोषागार पुणे येथे जमा केलेली आहे. तसेच विषयांकित मिळकतीची मोजणी फी रक्कम रु. ९,०००/- दिनांक: ९/०१/२०१५ रोजी उपअधिक्षक, भुमी अभिलेख मावळ, पुणे येथे जमा करुन चलने या कार्यालयाकडे सादर केलेली आहेत.

वरील परिस्थिती विचारात घेता, अर्जदार यांची यापूर्वी परवानगी देण्यात आलेल्या क्षेत्रामध्ये नव्याने समाविष्ट ग.नं. ३ पैकी मधील ३१५.०० चौ.मी. क्षेत्र वाढ करुन निवासी प्रयोजनार्थ सुधारीत + वाढीव रेखांकन/ बांधकाम नकाशांना परवानगी मिळणेची विनंती मान्य करणेस हरकत नाही. म्हणून, महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ नुसार व महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १८ अन्वये जिल्हाधिकारी, पुणे यांना प्रदान करणेत आलेल्या शक्तीनुसार मी, सौरभ राव, जिल्हाधिकारी, पुणे अर्जदार श्री. राहुल रसिकलाल नहार यांचे तर्फे कुलमुखत्यारधारक म्हणून व स्वतःकरिता एकझबिर्या नॉर्थ हिंजवडी डेव्हलपर्स तर्फे श्री. योगेश नारायण निकम रा. ९२९ एफ सी रोड, मंत्री हाऊस, शिवाजी नगर, पुणे-०४ यांना खालील नमुद मिळकतीवर सहायक संचालक, नगररचना, पुणे यांचेकडील जा.क्र. रेखांकन/एनएबीपी/मौ.बेबडओहोळ/ता.मावळ/ ग.नं.१ पै. व इतर /ससंपु/६५१२, दि.२१/१०/२०१४, मधील अटी व शर्तीस अधिन राहून खालील अटी व शर्तीवर मौजे- बेबडओहोळ, ता.मावळ, जि.पुणे येथील जमीन ग.नं. १ पैकी २६१००-०० चौ.मी. व नव्याने समाविष्ट वाढीव ग.नं.३ पैकी मधील ३१५-०० चौ.मी. असे एकूण २६४१५-०० चौ.मी. मधील यापूर्वी या कार्यालयाकडील आदेश क्र. पमअ/एनए/एसआर/३७९/१९९४, दि.३०/११/१९९५ अन्वये अकृषिक परवानगी देणेत आलेले क्षेत्र २६१००-०० चौ.मी. वजा जाता उर्वरित ३१५-०० चौ.मी. वाढीव क्षेत्रास नव्याने अकृषिक परवानगी देणेत एकूण २६१००-०० चौ.मी. क्षेत्रास रेखांकन/ बांधकाम आराखडयांस मंजुरी देत आहे.

अकृषिक परवानगीसह सुधारित रेखांकन/ बांधकाम आराखडयांस मंजुरी द्यावयाच्या जमिनीचे वण

अ क्र	जमीनीचे मुद्दे	जमीनीबाबतचा तपशिल
१	गावाचे नाव	मौजे- बेबडओहोळ, ता.-मावळ, जि.पुणे
२	गट क्रमांक	ग.नं. १ पैकी व ३ पैकी
३	७/१२ नुसार अर्जदार यांचे मालकीचे क्षेत्र (चौ.मी.)	२६४१५-००
४	रेखांकन नकाशांमध्ये समाविष्ट क्षेत्र (चौ.मी.)	२६४१५-००
५	यापूर्वी अकृषिक परवानगी देणेत आलेले क्षेत्र (क्र.पमह/एनए/एसआर/३७९/१९९४, दि.३०/११/१९९५)	२६१००-००

६	रस्ता रुंदीने बाधीत होणारे क्षेत्र(-)(चौ.मी.)	००-००
७	सद्यस्थितीमध्ये अकृषिक परवानगी द्यावयाचे क्षेत्र (चौ.मी.)	३१५-००
८	सुधारित + वाढीव रेखांकन / बांधकाम नकाशांना मंजूरी द्यावयाचे क्षेत्र	२६४१५-००
९	रेखांकनातील प्रयोजन	निवासी

प्रस्तावातील रेखांकन / बांधकाम नकाशाचा तपशिल:

नकशे क्रमांक	नकाशाचा तपशिल
१/९	रेखांकन / बांधकाम नकाशा, स्थळ दर्शक नकाशा, क्षेत्र विवरण तपशिल
२/९	भुखंड एकत्रिकरणा पुर्वीचा नकाशा, व भुखंड एकत्रिकरणा नंतरचा नकाशा, क्षेत्र विवरण तपशिल
३/९	टाईप अ १-स्टिल्ट, पहिला ते आठवा, टेरेस मजला नकाशा, सेक्शन एलिव्हेशन, क्षेत्र विवरण तपशिल
४/९	टाईप अ २- स्टिल्ट + अकरावा मजला नकाशा, टेरेस मजला नकाशा, सेक्शन एलिव्हेशन, क्षेत्र विवरण तपशिल
५/९	टाईप बी १, बी २, बी ३ - वाहनतळ + ७ मजले, टेरेस मजला नकाशा, सेक्शन व एलिव्हेशन, क्षेत्र विवरण तपशिल
६/९	टाईप बी ४, बी ५-स्टिल्ट+ आठवा मजला नकाशा, टेरेस मजला नकाशा, सेक्शन एलिव्हेशन, क्षेत्र विवरण तपशिल.
७/९	टाईप बी ६- स्टिल्ट + नववा मजला नकाशा, टेरेस मजला नकाशा, सेक्शन एलिव्हेशन, क्षेत्र विवरण तपशिल
८/९	टाईप सी १, सी २- स्टिल्ट + नववा मजला नकाशा, टेरेस मजला नकाशा, सेक्शन एलिव्हेशन, क्षेत्र विवरण तपशिल
९/९	ओपन स्पेस मध्ये क्लब हाऊस नकाशा, स्टिल्ट + २ मजला नकाशा, क्षेत्र विवरण तपशिल

-: अटी व शर्ती :-

- सदरची परवानगी महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ व महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १८ व त्याखालील नियमान्वये देणेत येत आहे.
- सुधारित रेखांकनातील इमारती हे रहिवासी तसेच प्रचलित नियमावलीतील निवासी विभागामध्ये अनुज्ञेय असलेल्या कारणांसाठीच वापरणे आवश्यक आहे.
येथे कोणतेही विकास कार्य सुरु करण्यापूर्वी हे रेखांकन जागेवर आखून भूमि अभिलेख खात्याकडून प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर आखलेवर, भूखंडाचे किमान क्षेत्रफळ, नकाशावर दर्शविल्यापेक्षा कमी भरता कामानये. तसेच रस्त्यांची रुंदी मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता उपयोगी नाही. यामध्ये काही फेरफार झाल्यास अभिन्यास पुन्हा मंजूर करून घ्यावा लागेल. अशा प्रमाणित रेखांकनाची प्रत या कार्यालयाकडे तसेच सहा.संचालक, नगररचना, पुणे यांचे कार्यालयाकडे सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करणेत येऊ नये.
- सुधारित रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी भूखंड/सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल अर्जदाराने करावयास हवी. अन्यथा ते देखभाल करण्यासाठी सुयोग्य प्राधिकरणाच्या ताब्यात द्यावेत. या जागा व रस्ते सर्व जनतेच्या वापरासाठी खुले असतील. तसेच रस्ते शेजारच्या जमीन मालकास वापरास खुले ठेवले पाहिजेत.
- वरील जागेचा व नियोजित इमारतीचा वापर रहिवास वापरासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.

७. सुधारित रेखांकन नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी.
८. नियोजित बांधकामाचे, भूखंडातील अस्तित्वातील अन्य बांधकाम धरून एकुण क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते/रस्तारुंदी क्षेत्र वगळता, उर्वरीत निव्वळ क्षेत्राच्या बांधकाम नकाशावरती दर्शविले इतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.
९. नियोजित इमारती मध्ये १/८ रुमच्या क्षेत्रा इतके वायुविजन उपलब्ध होणे आवश्यक राहिल.
१०. नियोजित इमारतीसाठी / विकासासाठी आवश्यक असणाऱ्या पाण्याची सोय व सांडपाण्याची व मैला निर्मुलनाची व्यवस्था नसल्यास, प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.
११. नियोजित बांधकामामध्ये मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व परवानगी घेणे आवश्यक आहे.
१२. प्रस्तावासोबत मो.र.नं.१४७५६/२०१४ दिनांक २०/०८/२०१४ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे अधिन राहून सदरची शिफारस करणेत येत आहे. विषयाधीन जमीनीचे वहीवाटीचे/हद्दीचे अनुषंगाने काही वाद/न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी ही अर्जदार/मालक यांची राहिल.
१३. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहीवाटीचे हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/मालकाने घेतली पाहिजे.
१४. विषयांकित रेखांकन व बांधकाम नकाशांची छाननी प्रस्तावासोबत उपलब्ध असणाऱ्या कागदपत्रांच्या आधारे केलेली आहे. (७/१२ उतारे, कुलमुखत्यारपत्र, संमत्तीपत्र, मोजणी नकाशा इ.) या कागदपत्रांचे अधिकृततेबाबत व अद्यावत नोंदीबाबत अर्जदार जबाबदार राहतील.
१५. विषयांकित बांधकाम नकाशाची छाननी, अनुज्ञेय चटई क्षेत्र, भुव्याप्त क्षेत्र याबाबतीत केलेली आहे. बांधकाम नकाशातील गणितीय चुका वा जागेवर बांधकाम नकाशावर नमूद केल्या व्यतिरिक्त जादा बांधकाम असल्यास त्यास संबंधित वास्तुशिल्पी व अर्जदार जबाबदार राहतील.
१६. स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
१७. रेन वॉटर हार्वेस्टिंग बाबतची यंत्रणा अर्जदार यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
१८. सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे. तसेच शक्यतर सौर उर्जेवर रस्त्याच्या लगतचे पथदिवे बसविण्याचे आहेत.
१९. सुविधा क्षेत्रातील प्रस्तावित इमारतीचा वापर नकाशात दर्शविल्याप्रमाणे उपयोगासाठी करणे अर्जदार यांचे बंधनकारक राहिल.
२०. वेस्ट वॉटर ट्रीटमेंट प्लॅन्ट यंत्रणा स्वखर्चाने अर्जदार यांनी करावयाची आहे व पाण्याचा फेरामुळे झाल्याची जोपासना यासाठी करणे आवश्यक आहे.
२१. विघटन होणाऱ्या ओल्या कचऱ्यासाठी गांडूळखत प्रकल्प अर्जदार यांनी स्वखर्चाने करावयाचा आहे.
२२. शासन नगर विकास विभागाकडील दि.१९ नोव्हेंबर, २००८ चे परिपत्रक्र क्र.टिपीव्ही-४३०८/४२/२/ प्र.क्र.३५९/०८/नवि-११ नुसार बांधकाम नकाशामध्ये प्रत्येक सदनिकेचे एकुण चटई क्षेत्र नमूद केलेले आहे. याबाबत गणितीय चुका इ.बाबत वास्तुशिल्पी व अर्जदार जबाबदार राहतील.
२३. सदर भूखंडाचे बांधकाम क्षेत्रफळ ५००-०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८०-०० चौ.मी. क्षेत्रासाठी एक झाड या प्रमाणे वृक्षलागवड करणे व जोपासना करणे अर्जदार यांच्यावर बंधनकारक राहिल.
२४. प्रस्तुत प्रकरणातील जमीनीवर कोणतेही बांधकाम सुरु केले नंतर जोते तपासणी प्रमाणपत्र घेतल्याशिवाय पुढील बांधकाम करता येणार नाही व सदरचे बांधकाम पूर्ण झालेनंतर वापर सुरु करणेपूर्वी वर नमूद सर्व अटीची पूर्तता करून भोगवटा प्रमाणपत्र घेणे. अर्जदारावर बंधनकारक राहिल. अन्यथा नियमानुसार कारवाईस पात्र राहिल.

२५. उक्त बिनशेतीसाठी प्रस्तावित जागेचे अथवा गट क्रमांक मधील उर्वरित क्षेत्राचे तुकडे पाडून अथवा गुठेवारी प्रमाणे अनाधिकृतपणे भूखंड पाडता येणार नाहीत. किंवा विक्री करता येणार नाही. अशा प्रकारे अनाधिकृतरीत्या तुकडे पाडल्यास किंवा विक्री केल्यास ही परवानगी रद्द समजण्यात येईल.
२६. या कार्यालयाकडील आदेश क्र. पमअ/एनए/एसआर/२५६/१२, दि.२०/०४/२०१३ अन्वये देणेत आलेली रेखांकन / बांधकाम परवानगी रद्द समजण्यात यावेत. तथापि त्यातील अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहतील.
२७. १५ मी.पेक्षा जास्त उंचीच्या इमारतीबाबत-
- प्रमाणित विकास नियंत्रण नियमावलीमधील नियम क्र.१२.६(b) नुसार प्रस्तावित इमारतीभोवताली ६ मी. रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल या प्रमाणे डिझाईन करून विकसित करणेची जबाबदारी अर्जदाराची राहिल.
 - अर्जदारांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र.१६.१ नुसार प्रस्तावित करणे आवश्यक राहिल.
 - नगर विकास विभागाच्या दि.२८/०८/२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र.४ मधील टीप-ii प्रमाणे पिंपरी चिंचवड महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी १५ मी. पेक्षा उंच इमारतीच्या नियोजनातील जिऱ्याचे व लिफ्टचे स्थान मान्य केलेले आहे. तथापि, सह.संचालक, नगररचना यांनी मंजूरीसाठी शिफारस केलेल्या याबाबतचे नियोजनानुसार इमारतीचे नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा मुख्य अग्निशमन अधिकारी यांची नव्याने मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदीप्रमाणे फायर रेजिस्टंट असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनाचे अनुषंगाने मुख्य अग्निशमन अधिकारी पिंपरी चिंचवड महानगरपालिका यांनी दि.२४/०७/२०१४ चे पत्र क्र. Fire/५W/WS/५०८/२०१४, दि. २४/०७/२०१४ ने दिलेल्या Provisional Fire NOC मधील अटी/शर्तीची पूर्तता करणे अर्जदारांवर बंधनकारक राहिल.
 - प्रमाणित विकास नियंत्रण नियमावलीमधील नियम क्र.६.२.१ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधकन उपाययोजनाबाबत परिशिष्ट पी मधील बाबींची पूर्तता करणे अर्जदारांवर बंधनकारक राहिल.
 - नेहमीच्या वापराशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा, जलनिस्सारण सांडपाणी, कचरा विल्हेवाट इत्यादी बाबींची पूर्तता अर्जदाराने स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल. प्रमाणित विकास नियंत्रण नियमावलीमधील नियमावलीतील नियम क्र.१८.१ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
 - ★शा विकासासाठी इमारतीचे Structural Stability बाबत शासनाच्या नोंदणीकृत Structural Engineer चे प्रमाणपत्र अर्जदाराने जोता तपासणीपूर्वी सहाय्यक संचालक नगररचना पुणे यांचेकडील कार्यालयात दाखल करणे आवश्यक राहिल. तसेच अशा इमारतीचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल.
 - विकसकाने जोत्यापर्यंतचे बांधकाम केल्यानंतर सहाय्यक संचालक नगररचना पुणे यांचे कार्यालयास कळविणे आवश्यक आहे. जोत्यापर्यंतच्या बांधकामांना सहाय्यक संचालक नगररचना पुणे यांनी प्रमाणित केल्यानंतरच पुढील बांधकाम करावे. बांधकाम परवानगीनुसार बांधकामाबाबत संबंधित विकासक/वास्तुविशारद व संबंधित इंजिनिअर यांनी शहानिशा करणे आवश्यक आहे. जोते तपासणीनंतर बांधकाम/इमारतीची तपासणी ही संबंधित स्ट्रक्चरल इंजिनिअर तसेच संबंधित इंजिनिअर यांनी करणे आवश्यक राहिल. याबाबत भविष्यात कोणतीही हानी अथवा दुर्घटना झाल्यास संबंधितास जबाबदार धरणेत येईल.
 - अशा इमारतींना भोगवटा प्रमाणपत्र घेणे बंधनकारक आहे व असे भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणेची पूर्तता व वर नमूद अटीची पूर्तता होणे आवश्यक राहिल.



- j. विषयाधीन जागेवर, विषयाधीन जमीनीचा सर्व्हे नंबर निहाय तपशिल, जमीन मालकाचे नांव, विकासकाचे नांव, वास्तुशिल्पीचे नाव, बिनशेती परवाना क्रमांक, इत्यादी आशय दर्शविणारा योग्य आकाराचा फलक लावणे आवश्यक राहिल.
२८. सादर रेखांकनातील जागा पवना लगत असल्यामुळे उपकार्यकारी अभियंता खडकवासला पाटबंधारे विभाग दि.०५/०७/२०१२ रोजीचे पत्रानुसार निषेधक पूररेषा (Blue Line) यामध्ये येणारे क्षेत्रामध्ये कोणतेही बांधकाम असू नये तसेच निषेधक पूररेषा (Blue Line) व नियंत्रक पूररेषा (Red Line) यामध्ये येणारे क्षेत्रामध्ये नकशानुसारचे बांधकाम करणेत यावे. लगतचा हरितपट्टा कायमपणे खुला ठेवून वृक्षारोपणाद्वारे विकसित करावा.
२९. सादर प्रस्तावाखालील जमिनीमध्ये प्रस्तावित केलेले एकूण (Gross FSI + Non FSI) बांधकाम क्षेत्र ४९९६४-५० चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI + Non FSI) बांधकाम क्षेत्र सुमारे ५४६७९-०५ चौ.मी. आहे. त्यामुळे सादर प्रकल्पाकरिता पर्यावरण विभागाकडील राज्यस्तरीय State Environmental Impact Assessment Authority कडून Environmental Clearance प्रमाणपत्र प्राप्त झाल्याशिवाय प्रत्यक्ष बांधकामास /विकासास सुरुवात करता येणार नाही. सादर अट प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद यांचेवर बंधनकारक राहिल. तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-२०१४/CR-०२/TC-३, दि.३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद यांचेवर बंधनकारक राहिल.
- याबाबत अर्जदार यांनी दिनांक: २६/०८/२०१४, रोजी २००/- स्टॅम्पपेपरवर सादर केलेला इंडेन्मिटी बॉड अर्जदार यांचेवर बंधनकारक राहिल.
३०. शासनाने दि.२१/११/२०१३ रोजी मंजूर केलेल्या प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र.१३.२.३.३ मध्ये नमूद केल्याप्रमाणे संबंधित प्राधिकरणातर्फे ज्या ज्या वेळी विचारणा करण्यात येईल किंवा आदेश देण्यात येतील. त्या त्या वेळी अंतर्गत रस्ते १/- रुपयांच्या नाममात्र किंमतीने संबंधित प्राधिकरणाकडे by way of deed हस्तांतरण करणे अर्जदारांवर बंधनकारक राहिल.
३१. सादर प्रकल्पातील नियोजित बांधकाम विकासासाठी स्ट्रक्चरल इंजिनिअर श्री. एस.एस. पाटणे, पुणे मजि. क्र. STR/३५२ यांची नेमणूक करण्यात आली असून त्यांनी लेटर हेडवर हमीपत्र सादर केले आहे. त्यांच्या नमूद केल्यानुसार नियोजित बांधकामाचे स्थिरतेबाबत, बांधकामाबाबतचा दर्जा व गुणवत्तेबाबत संपूर्ण जबाबदारी स्ट्रक्चरल इंजिनिअर यांच्यावर राहिल असे नमूद केले आहे. सादरचे हमीपत्र अर्जदारांवर बंधनकारक राहिल.
३२. प्रस्तुत प्रकरणी अर्जदार यांनी बांधकाम दर्जा, गुणवत्ता व स्ट्रक्चरल बाबत व मजबुतीबाबत रुपये २००/- चे स्टॅम्पपेपरवर दिनांक १२/१२/२०१४ रोजी प्रतिज्ञापत्र / हमीपत्र सादर केले असून त्यामधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद यांचेवर बंधनकारक राहिल.
३३. जमिनीचा अकृषिक वापर या आदेशाचे दिनांकांपासून सुरु झाला असे समजणेत येत आहे.
३४. शासनाचे प्रचलित नियमानुसार वेळोवेळी निश्चित होणाऱ्या दराने अकृषिक आकारणी करणेस अर्जदार पात्र ठरतील.
३५. सादरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये तालुका उपअधिक्षक भुमी अभिलेख यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहिल.
३६. प्रस्तुत जमिनीवर भविष्यात नजराणा रक्कम, अकृषिक सान्यांची फरकाची रक्कम, तडजोड शुल्क अशी काही शासकीय रक्कमेची बाकी उद्भवल्यास उपरोक्त रक्कमा भरणे अर्जदारावर बंधनकारक राहिल.

३७. प्रस्तुत जमिनीबाबत दिवाणी, फौजदारी व इतर स्वरुपाचा दावा चालू असलेस सदर न्यायालयाचा निर्णय अर्जदार /संबंधितावर बंधनकारक राहिल.
३८. अर्जदार यांनी सादर केलेली माहिती व कागदपत्रांच्या सतत्येबाबत संपूर्ण जबाबदारी अर्जदार यांचेवर राहिल.
३९. वरील अटी व शर्तीचे पालन करणे यांची संपूर्ण जबाबदारी अर्जदार यांचेवर राहिल.




(सौरभ रांव)
जिल्हाधिकारी, पुणे.

प्रति,

श्री. राहुल रसिकलाल नहार यांचे तर्फे कुलमुखत्यारधारक म्हणून
स्वतः करिता एक्झाबिर्या नॉर्थ हिंजवडी डेव्हलपर्स तर्फे
श्री. योगेश नारायण निकम रा. ९२९ एफ सी रोड,
मंत्री हाऊस, शिवाजी नगर, पुणे-०४



Government of Maharashtra

SEAC-III- 2013/CR-244/TC-3
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 31st March, 2015.

To,
 Mr. Veer Bharati Kouls
 Xrbia North Hinjewadi Developers Pvt. Ltd.
 (Lily floriculture Pvt Ltd)
 929, Mantri House, 1st Floor, FC Road,
 Pune-411004

Subject: Environment clearance for proposed residential project "Megacity" on the plot bearing S.No.01 at village Bebadohal, Tal. Maval, Distt.Pune by M/s. Lily Floriculture Pvt.Ltd

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 8th & 11th meetings 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 79th & 82nd meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of Project	"Proposed Residential Development" Gat. No. 01 Village Bebadohal, Tal : Maval , Dist : Pune, State- Maharashtra
Project Proponent	Xrbia North Hinjewadi Developers Pvt. Ltd.(Lily floriculture Pvt Ltd)
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project: Housing project /Industrial Estate/SRA scheme/ MHADA /Township or others	Proposed Residential Development.
Location of the Project	Gat. No. 01 Village Bebadohal, Tal : Maval , Dist : Pune, State- Maharashtra
Whether in Corporation /Municipal/other area	Town Planning Dept. Pune

Applicability of the DCR	Regional Planning DCR			
IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Part sanction received ,remaining applied			
Note on the initiated work (If applicable)	No work has been initiated			
LOI/ NOC from MHADA /Other approvals (If applicable)	N.A			
Total Plot Area (sq.m.) Deductions Net Plot area	Plot Area: 26,100.00 Sq. Mt. Deductions : Amenity Area: 3,915.00 Sq.Mt. Total Deduction : 3,915.00 Sq.mt Net plot area : 22,185.00 Sq.mt			
Permissible FSI (including TDR etc.)	Permissible FSI : 31059.00 Sq.mt			
Proposed Built-up Area (FSI & Non-FSI)	FSI : 31,059.00 Sq.mt. Non FSI : 11,611.82 Sq.mt. Total : 42,670.82 Sq.mt.			
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Total Ground coverage is 3,730.85 Sq.mt. 14.29 % of net plot area.			
Estimated Cost of the Project	Rs. 55 Cr/-			
No. of building & its configuration (s)	#	Building Type	Number Of Floors	Number Of Flats/Building
	1	A 2	G +9	115
	2	B 1	P + 7	56
	3	B 2	P + 7	56
	4	B 3	P + 7	56
	5	B 4	P + 7	56
	6	B 5	P + 7	56
	7	B 6	P + 8	64

	8	B 7	P+12	96
	9	C 1	P+9	72
	10	C 2	P+9	72
	TOTAL			699
Number of tenants and shops	No. of Tenements: - 699 nos.			
Number of expected residents/users	Residential Users: 3495 nos.			
Tenant density per hector	300 tenants per hector			
Height of the building(s)	37.7 mtr.			
Right of way(Width of the road from the nearest fire station to the proposed building(s)	Nigdi fire station approx 16 km & Width of the road from the fire station to the proposed building 30mt. wide road abutting to site			
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement from all around the building is 9 m.			
Existingstructure(s)	No existing structures.			
Details of the demolition with disposal (If applicable)	No demolition work.			
Total Water Requirement	Residential Dry season: Source: Irrigation Dept, Pune Fresh water (CMD): 316 Recycled water (Residential CMD): 156 Recycled water (Garden CMD): 30 HAVC makeup: - Not Applicable Total fresh water requirement: 316 Excess treated water (CMD): 152 Swimming Pool: Not Applicable Fire fighting (CMD): UGT : 150 KLD – 2 Nos			

	<p>Wet Season: Source: Irrigation Dept. Pune Fresh water (CMD): 316 Recycled water (Residential CMD): 156 Recycled water (Garden CMD): - 15 HAVC makeup: - Not Applicable Total fresh water requirement: 316 Excess treated water (CMD): 182 Swimming Pool: Not Applicable Fire fighting (CMD): UGT: 150 KLD -2 Nos.</p>
Details about Swimming Pool:	<p>Dimension of Swimming Pool: Not Applicable Total water Requirement in KLD: Not Applicable Water requirement for make up in KLD: Not Applicable Details of Plant & Machinery used for treatment of Swimming pool water: Not Applicable</p>
Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 6 -10 meter Size and no of RWH tank(s) and Quantity :- 35 cum Location of the RWH tank(s) :- NW Side of the project site • Size, no of recharge bore well and Quantity: - 1 m x 1 m x 1 m- 15 Nbs. Budgetary allocation (Capital cost and O&M cost) Capital Cost :- Rs 15 lacs O & M cost :- Rs. 0.4 lacs/ annum</p>
UGT tanks	<p>Residential: Domestic UG tank Capacity: 316 KLD Flushing UG tank Capacity: 187 KLD Fire UG tank Capacity: 150 KLD – 2 Nos. Commercial: Domestic UG tank Capacity: –Not Applicable Flushing UG tank Capacity: Not Applicable Fire UG tank Capacity: Not Applicable</p>
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: Dendrite pattern The property slopes very gently towards NW (North west side) • Quantity of storm water: 436 m³/day • Size of SWD: Internal storm water drain 900 mm wide drain
Sewage and Wastewater	<ul style="list-style-type: none"> • Sewage generation :- 377 m³/day • Capacity of STP (CMD):- 380 m³ <p>STP technology :- Fluidized Aerobic Bio-Reactor (FAB)</p> <ul style="list-style-type: none"> • Location of the STP: - SW side of the project site • DG sets (during emergency):- Load considered in the Common D.G. Set • Budgetary allocation (Capital cost and O&M cost) <p>Capital Cost: - Rs. 76 lacs O & M Cost: - Rs. 12 lacs/ annum</p>
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation : 25 Kg/Day • Quantity of the top soil to be preserved: - 1500 m³.

	<ul style="list-style-type: none"> Quantity of the debris :- 10528 m³ <p>Disposal of the construction way debris: - This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites.</p> <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> Residential : Biodegradable : 943 Kg/ day Non-Biodegradable : 629 Kg/ day Commercial : Biodegradable : Not Applicable Non-Biodegradable: Not Applicable Total Biodegradable : 943 Kg/ day E – waste (Kg/month) :- Negligible STP Sludge (Dry sludge) (Kg/day):- 16 approx. <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> Dry waste:- handed over to authorized agency for disposal Wet waste:-Vessel composting E – waste:- handed over to authorized recyclers Hazardous waste:- authorized hazardous waste management agencies STP Sludge (Dry sludge):- used as manure <p>Area requirement:</p> <ol style="list-style-type: none"> Location of OWC: - SW side of the project site Area for the storage and treatment of the solid waste:- 74 Sq.mt. <p>Budgetary allocation (Capital cost and O&M cost) Capital Cost : Rs. 15 Lacs O & M Cost : Rs. 5Lacs /annum</p>
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Total RG area: 6000 Sq.mt

1. RG area other than green belt (Please specify for Playground, etc.)

Landscape area:- 500 Sq.mt.

2. RG area under green belt:

Green covers Area: 5,500 Sq.mt.

3. Plantation:

Number and list of trees species to be planted in the ground RG:-

357 Nos. trees to be planted

List of Trees :-

No.	Botanical Name	Common Name	Qty.	Characteristics & Ecological Importance
1.	<i>Albizza lebbek</i>	Shirish	23	Its uses include environmental management, forage, medicine and wood
2.	<i>Milingtonia Hortensis.</i>	Cork Tree	28	Tall deciduous,fragrant,fruit is capsule,medicinal plant.dried flower is good for lung tonic & cough diseases.
3.	<i>Cassia fistula</i>	Golden Shower Tree	25	It is planted as road side plantation. It acts as dust and noise barrier.
4.	<i>Pongamia Pinnatta.</i>	Karanj	34	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant

5.	<i>Mimisops elengii</i>	Bakul	48	Shady tree, small white fragrant flowers
6.	<i>Ficus Retusa</i>	Nandruk	32	Medium sized evergreen tree, Shady tree
7.	<i>Lagerstroemia flos reginea</i>	Tamhan	36	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers
8.	<i>Bahunia racemosa</i>	Apta	22	Small tree with small white flowers, Butterfly host plant
9.	<i>Ficus religiosa</i>	Pimpal	25	Medium sized evergreen tree, Shady tree.
10.	<i>Anthocephalus cadamba</i>	Kadamb	20	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
11.	<i>Azadiracta indica</i>	Neem	22	Neem is extremely beneficial to save the environment from pollution, since its in-florescence is purifying 'with its feathery crests tossing fifty feet into the sky' Neem is a veritable "Kalpataru" for giving healthy environment. It also brings other environmental benefits such as flood control, reduced soil erosion and less salination.
12.	<i>Erythrina indica</i>	Pangara	16	Medium sized deciduous tree. Bright scarlet flowers.
13	<i>Chukrasia tabularis.</i>	Indian Mahagony	26	Fast growing evergreen tree with broad symmetrical crown, medicinal plant. Bark is used to cure Maleria,diarrhea.
			357	

4. Budgetary allocation (Capital cost and O&M cost)

Capital Cost: -Rs. 23 Lacs &

O & M cost :- Rs. 4.5 lacs/ annum

Energy	<p>Power Supply:</p> <ul style="list-style-type: none"> • Residential Connected Load: 2104 KW • Commercial : Connected Load : Not Applicable • Source - MSEDCL <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> • LED fittings are used for Parking, landscape & Solar street lighting (20%) instead of conventional light fittings. • Exterior lighting to be controlled by time switch. • Energy efficient motors. • Maximum allowable power loss from transformer to be within specified limits Details • Calculation & % of saving -27.42 % • Compliance of the ECBC guideline(YES/NO)- Yes
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	Clause No. 7.2	Mandatory requirements for lighting	Lighting controls, Exit signs, lighting for exterior building grounds shall be provided as specified in ECBC, as applicable.
	Clause No. 7.2.1.4	Exterior lighting control	Exterior lighting is controlled by time switch (Timer with contactor) as applicable.
	Clause No. 7.3	Interior lighting power	Interior lighting power (LPD) is within the limits as per above mentioned clause in ECBC.
	Clause No. 7.4	Exterior lighting power	Exterior lighting power (LPD) is within the limits as per above mentioned clause in ECBC norms.
	Clause No. 8.2	Mandatory requirements for electrical power	Transformers, Energy efficient Motors, power factor correction, check metering and monitoring, power distribution systems shall be as specified in ECBC.
	Clause No. 8.2.1	Maximum allowable transformer losses	Maximum allowable transformer losses are to be within specified limits as per above clause in ECBC.
	Clause No. 8.2.3	Power factor correction	Power factor correction as applicable to above mentioned clause for commercial building only.
	Clause No. 8.2.5.1	Distribution losses	Distribution losses are maintained in such a way that not exceeding 1% of total power usage.
<ul style="list-style-type: none"> • Budgetary allocation(capital Cost & O& M Cost) Capital Cost – Rs. 20 lacks O & M Cost – Rs. 0.50 Lacks. Per Annum. DG Set: DG Set – 570 kVA (250+320 kVA) 			
Environmental Management plan Budgetary Allocation: During Construction Phase:	Construction phase (with Break-up):		
	Parameter		Cost (Rs. In lacs)

During Operation phase:

Water For Dust Suppression	1.80
Air & Noise monitoring	0.24
Topsoil Management and soil erosion control	15.5
Water monitoring	0.26
Site Sanitation	2.50
Gardening Set up	14.96
Disinfection- Pest Control	0.36
First Aid Facilities	1.2
Health Check Up	2.40
Training and awareness	1.0
Personal Protective Equipments	9.0
CFL lamps for labour hutments	0.075
Modular STP	10
Total	59.29

Operation Phase (with Break-up)-

Sr. No.	Parameter	Set up cost (Rs in In Lacs.)	Operational & Maintenance Cost(Rs in Lacs. per annum)
1	STP Cost	76	12
2	Rain Water Harvesting	15	0.4
3	WTP	15	5.0
4	Pond for Treated Sewage	20	0.5
5	Environmental Monitoring	MoEF approved laboratory	12.96
6	Gardening	8.4	4.5
7	Solid waste	10	1.80
8	Solar Street Light	15	0.25
9	BMS	--	5
	Total	164.4	40.41

a. Quantum and generation of Corpus fund and commitment :

Project proponent shall operate and maintain EMF for 3

	years after giving possession and shall also generate corpus fund during 3 years for O & M of Rs 121.23 lacs (i.e. 40.41 lacs x 3 years). b. Responsibility for further O &M : Corpus fund shall be handed over to the society. Environmental Management Facilities will be handed over with M.O.U. along with society.																																																																			
Traffic Management Parking Statement Residential: Commercial:	Traffic generated from this project will confluent on proposed 30 m wide road. Parking details: <table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Type of Building</th> <th rowspan="2">Floors</th> <th colspan="2">Parking Provided</th> </tr> <tr> <th>CARS</th> <th>SCOOTERS</th> </tr> </thead> <tbody> <tr><td>1</td><td>A2</td><td>G+9</td><td>5</td><td>24</td></tr> <tr><td>2</td><td>B1</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>3</td><td>B2</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>4</td><td>B3</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>5</td><td>B4</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>6</td><td>B5</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>7</td><td>B6</td><td>P+8</td><td>13</td><td>50</td></tr> <tr><td>8</td><td>B7</td><td>P+12</td><td>13</td><td>50</td></tr> <tr><td>9</td><td>C1</td><td>P+9</td><td>15</td><td>50</td></tr> <tr><td>10</td><td>C2</td><td>P+9</td><td>15</td><td>50 0</td></tr> <tr><td>11</td><td>In Layout</td><td></td><td>126</td><td>449</td></tr> <tr><td>12</td><td>Cycles</td><td></td><td></td><td>923</td></tr> </tbody> </table> <p>Width of all Internal roads (m): Width of driveways is 12 m wide.</p>	Sr. No.	Type of Building	Floors	Parking Provided		CARS	SCOOTERS	1	A2	G+9	5	24	2	B1	P+7	13	50	3	B2	P+7	13	50	4	B3	P+7	13	50	5	B4	P+7	13	50	6	B5	P+7	13	50	7	B6	P+8	13	50	8	B7	P+12	13	50	9	C1	P+9	15	50	10	C2	P+9	15	50 0	11	In Layout		126	449	12	Cycles			923
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3. The proposal has been considered by SEIAA in its 79th & 82nd 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 :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to utilization of excess treated water.

- (ii) 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. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. 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.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) STP capacity shall be increased appropriately considering waste water generation.
- (v) 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.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) 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.
- (viii) "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.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) 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.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) 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.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (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) 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.
- (x) 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.
- (xi) 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.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) 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.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) 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.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge 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.

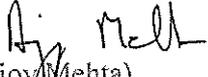
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) 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.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) 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.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) 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.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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 be reported to the MPCB & this department.
- (viii) 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>.
- (ix) 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.
- (x) 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.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria 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.
- (xii) 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.
- (xiii) 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 (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.


 (Ajoy Mehta)
 Principal Secretary,
 Environment department &
 MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021.

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
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, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 3/03/2015)

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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

म.नं. १५२ - १५३, महाराजा सायजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७.

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

Ph No: 020- 259 33 344 / 356 / 333 फ़ोन नं. ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: hqpmrda@gmail.com

Date: 07/06/2017

Please quote following number to
Building Permission for future
correspondence with PMRDA
No. FFMA/ 36 /2017

M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.

Survey No. 01, Village- Bebadohal,

Tal-Maval, Dist-Pune.

Sub: Grant of "Final No Objection Certificate" for your Residential Buildings B1, B2, B3, C1, C2 on Survey No.1, Village- Bebadohal, Tal-Mulashi, Dist- Pune.26/1, 27, Village-Lonikand, Tal- Maval, Dist- Pune.

- Ref: i) "Provisional NOC" issued by "The Fire Department of Pimapari Chinchwad Municipal Corporation, Pune Vide no. Fire/5W/WS/322/2012, dated :09.07.2012
- ii) "Revised Provisional NOC" issued by The Fire Department of Pimapari Chinchwad Municipal Corporation, Pune Vide no. Fire/5W/WS/508/2014, dated :24.07.2014
- iii) "Provisional NOC" issued by "The Fire Department of Pimapari Chinchwad Municipal Corporation, Pune Vide no. Fire/5W/WS/292/2015, dated : 14.09.2015
- iv) Your Application Number for Final NOC: 31 of 2017-18 dated: 30.05.2017 along with the Architect Certificate.

Dear Sir,

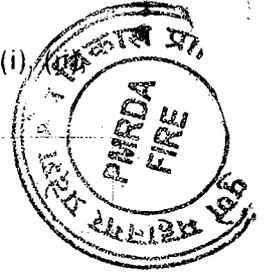
With reference to (ii) above, application submitted along with the certificate issued by the architect M/s. Swaminath Swami for obtaining "Final No Objection Certificate". Form "A" from licensed agency M/s. Glotech Fire Enginners (MFS-LA/RF-0130 & LA/RD-0256), who is licensed agencies registered under the provision of The Maharashtra Fire Prevention and Life Safety Measure Act, 2006 As per the Form "A" submitted by you and the inspection & testing carried out by the representative of this office for firefighting protection systems and other requirements are found in working condition Considering the same "Final No-Objection Certificate" issued to your construction on above-mentioned address for the built up area admeasuring to 13114.72 Sq. Mtrs.



(Handwritten signature)
07/06/17

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

Building Name	Height (Mtrs)	No. of Floors	Built up Area (Sqm)
B1	23.90	G/P+7	1949.64
B2	23.90	G/P+7	1949.64
B3	23.90	G/P+7	1949.64
C1	29.05	G/P+9	3632.90
C2	29.05	G/P+9	3632.90



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

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

As per of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" Section 25-Annexure- part III M/s. Xrbia North Hinjewadi Developers Pvt. Ltd. has paid Fire Service Fees to the fire department of PCMC, Pune details are as under,

Sr.No.	Amount	Reference No.
1	Rs 17 48,500/- (Rs. Seventeen Lac Forty Eight Thousand Five Hundred Only)	Ref No (i) above
2.	Rs.9.03.000/- (Rs. Nine Lac Three Thousand Only)	Ref. No. (ii) above
3.	Rs 15.700/- (Rs. Fifteen Thousand Seven Hundred Only)	Ref. No. (ii) above

[Handwritten Signature]
27/6/17

The Fire fighting and safety systems installed by you in the Building premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted. The condition mentioned in the "Provisional No-Objection Certificate" will remain unchanged

Thanking you



Yours faithfully,

Devendra Potphode
 07/01/17
 (Devendra Potphode)
 Chief Fire Officer
 PMRDA, PUNE.



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

PUNEMETROPOLIS

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: hqpmrda@gmail.com

भागशः भोगवटा प्रमाणपत्र क्र. १

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.7.6 नुसार)

जा.क्र.:DP/बीएमए/मौ.वेबडोहोळ/ग.नं.१ पै व ३ पै/प्र.क्र.-२२२६/७७-७८

दि ०५/१२/२०१७

प्रति,

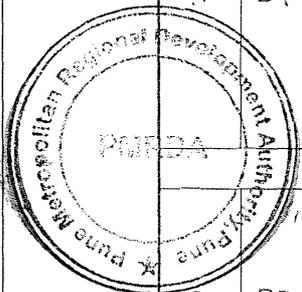
मे. एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स तर्फे हितेंद्र पाटील,
१२५, पाटील प्लाझा, मित्र मंडळ चौक, पर्वती, पुणे
(पहिला मजला, मंत्री हाऊस, ९२९, एफ. सी. रोड, पुणे ४)

मौजे वेवड ओहोळ, ता. मावळ, जि. पुणे येथील ग. नं. १ पै व ३ पै, यांसी एकूण क्षेत्र - २६४१५.०० चौ. मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी महसूल शाखा, जिल्हाधिकारी, पुणे यांचेकडील अकृषिक आदेश क्र.पमअ /एनए/ एमआर/ ५२१/२०१४, दि. १४/०१/२०१५ अन्वये आपणास परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण सुभा आर्किटेक्ट स्वामीनाथन स्वामी, लायसन्स नं. CA/९५/१९२९५, परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भागशः भोगवटा प्रमाणपत्र मिळणेबाबत दि- २१/०४/२०१७ रोजी अर्ज केल्यावरून आपणास खालील इमारतीस सोबतच्या परिशिष्ट ' व ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ. क्र.	इमारत क्रमांक	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर	मजला	मंजूरीप्रमाणे सदनिका संख्या	एकूण सदनिका
		मजले / बांधकाम क्षेत्र	मजले / बांधकाम क्षेत्र			
१.	B१	पार्किंग + ७ (२०६७.२३ चौ. मी.)	पार्किंग + ७ (२०६७.२३ चौ. मी.)	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	५६ सदनिका
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	
२.	B२	पार्किंग + ७ (२०६७.२३ चौ. मी.)	पार्किंग + ७ (२०६७.२३ चौ. मी.)	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	५६ सदनिका
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	



				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	
३.	B३	पार्किंग + ७ (२०६७.२३ चौ. मी.)	पार्किंग + ७ (२०६७.२३ चौ. मी.)	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	५६ सदनिका
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	
४.	C१	पार्किंग + ९ (३६०४.३३ चौ. मी.)	पार्किंग + ९ (३६०४.३३ चौ. मी.)	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	७० सदनिका
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	
				आठवा	८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८	
				नववा	९०१, ९०२, ९०३, ९०४, ९०५, ९०६, ९०७, ९०८	
					Refuge Area	
५.	CR	पार्किंग + ९ (३६०४.३३ चौ. मी.)	पार्किंग + ९ (३६०४.३३ चौ. मी.)	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	७० सदनिका
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	
				आठवा	८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८	
				नववा	९०१, ९०२, ९०३, ९०४, ९०५, ९०६, ९०७, ९०८	
समुहगृह गृहबांधणी प्रस्तावातील सदनिकांची एकूण संख्या						३०८



महानगर आयुक्त
३१/११/१७

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण पुणेकरीता

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

प्रत: माहिती व आवश्यक कार्यवाहीसाठी.

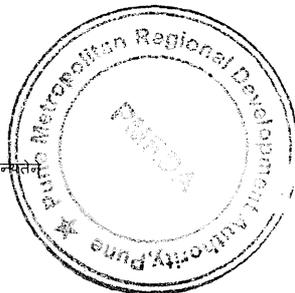
१) ग्रामसेवक, मौजे - बेबडोहोळ, ता- मावळ, जि- पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि- ०५/०२/२०१७ रोजीचे पत्र क्र. १२२६ सोबतचे

परिशिष्ट 'ब'

१४-१८

- १) अर्जदार / सदनिका धारक / गाळे धारक यांना उक्त इमारतींमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक / विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार / जमीन मालक / विकासक मे. एक्झर्विया नॉर्थ हिंजेवाडी डेव्हलपर्स यांनी दि ०४/०३/२०१७ रोजी रुपये- २००/- स्टॅम्प पेपरवर तसे नोटरीज्ड हमीपत्र क्र. ९७/२०१७ सादर केलेले आहे. त्यास अधिन राहून भागशः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील. विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र ११५३२.३४ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे २००३०.४३ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील पत्र क्र. SEAC-III-2013/CR-244/TC-3, दि. 31/03/2015 अन्वये प्रमाणपत्र प्राप्त केले असून त्यामधील तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-2014/CR-02/TC-3, दिनांक ३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार / मालक / विकासक वास्तुविशारद / अभियंता / स्ट्रक्चरल अभियंता / सुपरवायझर यांचेवर बंधनकारक राहिल.
- ६) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार / मालक / विकासक यांचेवर बंधनकारक आहे.
- ७) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने / ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखर्चाने करणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल.



[Signature]
महानगर आयुक्त ११/१२/१७

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण पुणेकरीता

575



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

PUNEMETROPOLIS

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No.:020- 259 33344/356/333 फोन.नं.०२०- २५९ ३३ ३४४/३५६/३३३ Email:hqpmrda@gmail.com

अंशतः जोते तपासणी प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. 7.3 नुसार)

जा.क्र.: DP/बीएमए/मौ.बेबड ओहोळ/ग.नं.१ पै व ३ पै/प्र.क्र.१२२६
प्रति १७-१८

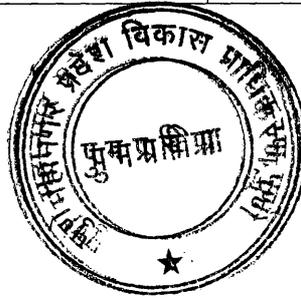
दि.२०/०६/२०१८

मे. एकझरबिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा. लि. तर्फे हितेंद्र पाटील,
पत्ता :- १२५, पाटील प्लाझा, मित्र मंडळ चौक, पर्वती, पुणे

मौजे बेबड ओहोळ, ता. मावळ, जि. पुणे येथील ग. नं. १ पै व ३ पै, यांसी एकूण क्षेत्र - २६४१५.०० चौ. मी. या जागेवर बांधकाम नकाशांना जिल्हाधिकारी, पुणे यांचेकडील अकृषिक आदेश क्र. पमअ /एनए/ एसआर/ ५२१/२०१४, दि. १४/०१/२०१५ अन्वये बांधकाम परवानगी दिली आहे. सदर प्रस्तावामधील इमारती A१, A२, B४, B५, B६ चे बांधकामाबाबत आपण दि.२८/१२/२०१७ रोजी वास्तुविशारद यांचे दि. २२/१२/२०१७ रोजीचे प्रमाणपत्रासह प्राधिकरणास कळविले आहे. त्या अनुषंगाने आपणास कळविण्यात येते की, विषयांकित जागेतील A१, A२, B४, B५, B६ इमारतींचे केलेले पूर्ण बांधकाम हे मंजूर नकाशाप्रमाणे आपण नियुक्त केलेल्या परवानाधारक वास्तुविशारद / अभियंता / स्ट्रक्चरल अभियंता / सुपरवायझर यांचे देखरेखीखाली केलेले असल्याने, अनुमती देण्यात येत आहे.

इमारत/ इमारतींचा तपशील

अ.क्र.	इमारत क्र	मंजूरी नुसार	प्रत्यक्ष जागेवर
१	इमारत A१	वाहनतळ + ८ मजले	बांधकाम पूर्ण
२	इमारत A२	वाहनतळ + ११ मजले	बांधकाम पूर्ण
३	इमारत B४	वाहनतळ + ८ मजले	बांधकाम पूर्ण
४	इमारत B५	वाहनतळ + ८ मजले	बांधकाम पूर्ण
५	इमारत B६	वाहनतळ + ९ मजले	बांधकाम पूर्ण



(३४८) म/६५/१५

महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण पुणेकरीता

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



PUNEMETROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७.

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

Ph No: ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ / फोन नं. : ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ Email : hqpmrda@gmail.com

Date:-06/12/2018

Please quote following number to
Building Permission for future
correspondence with PMRDA
No. FFM/ 124 /2018

TO,

Mr. Hitendra Patil.

Gat No. 1(P),3(P)

Village- Bebadohal

Taluka- Maval

Sub: Grant of "Final No Objection Certificate" for your Residential Building "A1, A2, B4, B5, B6" only on Gat No- 1(P), 3(P), Village- Bebadohal, Tal- Maval, Dist-Pune.

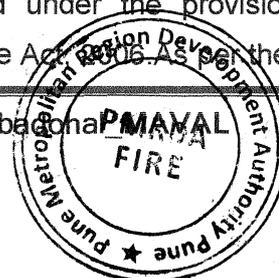
- Ref: - i) "Provisional NOC" issued by "The Chief Fire Officer" Pimpri Chinchwad Municipal Corporation, Pune vide no. **Fire/5W/WS/508/2014**, Dated: **24.07.2014 (Bldgs. A1, B4, B5)**
- ii) "Provisional NOC" issued by "The Chief Fire Officer" Pimpri Chinchwad Municipal Corporation, Pune vide no. **Fire/5B/WS/292/2015**, Dated: **14.09.2015 (Bldgs. B6)**
- iii) "Revise Provisional NOC" issued by this office vide no. **FPM/303/2018**, Dated: **01.10.2018 (Bldgs. A2)**
- iv) Collector of Pune Approved by the drawing vide letter No. PRH/NASR/521/2014, Dated: 14.01.2015
- v) Final Fire Application Number: 117 of 2018-19, Dated:- 25.10.2018

Dear Sir,

With reference to (v) above, application submitted along with the certificate issued by the architect Mr. Padmakar Kole for obtaining "Final No Objection Certificate". Form "A" from licensed agency M/s. Glotech Fire Engineers (MFS-LA/RF-0130) who is licensed agencies registered under the provision of The Maharashtra Fire Prevention and Life Safety Measure Act, 2016. As per the Form "A"

FFH/117/2018-19, Gat No. 1(P),3(P), Village- Bebadohal

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submitted by you and the inspection & testing carried out by the representative of this office for firefighting protection systems and other requirements are found in working condition. Considering the same "**Final No-Objection Certificate**" issued to your construction on above-mentioned address for the built up area admeasuring to **14531.01 Sq. Mtrs. (As per ref. v)**

Residential Building as per approved under ref. (v) above:-

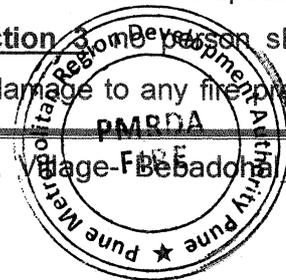
Building Name	Height (Mtrs)	No. of Floors	Built up Area (Sqm)
A1	26.55	Parking + 08	3392.00
A2	35.10	Parking + 11	3756.04
B4	26.55	Parking + 08	2362.55
B5	26.55	Parking + 08	2362.55
B6	29.05	Parking + 09	2657.87
TOTAL			14531.01

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

- Under **Section 3** of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.
- It is presumed that you have completed the work adhering to the provisions under **Section-3** of the said Act.
- Under **sub-section (3) of Section 3**, it is responsibility of the Owner or the Occupier as the case maybe, shall furnish to The Chief Fire Officer or nominated officer a Certificate in a prescribed form twice a year in the Month of January & July regarding maintenance of fire prevention and life safety measure in good repair and efficient condition as specified in **sub-section (1)**.
- Under **sub section (4) of Section 3**, the person shall tamper with, alter, remove or cause any injury or damage to any fire prevention and life safety

FFH/117/2018-19, Gat No. 1(P),3(P), Village-Farhadnagar, MAVAL

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equipment installed in any such building or part thereof or instigate any other person to do so.

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

Details about the Fire protection Fees paid:-

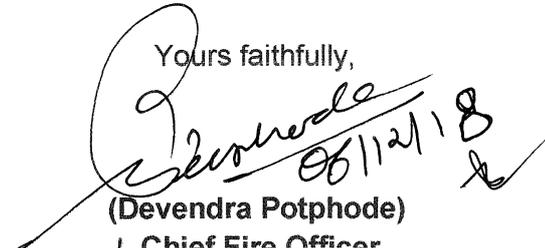
Sr. No.	FIRE-FILE NO.	Built up Area for Fees calculation	Total Amount	Payment Challan No & payment Date
1.	Fire/5B/WS/292/2015 Dated:- 14/09/2015		Rs:- 17,50,000/- (Seventeen Lac Fifty Thousand Rupees Only)	
2.	Fire/5W/WS/508/2014 Dated:- 24/07/2014		Rs:- 26,54,500/- (Twenty Six Lac Fifty Four Thousand Five Hundred Rupees Only)	
3.	FIRE/285/2018	Residential Building= 3562.90 SQM.	Rs:-2,23,630/- (Two Lac Twenty Three Thousand Six Hundred and Thirty Rupees Only)	CHALLAN NO.336 DATED 26/09/2018 J.No. 4059939

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

The Fire fighting and safety systems installed by you in the Building premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted. The condition mentioned in the "Revise Provisional No-Objection Certificate" will remain unchanged.

Thanking you



Yours faithfully,

 (Devendra Potphode)
 Chief Fire Officer
 PMRDA, PUNE

LAYOUT PLAN 01/10

STAMP OF APPROVAL AUTHORITY

Approved as amended in
 S.No. 187 of 2018
 Dated 15/03/2018

Chief Executive Officer
 Pune Metropolitan Regional Development Authority, Pune.



PROFORMA - I

AREA STATEMENT	SQ.M.
1. Gross Area of land (AS PER 7/12)	26415.00
2. Area reserved for	0.00
3. Proposed Road Area	3976.23
4. Deductions	3076.23
5. Gross Area of Plot (1-2)	26415.00
6. Deductions	3962.25
7. Net Area of Plot (3-4)	22452.75
8. Permissible F.S.I. (24652.75 x 0.80)	20007.47
9. Proposed Road	3976.23
10. Proposed Road	2007.47
11. Total Area (5+8)	24248.96
12. Permissible Normal F.S.I. - 1.20	4001.49
13. Normal F.S.I. Permissible (1.2) x (1.51)	24248.96
14. Net Area of Plot (11-12)	4041.49
15. Permissible Built-up Area (14-15)	28290.45
16. Proposed Built-up Area (14-15)	27942.14
17. F.S.I. Consumed 1.97	6071.69
18. Revised Proposed Built-up Area	21731.17
19. Total Built-up Area (Existing + Proposed)	27932.86
20. Permissible Paid F.S.I. with Payment of Premium	4041.49
21. Existing Paid F.S.I. with Payment of Premium	3383.18
22. Proposed Paid F.S.I. with Payment of Premium	2907.72
23. Total Paid F.S.I. Consumed (Existing + Proposed)	3983.90
24. F.S.I. Consumed 1.97	1.38

PROFORMA - II

DESCRIPTION OF PROPOSAL & PROPERTY.
 PROPOSED REVISED RESIDENTIAL LAYOUT AND REVISED BUILDINGS A1/A2/B4/B5/B6/C1/C2 & CLUB HOUSE AT GAT NO. (P) 3P, VILLAGE BEBAJHAL, TAL. MANVAL, DIST. PUNE.

NAME OF THE OWNER / POA
 XRBIA NORTH HINEMWADI DEVELOPERS PVT.LTD.
 THROUGH AUTHORISED SIGNATORY
 MR. HITENDRA PATIL

1st Floor: "Maha House" 509, F.C. Road, Pune-411004, India
 Tel: +91 20 6685 8688, Fax: +91 20 6685 8689

SIGNATURE OF MUNICIPAL ARCHITECT

MUNICIPAL ARCHITECT

PAADMAKAR KOLE
 CA/97/14400
 Reg. No. CA/97/14400
 At: Pune, Maharashtra

APPROVAL DRAWING
 SCALE: 1:300
 DATE: 05-12-2018
 DRAWING NO. EDR/MUN/CH/2
 REVISION: R1

Note: This drawing is based on the information details & documents provided by the client. Liasing architect is responsible for technical approval of drawing only.

SHEET NO.	BUILDING NAME	BULD. FLD. HT.	NO. OF BUILDS.	NO. OF TENEMENTS	PREVIOUS SANCTIONED BUILT UP AREA STATEMENT FOR B1/B2/B3/C1/C2 BUILDINGS - (EXISTING ON SITE)		REVISED PROPOSED BUILT UP AREA STATEMENT FOR A1/A2/B4/B5/B6/BUILDINGS		TOTAL	PERCENTAGE	STAIRCASE WITH PREMIUM	PASSAGE WITH PREMIUM	FIRE LIFT COVER AREA	TOTAL AREA
					RESD. BUILT UP AREA	OPEN AREA	RESD. BUILT UP AREA	OPEN AREA						
1	B1/B2/B3	P+7 (26.55M)	3	168	6002.01	326.34	1008.98	1200.43	329.28	329.28	1006.62	92.61	101.46	1448.18
	B4/B5/B6	P+8 (26.55M)	3	168	6002.01	326.34	1008.98	1200.43	329.28	329.28	1006.62	92.61	101.46	1448.18
	C1	P+7 (26.55M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C2	P+8 (26.55M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C3	P+9 (29.50M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C4	P+10 (32.50M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C5	P+11 (35.40M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C6	P+12 (38.84M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C7	P+13 (42.90M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C8	P+14 (47.00M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C9	P+15 (51.10M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C10	P+16 (55.20M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C11	P+17 (59.30M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C12	P+18 (63.40M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C13	P+19 (67.50M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C14	P+20 (71.60M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C15	P+21 (75.70M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C16	P+22 (79.80M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C17	P+23 (83.90M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C18	P+24 (88.00M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C19	P+25 (92.10M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C20	P+26 (96.20M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C21	P+27 (100.30M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C22	P+28 (104.40M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C23	P+29 (108.50M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C24	P+30 (112.60M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C25	P+31 (116.70M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C26	P+32 (120.80M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C27	P+33 (124.90M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C28	P+34 (129.00M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C29	P+35 (133.10M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C30	P+36 (137.20M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C31	P+37 (141.30M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C32	P+38 (145.40M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C33	P+39 (149.50M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C34	P+40 (153.60M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C35	P+41 (157.70M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C36	P+42 (161.80M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C37	P+43 (165.90M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C38	P+44 (170.00M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C39	P+45 (174.10M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C40	P+46 (178.20M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C41	P+47 (182.30M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C42	P+48 (186.40M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C43	P+49 (190.50M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C44	P+50 (194.60M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C45	P+51 (198.70M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C46	P+52 (202.80M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C47	P+53 (206.90M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C48	P+54 (211.00M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C49	P+55 (215.10M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C50	P+56 (219.20M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C51	P+57 (223.30M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C52	P+58 (227.40M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C53	P+59 (231.50M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C54	P+60 (235.60M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C55	P+61 (239.70M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C56	P+62 (243.80M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C57	P+63 (247.90M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C58	P+64 (252.00M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C59	P+65 (256.10M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C60	P+66 (260.20M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80
	C61	P+67 (264.30M)	1	71.00	3511.36	0.00	488.48	3511.36	0.00	0.00	0.00	0.00	0.00	4884.80

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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७.

PUNEMETROPOLIS

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

Ph No: 020 - 259 33 344 / 356 / 333 / फोन नं. : ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ Email : hqpmrda@gmail.com

सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र
(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)

जा.क्र. : DP/बीएमए/मौ.बेबडोहोळ/ग.नं.१ व ३/प्र.क्र.५३४
१८-१९

दि.१५/१२/२०१८

प्रति,

एक्झर्बिया नॉर्थ हिंजवाडी डेव्हलपर्स प्रा. लि. आणि
श्री राहुल रसिकलाल नहार तर्फे
अधिकृत स्वाक्षरीकर्ता श्री हितेंद्र हरी पाटील,
रा.९२९, मंत्री हाऊस, पहिला मजला,
एफ. सी. रोड, जि. पुणे ४११००४

मौजे - बेबडोहोळ, तालुका - मावळ, जिल्हा - पुणे येथील ग.नं. १ व ३, क्षेत्र - २६४१५.०० चौ.मी. मधील सुधारित रहिवास वापराचा इमारत बांधकाम मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे.

आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.


महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणे



परिशिष्ट 'अ'

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहिल. बांधकाम सुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणे त यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करुन न घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) प्रस्तावासोबत मोजणी दि. २०/०८/२०१४, मोजणी क्र. १४७५६/२०१४ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहिवाटीबाबत अर्जदाराने /विकासकाने/ जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद/ न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल. ज्या जागेची मालकी / वहिवाट, अर्जदार /विकासक / जमिनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीव्दारे विकास अनुज्ञेय राहणार नाही.
- ४) प्रस्तुतच्या जमिनीवर आर्थिक संस्थाचा बोजा असल्यास त्यास अर्जदार / जमीनमालक /विकासक सर्वस्वी जबाबदार राहतील.
- ५) नागरी जमीन (कमाल धारणा व विनियम) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु. ५००/- च्या स्टॅम्प पेपरवरील दिनांक १७/०५/२०१८ रोजी नोटरी श्री मुरलीधर धरमजी जगताप यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र. ४१५/२०१८ सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार /जमीनमालक /विकासक यांची राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहिल.
- ६) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करुन भूमि अभिलेख खात्याकडून प्रमाणित करुन घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्यांची रुंदी, १५% सुविधा भूखंड व १०% खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करुन घेणे बंधनकारक राहिल. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करुन त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा भूखंडातील क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते / रस्ता रुंदीने बाधीत क्षेत्र जागा मालकास/ विकासकास वाढीव चटईक्षेत्राच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरित करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने /विकासकाने संबंधित भूमि अभिलेख विभागाकडे रितसर अर्ज करुन घेणे बंधनकारक राहिल. तदनंतर अशा क्षेत्रावरील जमिनीचे खरेदीपत्र संबंधित



- नियोजन प्राधिकरणाचे नावाने जागा मालकाने /विकसकाने स्वखर्चाने करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्यक्ष जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.
- ७) मंजूर नकाशामध्ये समाविष्ट ग.नं. १ व ३, क्षेत्र २६४१५.०० चौ.मी. या एकत्रित क्षेत्रावर मंजूरी आहे. उक्त सदर ग.नं. १ व ३ मधील क्षेत्रामध्ये एकत्रिकरणाबाबतचा प्रॉपर्टी कार्ड उतारा /७/१२ उतारा व मोजणी नकाशा सादर करणे अर्जदार / विकासक / जमिनमालक यांच्यावर बंधनकारक आहे.
- ८) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासुन पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- ९) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त मंजूर नकाशानुसार रहिवास याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल. इमारतीच्या वापरात बदल करावयाचा असल्यास त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.
- १०) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता /स्ट्रक्चरल अभियंता/ सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल /भूमी अभिलेखात एकत्रिकरण /उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- ११) इमारतीचे मंजूर नकाशानुसार जोतयापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
- १२) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत /प्रादेशिक योजना रस्ते/ रस्ता रुंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने/ विकासकांने /जमीनमालकाने भूखंड/ सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १४) नियोजित बांधकामातील मजल्यांची संख्या व उंची,मंजूर रेखांकन / बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
- १५) नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकुण बांधकाम क्षेत्र,सुविधा क्षेत्र व प्रादेशिक योजन रस्ते/रस्तारुंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १६) जागेतील/ जागेगतच्या नाल्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार /विकासक/ जमिनमालक यांची राहिल.



- १७) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
- १८) स्ट्रक्चरल इंजिनियर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
- १९) शासन नगर विकास विभागाकडील दि.१९/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/४१०२/ प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक सदनिकेचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमाडे, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
- २०) नियोजित इमारतीसाठी/ विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अध्यासित केलेल्या सक्षम प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास या प्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
- २१) ओला व सुक्या कच्च्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल. विघटन होण्याऱ्या ओल्या कच्च्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.
- २२) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्याची जोपासणा करणे अर्जदार/ विकासक /जमिनमालक यांचेवर बंधनकारक राहिल.
- २३) शासन निदेशानुसार बांधकाम करताना प्लाय अॅशचा वापर करणे बंधनकारक राहिल.
- २४) सौर उर्जेवर पाणी तापवण्यासाठीची यंत्रणा अर्जदार/ विकासक/ जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- २५) वेस्ट वॉटर ट्रीटमेंट प्लँट उभारणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासणा यासाठी करणे आवश्यक आहे.
- २६) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे अर्जदार/ विकासक/ जमिनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पूर्णतः वापर सुरु केल्यास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहिल.
- २७) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. ६.२.६.१ नुसार विशेष इमारतीबाबत :-
- a) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. १२.६(b) नुसार प्रस्तावित इमारती सभोवताली ६.०० मी रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल या प्रमाणे डिझाईन करून विकसित करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक आहे.



- b) अर्जदार/ विकासक/ जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. १६.१ नुसार प्रस्तावित करणे आवश्यक राहिल.
- c) नगर विकास विभागाच्या दि. २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टिप - ii प्रमाणे पुणे / पिंपरी- चिंचवड महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी / संचालक, महाराष्ट्र फायर सर्व्हिसेस, मुंबई / पुणे महानगर प्रदेश विकास प्राधिकरण यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अग्निशमन अधिकारी/संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदी प्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनानुषंगाने पिंपरी - चिंचवड महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी पत्र क्र. Fire/५B/WS/२९२/२०१५, दि. १४/०९/२०१५ व क्र. Fire/५W/WS/५०८/२०१४, दि. २४/०७/२०१४ ने दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. ६.२.६.१ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बाबींची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र.१८ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
- g) अशा इमारतींचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने/ जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अग्निशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करून सदर यंत्रणा सुस्थितीत कार्यान्वित असलेबाबत अग्निशमन विभागाकडील अंतिम नाहरकत प्रमाणपत्र सादर करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- i) पिंपरी - चिंचवड महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी पत्र क्र. Fire/५B/WS/२९२/२०१५, दि. १४/०९/२०१५ व क्र. Fire/५W/WS/५०८/२०१४, दि. २४/०७/२०१४ अन्वये ना हरकत दाखला व सोबतचे नकाशे सांक्षातिक केलेले आहेत. सदरचे नकाशामध्ये मंजूरी देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्निशमन अधिकारी/ संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.
- २८) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI + Non FSI) बांधकाम क्षेत्र ----- चौ.मी. आहे. तथापी, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI + Non FSI) बांधकाम क्षेत्र सुमारे ----- चौ.मी.



/01/10/2018अन्वये ना हरकत दाखला व सोबतचे नकाशे सांक्षातीत केलेले आहेत. सदरचे नकाशामध्ये मंजूरी देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्निमन अधिकारी/ संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.

- २९) विषयांकित प्रकल्पामध्ये सदर प्रकल्पाकरिता पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र सादर केलेले आहे. सदर प्रमाणपत्रामधील सर्व अटी व शर्ती प्रकल्पाचे अर्जदार / विकासक / जमीनमालक व वास्तुविशारद यांचेवर बंधनकारक राहिल.
- ३०) मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजूरामधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- ३१) अर्जदार/ विकासक/ जमिनमालक एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा. लि. आणि श्री. राहुल रसिकलाल नहार तर्फे अधिकृत स्वाक्षरीकर्ता श्री. हितेंद्र हरी पाटील यांनी सदर प्रकल्पास पाणी पुरवठा करणेबाबत रक्कम रु. ५००/- च्या स्टॅम्प पेपरवरील दिनांक - १२/१२/२०१८ रोजी नोटरी श्री. आनंद एच. जवळकर यांचेसमोर केलेले विहित नमुन्यातील प्रतिज्ञापत्र / हमीपत्र क्र. २४८४/२०१८ सादर केले आहे. सदर प्रतिज्ञापत्र / हमीपत्रामधील अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. तसेच भविष्यात पाणी पुरवठ्याबाबत काही वाद अथवा समस्या उदभवल्यास त्यास प्राधिकरण जबाबदार राहणार नाही. सदर भुखंडधारकास, सदनिकांस, व फ्लॅटधारकांस भविष्यात पाणी पुरवठा करून देण्याची जबाबदारी अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- ३२) प्रस्तुत जमिनीवर भविष्यात छाननी शूलक, प्रिमीयम शूलक, विकास शूलक, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्धवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- ३३) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

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



(Signature)
महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणेकरीता



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

PUNEMETROPOLIS

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

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भागशः भोगवटा प्रमाणपत्र क्र. २

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.7.6 नुसार)

जा.क्र. DP/बीएमए/मौ.बेबडोहोळ/ग.नं.१ पै व ३ पै/प्र.क्र.५३४/१८-१९

दि. २०/१२/२०१९

प्रति,

एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा. लि. तर्फे
अधिकृत स्वाक्षरीकर्ता श्री. हितेंद्र हरी पाटील,
पत्ता:- पहिला मजला, मंत्री हाऊस, ९२९,
एफ. सी. रोड, पुणे ४११००४

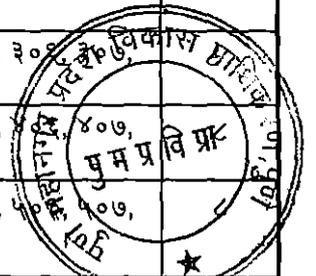
मौजे बेबड ओहोळ, ता. मावळ, जि. पुणे येथील ग. नं. १ पै व ३ पै, यांसी एकूण क्षेत्र - २६४१५.०० चौ. मी. या जागेवर इमारतीचे बांधकाम नकाशांना महसूल शाखा, जिल्हाधिकारी, पुणे यांचेकडील सुधारित अकृषिक आदेश क्र. पमअ/एनए/एसआर/५२१/२०१४, दि. १४/०१/२०१५ तसेच पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र जा.क्र. डीपी/बीएमए/प्र.क्र.५३४/१८-१९/मौ.बेबडोहोळ/ग.नं.१ पै व ३ पै, दि. १५/१२/२०१८ अन्वये आपणास बांधकाम परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण सुभा आर्किटेक्ट स्वामीनाथन स्वामी, लायसन्स नं. CA/९५/१९२९५, परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भागशः भोगवटा प्रमाणपत्र मिळणेबाबत दि- १२/०९/२०१८ रोजी अर्ज केल्यावरून आपणास खालील इमारतीस सोबतच्या परिशिष्ट 'ब' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ. क्र.	इमारत क्रमांक	मंजूरीप्रमाणे मजले / बांधकाम क्षेत्र	प्रत्यक्ष जागेवर मजले / बांधकाम क्षेत्र	मजला	मंजूरीप्रमाणे सदनिका संख्या	एकूण सदनिका
१.	A१	पार्किंग + ८ (३३७९.८४ चौ. मी.)	पार्किंग + ८ (३३७९.८४ चौ. मी.)	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९, ११०, १११, ११२	१२
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२	१२
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९, ३१०, ३११, ३१२	१२
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९, ४१०, ४११, ४१२	१२
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९, ५१०, ५११, ५१२	१२

					५०८, ५०९, ५१०, ५११, ५१२	
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६०९, ६१०, ६११, ६१२	१२
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८, ७०९, ७१०, ७११, ७१२	१२
				आठवां	८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८, ८०९, ८१०, ८११, ८१२	१२
एकूण						९६
२.	AR	पार्किंग + ११ (३७५६.०४ चौ. मी.)	पार्किंग + ११ (३७५६.०४ चौ. मी.)	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९, ११०, १११, ११२	१२
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२	१२
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९, ३१०, ३११, ३१२	१२
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९, ४१०, ४११, ४१२	१२
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९, ५१०, ५११, ५१२	१२
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६०९, ६१०, ६११, ६१२	१२
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८, ७०९, ७१०, ७११, ७१२	१२
				आठवा	८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८, ८०९, ८१०, ८११, ८१२	१२
				नववा	९०१, ९०२, ९०३, ९०४, ९०५, ९०६, ९०७, ९०८, ९०९, ९१०, ९११, ९१२	१२
				दहावा	१००१, १००२, १००३, १००४, १००५, १००६, १००७, १००८, १००९, १०१०, १०११, १०१२	१२
				अकरा वा	११०१, ११०२, ११०३, ११०४, ११०५ ११०६, ११०७, ११०८, ११०९, १११०, ११११, १११२	१२
एकूण						१३२
३.	BY	पार्किंग + ८ (२२८६.४८ चौ. मी.)	पार्किंग + ८ (२२८६.४८ चौ. मी.)	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	८
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	८
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०८	८
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०८	८
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०८	८
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	८



					६०८	
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	८
				आठवा	८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८	८
एकूण						६४
४.				पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	८
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	८
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	८
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	८
	B५	पार्किंग + ८ (२२८६.४८ चौ. मी.)	पार्किंग + ८ (२२८६.४८ चौ. मी.)	पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	८
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	८
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	८
				आठवा	८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८	८
एकूण						६४
५.	C१	पार्किंग + ९ (३५१३.२६ चौ. मी.)	पार्किंग + ९ (३५१३.२६ चौ. मी.)	सातवा	७०५, ७०८	२
	C२	पार्किंग + ९ (३५१३.२६ चौ. मी.)	पार्किंग + ९ (३५१३.२६ चौ. मी.)	सातवा	७०५, ७०८	२
समुहगृह गृहबांधणी प्रस्तावातील सदनांकांची एकूण संख्या						३६०



(३५१३/२६/१५)
महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

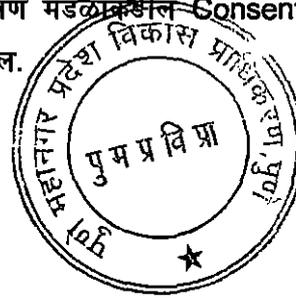
मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

प्रत: माहिती व आवश्यक कार्यवाहीसाठी.

१) ग्रामसेवक, मौजे - बेबडोहोळ, ता- मावळ, जि- पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि-२०/०२/२०१९ रोजीचे पत्र क्र. ५३४-सोबतचे
परिशिष्ट 'ब'

- १) अर्जदार / सदनिका धारक / गाळे धारक यांना उक्त इमारतीमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक / विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार / जमीन मालक / विकासक मे. एक्झिबिषिया नॉर्थ हिंजेवाडी डेव्हलपर्स यांनी दि ०४/०३/२०१७ रोजी रुपये- २००/- स्टॅम्प पेपरवर तसे नोटराईज्ड हमीपत्र क्र. ९७/२०१७ सादर केलेले आहे. त्यास अधिन राहून भागशः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ६) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील. विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र ११५३२.३४ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे २००३०.४३ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील पत्र क्र. SEAC-III-2013/CR-244/TC-3, दि. 31/03/2015 अन्वये प्रमाणपत्र प्राप्त केले असून त्यामधील तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-2014/CR-02/TC-3, दिनांक ३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार / मालक / विकासक वास्तुविशारद / अभियंता / स्ट्रक्चरल अभियंता / सुपरवायझर यांचेवर बंधनकारक राहिल.
- ७) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार / मालक / विकासक यांचेवर बंधनकारक आहे.
- ८) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने / ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखर्चाने करणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल.
- ९) अंतिम भोगवटा प्रमाणपत्रापूर्वी महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडील Consent to Operate Certificate घेणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल.



महानगर आयुक्त

तथा

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरिता



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

PUNEMETROPOLIS

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: hgpmrda@gmail.com

भागशः भोगवटा प्रमाणपत्र क्र. ३

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.7.6 नुसार)

जा.क्र. DP/बीएमए/मौ.बेबड ओहोळ/ग.नं.१ पै व ३ पै /प्र.क्र. १२२६
१०-१८

दि. १६/१२/२०१९

प्रति,

एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा. लि. तर्फे
अधिकृत स्वाक्षरीकर्ता श्री. हितेंद्र हरी पाटील,
पत्ता:- पहिला मजला, मंत्री हाऊस, ९२९,
एफ. सी. रोड, पुणे ४११००४

मौजे बेबड ओहोळ, ता. मावळ, जि. पुणे येथील ग. नं. १ पै व ३ पै, यांसी एकूण क्षेत्र - २६४१५.०० चौ. मी. या जागेवर इमारतीचे बांधकाम नकाशांना महसूल शाखा, जिल्हाधिकारी, पुणे यांचेकडील सुधारित अकृषिक आदेश क्र. पमअ/एनए/एसआर/५२१/२०१४, दि. १४/०१/२०१५ तसेच पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र जा.क्र. डीपी/बीएमए/प्र.क्र.५३४/१८-१९/मौ.बेबडओहोळ/ग.नं.१ पै व ३ पै, दि. १५/१२/२०१८ अन्वये आपणास बांधकाम परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण आर्किटेक्ट विकास सूद, लायसन्स नं. CA/९९/२४६७८, परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली इमारत क्र. B६ चे बांधकाम पूर्ण केले असलेबाबत व या इमारतीस भागशः भोगवटा प्रमाणपत्र मिळणेबाबत दि. २३/०९/२०१९ रोजी अर्ज केल्यावरून आपणास खालील इमारतीस सोबतच्या परिशिष्ट 'ब' मध्ये नमूद केलेले अटीस अधिन राहून भागशः भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ. क्र.	इमारत क्रमांक	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर	मजला	मंजूरीप्रमाणे सदनिका संख्या	एकूण सदनिका
	B६	पार्किंग + ९	पार्किंग + ९	पहिला	१०१, १०२, १०३, १०४, १०६, १०७, १०८	७
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	८
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	८
				चौथा	४०५, ४०८	२
				पाचवा	५०२, ५०७	२



				सहावा	६०५, ६०८	२	
				सातवा	७०१, ७०२, ७०४, ७०८	४	
				आठवा	८०२, ८०५, ८०८	३	
				नऊवा	९०३, ९०४	२	
						एकूण	३८
इमारत B६ मधील एकूण ७२ सदनिकांपैकी भोगवटा घेण्यात येणाऱ्या सदनिकांची संख्या							३८

(१७/११/२०१६)
महानगर आयुक्त

तथा

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

प्रत: माहिती व आवश्यक कार्यवाहीसाठी.

१) ग्रामसेवक, मौजे - बेबडोहोळ, ता- मावळ, जि- पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. १६/१२/२०१९ रोजीचे पत्र क्र. - २२२६ - - - - - सोबतच
परिशिष्ट 'ब' १७-१८

- १) अर्जदार / सदनिका धारक / गाळे धारक यांना उक्त इमारतींमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखचनि व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक / विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार / जमीन मालक / विकासक मे. एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स यांनी दि ०४/०३/२०१७ रोजी रुपये- २००/- स्टॅम्प पेपरवर तसे नोटरीज्ड हमीपत्र क्र. ९७/२०१७ सादर केलेले आहे. त्यास अधिन राहून भागशः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ६) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील. विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र ११५३२.३४ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे २००३०.४३ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील पत्र क्र. SEAC-III-2013/CR-244/TC-3, दि. 31/03/2015 अन्वये प्रमाणपत्र प्राप्त केले असून त्यामधील तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-2014/CR-02/TC-3, दिनांक ३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार / मालक / विकासक वास्तुविशारद / अभियंता / स्ट्रक्चरल अभियंता / सुपरवायझर यांचेवर बंधनकारक राहिल.
- ७) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार / मालक / विकासक यांचेवर बंधनकारक आहे.
- ८) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने / ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखचनि करणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल.
- ९) अंतिम भोगवटा प्रमाणपत्रापूर्वी महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडील Consent to Operate Certificate घेणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल. तत्पूर्वी सदनिकांचा ताबा देण्यात येऊ नये.



(Signature)
महानगर आयुक्त

तथा

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

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-080320/CO/CC- 200200025
Date 04/02/2020

To,
M/s. Xrbia North Hinjewadi Developers Pvt Ltd,
S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune.

Sub: Consent to Operate for Construction of Residential Development Projects is granted under Red category.

- Ref:** 1. Consent to Establish granted vide no. Format 1.0/BO/ROHQ/CE/PN-20203-13/CE-5709 dt. 14/06/2014.
2. Environmental Clearance obtained Vide SEAC-III-2013/CR-244/TC-3 dt.31/03/2015.
3. Your Application vide UAN No. 080320 dt. 27/09/2019.
4. Minutes of 10th Consent Committee Meeting held on 13/12/2019.

For: Consent to Operate for Construction of Residential Development Projects 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:

- Consent to Operate is granted for period up to 31/11/2020.
- The proposed capital investment of the project is **Rs. 60.49 Cr.**
(As per C.A certificate submitted by project proponent)

The Consent to Operate is valid for Construction of Residential Development Projects named as **M/s. Xrbia North Hinjewadi Developers Pvt Ltd, S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune**, for total plot area **26,100.00 Sqm** & completed construction BUA area **42,670.82 Sqm** out of total construction BUA **42,670.82 Sqm**, As per EC dt. **31/03/2015** including utilities and services and 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	377.00	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	200 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	943.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	629.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	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 SEAC, Environment Department, Government of Maharashtra, dtd. 31/03/2015 for total plot area **26,100.00 Sqm** & total construction BUA area **42,670.82 Sqm**.

For and on behalf of the
 Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
 Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	1,00,000/-	NEFT/OW/SAA75647556	09/10/2019	Oriental Bank of Commerce

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-II they are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, 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 **380.00 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 ir 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	472.00

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (200 KVA)	Acoustic enclosure	3.00	HSD	35.00	Lit/Hr	--	--

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

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

Particulate matter	Not to exceed	150 mg/Nm 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).

(Handwritten signature)

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

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

[Handwritten signature]

Maharashtra Pollution Control Board

General Conditions:

Schedule-IV

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.**



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

PUNEMETROPOLIS

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: hqpmrda@gmail.com

भोगवटा प्रमाणपत्र क्र. ४

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.7.6 नुसार)

जा.क्र.:DP/बीएमए/मौ.बेबड ओहोळ/ग.नं.१ पै व ३ पै /प्र.क्र.

५३४
१८-१९

दि. १२/०९/२०२०

प्रति,

एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा. लि. तर्फे
अधिकृत स्वाक्षरीकर्ता श्री. हितेंद्र हरी पाटील,
पत्ता:- पहिला मजला, मंत्री हाऊस, ९२९,
एफ. सी. रोड, पुणे ४११००४

मौजे बेबड ओहोळ, ता. मावळ, जि. पुणे येथील ग. नं. १ पै व ३ पै, यांसी एकूण क्षेत्र - २६४१५.०० चौ. मी. या जागेवर इमारतीचे बांधकाम नकाशांना महसूल शाखा, जिल्हाधिकारी, पुणे यांचेकडील सुधारित अकृषिक आदेश क्र. पमअ/ एनए/ एसआर/ ५२१/२०१४, दि. १४/०१/२०१५ तसेच पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र जा.क्र. डीपी/बीएमए/प्र.क्र.५३४/१८-१९/मौ.बेबडओहोळ/ग.नं.१ पै व ३ पै, दि. १५/१२/२०१८ अन्वये आपणास बांधकाम परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण आर्किटेक्ट विकास सूद, लायसन्स नं. CA/९९/२४६७८, परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली इमारत क्र. B६ मधील उर्वरित सदनिकांचे व Club House चे बांधकाम पूर्ण केले असलेबाबत व त्यास भोगवटा प्रमाणपत्र मिळणेबाबत दि. २३/०९/२०१९ रोजी अर्ज केल्यावरून आपणास खालील इमारतीस व क्लब हाऊसचे इमारतीस सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटींस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन



अ. क्र.	इमारत क्रमांक	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर	मजला	मंजूरीप्रमाणे सदनिका संख्या	एकूण सदनिका
१.	B६	पार्किंग + ९	पार्किंग + ९	पहिला	१०५	१
				चौथा	४०१, ४०२, ४०३, ४०४, ४०६, ४०७	६

				पाचवा	५०१, ५०३, ५०४, ५०५, ५०६, ५०८	६
				सहावा	६०१, ६०२, ६०३, ६०४, ६०६, ६०७	६
				सातवा	७०३, ७०५, ७०६, ७०७	४
				आठवा	८०१, ८०३, ८०४, ८०६, ८०७	५
				नऊवा	९०१, ९०२, ९०५, ९०६, ९०७, ९०८	६
इमारत B६ मधील एकूण ७२ सदनिकांपैकी भोगवटा घेण्यात येणाऱ्या उर्वरित सदनिकांची संख्या						३४
२.	क्लब हाऊस	तळमजला				१



(Signature)
महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

मां. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

प्रत: माहिती व आवश्यक कार्यवाहीसाठी.

१) ग्रामसेवक, मौजे - बेबडोहोळ, ता- मावळ, जि- पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. १२/०६/२०२० रोजीचे पत्र क्र. --- ५२४ --- सोबतचे
परिशिष्ट 'ब' १८-१८

- १) अर्जदार / सदनिका धारक / गाळे धारक यांना उक्त इमारतींमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक / विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार / जमीन मालक / विकासक मे. एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स यांनी दि ०४/०३/२०१७ रोजी रुपये- २००/- स्टॅम्प पेपरवर तसे नोटराईज्ड हमीपत्र क्र. ९७/२०१७ सादर केलेले आहे. त्यास अधिन राहून भागशः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ६) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील. विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र ११५३२.३४ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे २००३०.४३ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील पत्र क्र. SEAC-III-2013/CR-244/TC-3, दि. 31/03/2015 अन्वये प्रमाणपत्र प्राप्त केले असून त्यामधील तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-2014/CR-02/TC-3, दिनांक ३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार / मालक / विकासक वास्तुविशारद / अभियंता / स्ट्रक्चरल अभियंता / सुपरवायझर यांचेवर बंधनकारक राहिल.
- ७) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार / मालक / विकासक यांचेवर बंधनकारक आहे.
- ८) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने / ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखर्चाने करणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल.
- ९) अंतिम भोगवटा प्रमाणपत्रापूर्वी महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडील Consent to Operate Certificate घेणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल. तत्पूर्वी सदनिकांचा ताबा देण्यात येऊ नये.



(१२/०६/२०२०)
महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

Exhibit - Q

Sr. No.	Unit No.	Building	Customer Name	Booking Status
1	B6-203	B6	ABHIJIT CHANDRAKANT PAWAR	HANDOVER
2	B5-202	B5	MS SONAL SURENDRA DANDEKAR	HANDOVER
3	A1-412	A1	NIRUPA ANAND BENDRE	HANDOVER
4	A1-109	A1	MR YOGENDRA VIJAYKUMAR MENKAR	HANDOVER
5	A1-310	A1	K. S. LAKSHMI	HANDOVER
6	A1-311	A1	K. S. LAKSHMI	HANDOVER
7	A1-309	A1	MR. MOHAN NARAYAN HINDUPUR	HANDOVER
8	A1-607	A1	ILA K GORADIA	HANDOVER
9	A2-301	A2	MRS. CHHAYA MAHENDRA KAMBLE	HANDOVER
10	A1-403	A1	CHANDRAKANT GANDHI	HANDOVER
11	A1-711	A1	MRS NAYAN HIMATSINGHANI	HANDOVER
12	A1-404	A1	DAMYANTI THAKKARSINGH PHULWARI	HANDOVER
13	C1-205	C1	VASITA SURESH GORADHANBHAI	HANDOVER
14	A1-502	A1	MRS ROOPA MAKHIJA	HANDOVER
15	B5-105	B5	SAJEEV KUMAR PANIKAR	HANDOVER
16	B4-501	B4	MRS VARSHA SANTOSH NAIK	HANDOVER
17	A1-503	A1	MR VIVEK CHRISTOPHER ROSS	HANDOVER
18	A1-505	A1	TUSHAR BHATIA	HANDOVER
19	B4-307	B4	MR. PANKAJ SAHASRABUDHE	HANDOVER
20	B6-202	B6	MRS MERLYN PHILBERT	HANDOVER
21	A2-702	A2	NADAR AGNEL NAVIN	HANDOVER
22	C1-805	C1	MR CHETAN THAKUR	HANDOVER
23	A1-610	A1	PRAGNESH PUROHIT	HANDOVER
24	A1-611	A1	SREEJA PUROHIT	HANDOVER
25	B5-203	B5	MR. DHANANJAY BALKRUSHNA CHIVE	HANDOVER
26	C1-803	C1	BENNET COLEMAN & CO LTD	HANDOVER
27	C1-807	C1	BENNET COLEMAN & CO LTD	HANDOVER
28	C1-904	C1	BENNET COLEMAN & CO LTD	HANDOVER
29	C1-907	C1	BENNET COLEMAN & CO LTD	HANDOVER
30	C2-805	C2	BENNET COLEMAN & CO LTD	HANDOVER
31	C2-901	C2	BENNET COLEMAN & CO LTD	HANDOVER
32	C2-905	C2	BENNET COLEMAN & CO LTD	HANDOVER
33	C2-906	C2	BENNET COLEMAN & CO LTD	HANDOVER
34	B5-607	B5	MRS ANTARA GHOSHAL	HANDOVER
35	A1-511	A1	NEHA SAMIULLAH ATTAR	HANDOVER
36	A2-304	A2	BHARAT A MEHTA	HANDOVER
37	B4-302	B4	SHRIPAD DINANATH GAJALKAR	HANDOVER
38	A1-601	A1	VIVEKANAND M BANKOLLI	HANDOVER
39	A2-105	A2	SUMITRA PRADEEP KAMBLE	HANDOVER
40	B6-204	B6	SULBHA ANIL KATE	HANDOVER
41	C2-204	C2	MEHERNOSH B MISTRY	HANDOVER
42	B6-501	B6	MR. SOPAN NAMDEV MORE	HANDOVER
43	B2-402	B2	ASHA MAHESH CHAUHAN	HANDOVER
44	A1-803	A1	CASILLA BRICKEAGLE	HANDOVER
45	B1-408	B1	RUPALI SAPKAL - Brick	HANDOVER
46	B3-602	B3	DEV RAJ-Brick	HANDOVER
47	B6-107	B6	MASKE TD-Brick	HANDOVER
48	C1-407	C1	MR. WASIM KAZI	HANDOVER
49	C1-607	C1	VIDYA KISHORKUMAR RAO	HANDOVER
50	A1-304	A1	SONIYA CHETAN KOLAMBKAR	HANDOVER
51	A2-305	A2	CHANDRAKANT KASHIRAM UTEKAR	HANDOVER
52	A1-303	A1	PRADNYA KAILAS GAIKWAD	HANDOVER
53	A1-101	A1	TEJASWINI R BHAGWAT	HANDOVER
54	B4-304	B4	GAUTAMI ASHOK SAWANT	HANDOVER
55	A1-701	A1	RAHUL RAMCHANDRAN	HANDOVER
56	A1-107	A1	ASHWINIKUMAR KHANDAVE	HANDOVER
57	B4-404	B4	AMIT KUMAR SAHU	HANDOVER
58	A1-209	A1	ABHILASHA DINESH CHATURVEDI	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
59	A1-409	A1	CONAN DREGO	HANDOVER
60	A1-106	A1	MANISH VINAYAK POTFODE	HANDOVER
61	A2-803	A2	RISHAB DOSHI	HANDOVER
62	A1-103	A1	SARIKA VIKRAM SHINDE	HANDOVER
63	A1-603	A1	MEHER KEKI GUARD	HANDOVER
64	A1-202	A1	WAGH VIJAY VISHNU	HANDOVER
65	A1-208	A1	BHARAT JALINDAR NANNWARE	HANDOVER
66	A1-210	A1	SANGEETA DILIP VAIRALE	HANDOVER
67	A1-410	A1	SWATI RAJ SHARMA	HANDOVER
68	A2-307	A2	SHALINEE SACHIN SHETYE	HANDOVER
69	A2-801	A2	SHAHAZ AKHLAQ KHAN	HANDOVER
70	A2-901	A2	VAIBHAV RAMESH GADE	HANDOVER
71	A1-402	A1	NITIN SUNDERLAL KOTHARI	HANDOVER
72	A1-608	A1	SHANKAR CHUKKU PUSALI	HANDOVER
73	A1-609	A1	VIJAY CHAITANYA BATHULA	HANDOVER
74	A2-212	A2	SUMEDHA SUBHASH POTPHODE	HANDOVER
75	A2-306	A2	ASHWINI GANESH GHAG	HANDOVER
76	A2-703	A2	NISHANT NAVNATHRAO BAN	HANDOVER
77	B6-803	B6	VIKAS SURYAKANT SHAHA	HANDOVER
78	B6-804	B6	INDRAJIT SURESH SHAH	HANDOVER
79	A2-506	A2	MADHURA DESHPANDE	HANDOVER
80	B6-108	B6	SAVITA UTTAM SEN	HANDOVER
81	A2-805	A2	AMOL ASHOK VANARASE	HANDOVER
82	A2-708	A2	CHEENA SHARMA	HANDOVER
83	A1-702	A1	GEETA PRASHANT DESHMUKH	HANDOVER
84	A2-807	A2	SAYARABANU AMIN MULLA	HANDOVER
85	A2-811	A2	PRAJAKTA SURESH RANADE	HANDOVER
86	B6-405	B6	SANJAY SADANAND TRIBHUVAN	HANDOVER
87	B6-605	B6	ROBIN CHANDRA DAS	HANDOVER
88	C1-203	C1	GAURAV TRIPATHI	HANDOVER
89	A1-605	A1	SHABBIR JAFFER TANDEL	HANDOVER
90	A1-807	A1	YAWAN RAVI ROKADE	HANDOVER
91	A1-810	A1	SNEHAL PRADEEP PASTAY	HANDOVER
92	B4-408	B4	RUPALI SACHIN DATE	HANDOVER
93	A1-805	A1	PRIYANKA VISHWANATH PANDEY	HANDOVER
94	A2-904	A2	SNEHA SANTOSH SALOKHE	HANDOVER
95	C1-905	C1	SAPNA SANJAY DHARMADHIKARI	HANDOVER
96	B6-106	B6	BALAJI KAMBLE	HANDOVER
97	A1-710	A1	GULAB BHALCHANDRA PINGALE	HANDOVER
98	A2-804	A2	SNEHAL MISHRIKOTKAR	HANDOVER
99	A1-408	A1	SWAMINATHAN MUTHU	HANDOVER
100	A2-905	A2	BALIVADA PRADEEP KUMAR PATNAIK	HANDOVER
101	C1-801	C1	VARSHA CHANDRASHEKHAR GORAKSH	HANDOVER
102	B6-306	B6	ABDUL BASIT ABBAS SANGE	HANDOVER
103	B6-708	B6	MAYA SHANKAR	HANDOVER
104	B6-308	B6	BABY SINGH	HANDOVER
105	B4-701	B4	MUNIRA YUSUF TARWADI	HANDOVER
106	B4-208	B4	JYOTI MADHUKAR GAIKWAD	HANDOVER
107	B6-805	B6	KUNAL CHATTERJEE	HANDOVER
108	B3-605	B3	SMIT UPENDRA MACHCHHAR	HANDOVER
109	B5-307	B5	RAHUL SHASHIKUMAR GUPTA	HANDOVER
110	A2-908	A2	ANJALI JAYWANT JADHAV	HANDOVER
111	A2-1005	A2	SEEMA JAYANT KAMBE	HANDOVER
112	A2-204	A2	MANTU KUMAR SHARMA	HANDOVER
113	B5-808	B5	JAYASHREE PATHAK	HANDOVER
114	A1-504	A1	KEDAR PAWAR	HANDOVER
115	A2-1002	A2	PRATIK DILIP KARKHANIS	HANDOVER
116	A2-1007	A2	GEETA GAJANAN CHAVAN	HANDOVER
117	B6-904	B6	SALEEM SALAM SHAIKH	HANDOVER
118	A2-1102	A2	AMRAPALI PRAKASH KAMBLE	HANDOVER
119	B4-503	B4	URMILA BAJIRAO OMBALE	HANDOVER
120	B4-808	B4	VIJAY AMONKAR	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
121	A1-705	A1	ANKITA ARORA	HANDOVER
122	A2-611	A2	SACHIN KADAM	HANDOVER
123	A1-808	A1	HEMANT NIJHAWAN	HANDOVER
124	A2-1112	A2	CHANDRIKA RAKESH GAIKWAD (ALIA	HANDOVER
125	A2-1104	A2	JACINTHA VIRENDRA PATRICK	HANDOVER
126	B4-803	B4	SHWETA SUBHASH SHETTY	HANDOVER
127	B5-707	B5	PRASHANT PREMJI NALAWADE	HANDOVER
128	A1-604	A1	MAYUR BABURAO BHANGALE	HANDOVER
129	A2-1008	A2	KISAN TUKARAM KADAM	HANDOVER
130	B1-407	B1	BIRENDER SINGH	HANDOVER
131	A2-711	A2	DEEPIKA SHAILESH SANDHANSHIV	HANDOVER
132	B6-802	B6	KANHAIYA KUMAR	HANDOVER
133	C1-105	C1	INDIRA SINGH	HANDOVER
134	B3-201	B3	MANISH KUMAR	HANDOVER
135	B6-701	B6	ABDULSAMAD SAHEBMIYA SHAIKH	HANDOVER
136	B6-305	B6	RITU DINESH LOKHANDE	HANDOVER
137	A2-1103	A2	LINU GIRISH CHADHA	HANDOVER
138	A1-706	A1	VANESSA NIKITA PINTO	HANDOVER
139	A1-806	A1	SANTOSH KUMARI CHHABRA	HANDOVER
140	B3-701	B3	DINESH JAYSING BHOSALE	HANDOVER
141	A1-305	A1	PETER AGNELLO PINTO	HANDOVER
142	B6-301	B6	DILIP DEVIDAS PURSWANI	HANDOVER
143	A2-1010	A2	DEEPA GURUNATH KUSHTE	HANDOVER
144	B2-701	B2	KAUSAR JAHAN SHAIKH ABDULL MAJ	HANDOVER
145	B4-507	B4	KAUSAR JAHAN SHAIKH ABDULL MAJ	HANDOVER
146	B4-508	B4	KAUSAR JAHAN SHAIKH ABDULL MAJ	HANDOVER
147	B5-803	B5	MRS.SUNEETA KAUL	HANDOVER
148	A2-910	A2	ARUN SHANKAR WATE	HANDOVER
149	B6-604	B6	SARIKA RAMESH KANGRALKAR	HANDOVER
150	A1-602	A1	ANAND SHRISAIL KHADABADI	HANDOVER
151	A1-509	A1	KRISHNAN VENKITESWARAN	HANDOVER
152	A1-708	A1	"SURESH VENUGOPAL IYER"	HANDOVER
153	A2-907	A2	MAMTA RAMESH KAMBLE	HANDOVER
154	A1-406	A1	PADMA RAGHAVAN	HANDOVER
155	A1-411	A1	VARADACHARI CHAKRAVORTHY RAGHA	HANDOVER
156	B6-307	B6	DEVYANI ASHUTOSSH SHAH	HANDOVER
157	A1-704	A1	MRS. PARUL ROSHAN NAIDU	HANDOVER
158	A2-712	A2	NADHE YAMUNA SAMBAJI	HANDOVER
159	A1-508	A1	Krishnan Venkiteswaran	HANDOVER
160	B6-808	B6	ARTI PARESH REDIJ	HANDOVER
161	A1-110	A1	JYOTI JHA	HANDOVER
162	A1-308	A1	MEENA JAYENDRA THORBOLE	HANDOVER
163	A1-111	A1	JYOTI JHA	HANDOVER
164	B6-903	B6	ASHISH BODINGE	HANDOVER
165	B5-101	B5	VIKAS PREMCHAND JAIN	HANDOVER
166	B4-107	B4	ANAND GEORGE	HANDOVER
167	B5-702	B5	SHEKHAR DATTATRAYA GUPTA	HANDOVER
168	B5-402	B5	POOJA KHUBCHANDANI	HANDOVER
169	B5-405	B5	KALIDAS LALASAHEB GULVE	HANDOVER
170	A1-804	A1	ASIFALI IDRISH SAIFI	HANDOVER
171	B4-405	B4	ARUN RADHAKRISHNAN	HANDOVER
172	B3-405	B3	MANOHAR JADHAV	HANDOVER
173	B5-802	B5	DARSHAN ARUN CHAVAN	HANDOVER
174	A1-812	A1	SACHIDEV S NAIR	HANDOVER
175	A1-512	A1	DAMINI GUPTA	HANDOVER
176	B3-704	B3	ANU SURESH UDHWANI	HANDOVER
177	B3-708	B3	ANNIE JACOB CHACKO	HANDOVER
178	B4-604	B4	AJIT JAGANNATH DESHPANDE	HANDOVER
179	A2-1107	A2	MANJU MATHARU	HANDOVER
180	A2-1108	A2	DEEPAK MATHARU	HANDOVER
181	A2-806	A2	SANTOSH YESHWANT PAWAR	HANDOVER
182	C2-903	C2	ARVIND SINGH	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
183	C1-906	C1	MADHU CHAUHAN	HANDOVER
184	B5-608	B5	SUVARNA MOTIRAM KAWATE	HANDOVER
185	A2-1101	A2	RUBINA ASGAR KHAN	HANDOVER
186	A2-906	A2	STEVEN DCOSTA	HANDOVER
187	C2-907	C2	AMIT MANI	HANDOVER
188	A2-1006	A2	SANDHYA ANKUR ARAJ	HANDOVER
189	B4-202	B4	YAZNA GOVEKAR	HANDOVER
190	C2-902	C2	SANJAY PRASAD	HANDOVER
191	A2-802	A2	YARAMA SHETTY ASHOK	HANDOVER
192	B5-506	B5	SUNITA NILESH SALVI	HANDOVER
193	B4-607	B4	SAMBHAJI AWAD	HANDOVER
194	B5-806	B5	SAROJ DEVI	HANDOVER
195	B4-702	B4	VINITA BIRESH PRASAD	HANDOVER
196	B4-506	B4	REHNUMA KHAN	HANDOVER
197	A2-812	A2	DHANASHRI NAKUL WAGHUNDE	HANDOVER
198	B4-407	B4	MOHAMMAD SHABBIR KANCHWALA	HANDOVER
199	B6-902	B6	RATNAKAR BHALEKAR	HANDOVER
200	A1-709	A1	DISHA DEEPAK PARAB	HANDOVER
201	A2-312	A2	MALAN KRISHNA PAWAR	HANDOVER
202	A2-1009	A2	Mrs Kiran Bharat Anand	HANDOVER
203	B4-603	B4	SNEHAL SUSHIL RULEKAR	HANDOVER
204	B4-704	B4	DIPALI PANDURANG CHAVAN	HANDOVER
205	B4-705	B4	Madhuri Yashwant Patil	HANDOVER
206	B1-305	B1	Chanda Vilas Hatkar	HANDOVER
207	C1-908	C1	TRICON INFRA BUILDTECH PVT LTD	HANDOVER
208	B2-503	B2	TRICON INFRA BUILDTECH PVT LT	HANDOVER
209	B5-705	B5	SIKMI PRASAD SAKALU PRAJAPATI	HANDOVER
210	B4-101	B4	SUNITA VIJAY SETHI	HANDOVER
211	A2-503	A2	SHREEVANT SHANKAR TONDE	HANDOVER
212	A2-810	A2	ADITYA VINAYAK HULGERI	HANDOVER
213	B4-606	B4	MR.SURAJ PRAKASH GAIKWAD	HANDOVER
214	A1-612	A1	RUCHITA ROHIT HINGE	HANDOVER
215	B5-801	B5	KRISHNA SHROFF	HANDOVER
216	B4-804	B4	SONAL DURGESH CHOUHAN	HANDOVER
217	B6-801	B6	SAMPADA SHARMA	HANDOVER
218	A1-501	A1	ATUL SUKHACHAND KUMBHAR	HANDOVER
219	B1-604	B1	PRAVIN D CHAUDHARI	HANDOVER
220	A1-606	A1	SAGAR NIVRUTI CHIKANE	HANDOVER
221	B6-407	B6	KATE PRAMILA SHASHIKANT	HANDOVER
222	A2-912	A2	MAHESH SITARAM KHUNE	HANDOVER
223	A2-903	A2	PAWAR VIKAS CHANDRAKANT	HANDOVER
224	B5-805	B5	PRIYANTI JULIUS DSOUZA	HANDOVER
225	A1-809	A1	PRAJEENDRAN CP	HANDOVER
226	C2-705	C2	SUJATA BHIVAJI WAGHMODE	HANDOVER
227	A2-1001	A2	KOMAL KAUR GILL	HANDOVER
228	B6-705	B6	DEBANANDA DEB BARMAN	HANDOVER
229	A1-102	A1	SARIKA KALIA	HANDOVER
230	A1-104	A1	KAUSTUBH SHENDE	HANDOVER
231	A1-105	A1	NEERAJA SHENDE	HANDOVER
232	A1-108	A1	ASHWINI MONTEIRO	HANDOVER
233	A1-112	A1	MR PRAKASH MANIKRAO MOHITE	HANDOVER
234	A1-201	A1	MR. AKASH S. TANK	HANDOVER
235	A1-203	A1	MR LALIT PHOOLCHAND SHARDA	HANDOVER
236	A1-204	A1	DALJIT KAUR SOHAL	HANDOVER
237	A1-205	A1	MR.VRUSHODH RAJENDRAN IYER	HANDOVER
238	A1-207	A1	MRS ANAGHA RAJESH MATHURE	HANDOVER
239	A1-212	A1	SATISH DADAR	HANDOVER
240	A1-301	A1	SATSHIL SOPAN BHANDARE	HANDOVER
241	A1-302	A1	MR PRASHANT MACCHINDRA PAWAR	HANDOVER
242	A1-306	A1	MR ARTHUR SALDANHA	HANDOVER
243	A1-307	A1	JAGANNATH SUDERSHAN SAHU	HANDOVER
244	A1-312	A1	MRS. SHRADDHA PRASHANT BANE	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
245	A1-401	A1	JYOTI DEEPAK SALVI	HANDOVER
246	A1-506	A1	MR DATTATRAY BALIRAN MASKE	HANDOVER
247	A1-707	A1	SMT NUTAN BHUSHAN REGE	HANDOVER
248	A1-712	A1	NAMITA NADKARNI	HANDOVER
249	A1-801	A1	MR. PARAG KISHOR CHAVAN	HANDOVER
250	A2-101	A2	MS. LATIKA KADAM	HANDOVER
251	A2-102	A2	MR. SHERALI MOHAMEDALI ALANI	HANDOVER
252	A2-103	A2	MS. PRITISHA ZALPURI	HANDOVER
253	A2-104	A2	MR. PRAVIN DINKAR CHAUDHARI	HANDOVER
254	A2-106	A2	MR SHAIKH KAMALUDDIN ISSAK	HANDOVER
255	A2-108	A2	MR RAJESH ARUN MHATRE	HANDOVER
256	A2-109	A2	DR. SUNITA SHIVMURTI KHALANE	HANDOVER
257	A2-110	A2	MS. SANGITA DEEPAK CHAUDHARI	HANDOVER
258	A2-111	A2	RAJESH KUMAR SINHA	HANDOVER
259	A2-112	A2	MR RAMPURAWALA ABBAS SADIQALI	HANDOVER
260	A2-201	A2	MR. MASKE UTTAM SHANKAR	HANDOVER
261	A2-202	A2	MRS. RUTH PETER PINTO	HANDOVER
262	A2-203	A2	MR ABHAY VASANT KOYANDE	HANDOVER
263	A2-205	A2	MRS ANAGHA AJAY LOKHANDE	HANDOVER
264	A2-206	A2	MS SANGEETA ARUN SULE	HANDOVER
265	A2-207	A2	RAJANI SHARMA	HANDOVER
266	A2-208	A2	MRS SHUBHANGI SHRIKANT BHOSALE	HANDOVER
267	A2-209	A2	MR SANDEEP PANDURANG SARODE	HANDOVER
268	A2-210	A2	MR ALEEMUDDIN MOHAMMED SHAIKH	HANDOVER
269	A2-211	A2	MR. NITIN RAMCHANDRA KULKARNI	HANDOVER
270	A2-302	A2	MS NILAMBARI PANDURANG DESHMUK	HANDOVER
271	A2-308	A2	RAJANI SHARMA	HANDOVER
272	A2-309	A2	MR DATTARAM DAMODAR POTE	HANDOVER
273	A2-310	A2	MRS. POONAM SUJIT LAD	HANDOVER
274	A2-311	A2	MS ANUSHKA VIRENDRA PANDIRKAR	HANDOVER
275	A2-401	A2	MINAAZ ATEEQ	HANDOVER
276	A2-402	A2	MR RAVI KUMAR AVINASH	HANDOVER
277	A2-403	A2	MS LEENA PRASAD	HANDOVER
278	A2-404	A2	MR KISHOR N MISTRY	HANDOVER
279	A2-405	A2	MR SHANTANU ANIL RAUT	HANDOVER
280	A2-407	A2	MR. AJIT YASHWANT DAHAKE	HANDOVER
281	A2-408	A2	MR CHANDRAKANT MORESHWAR BHIDE	HANDOVER
282	A2-409	A2	MR. RAHUL KANHAIYALAL KATARIYA	HANDOVER
283	A2-410	A2	MRS RUPA SRINIVAS SADUL	HANDOVER
284	A2-411	A2	MR. VINIT NARAYAN DESAI	HANDOVER
285	A2-412	A2	MR. SUBHASH VITTHAL GAYKAR	HANDOVER
286	A2-502	A2	MR SHRISH ANANT KULKARNI	HANDOVER
287	A2-504	A2	NARINDER SINGH ARORA	HANDOVER
288	A2-505	A2	MR NARAYANSWAMY KRISHNAN	HANDOVER
289	A2-507	A2	MS RUCHI GAUTAM	HANDOVER
290	A2-509	A2	MRS VAISHALI ASHOK HOLEY	HANDOVER
291	A2-511	A2	MR AMIT ASHOK BHAT	HANDOVER
292	A2-512	A2	MR VIKRAM DUGGAL	HANDOVER
293	A2-602	A2	DR. PRATIBHA SOMNATH BERDE	HANDOVER
294	A2-603	A2	MR SATISH TANAJI DEEPAK	HANDOVER
295	A2-604	A2	MR. DHARMENDRA PRATAP SINGH	HANDOVER
296	A2-607	A2	MR RAJENDRA MARUTI POKHARKAR	HANDOVER
297	A2-608	A2	MRS LEENA SUJIT BURMAN	HANDOVER
298	A2-612	A2	ANKIT KUMAR JAISWAL	HANDOVER
299	A2-701	A2	MR. NIRANJAN PRADEEP SHIRKE	HANDOVER
300	A2-704	A2	MR. AMITAVA CHANDA	HANDOVER
301	A2-705	A2	MS. JUBEDA HABIB PATIL	HANDOVER
302	A2-707	A2	MR. MANISH TUKARAM BANSOD	HANDOVER
303	A2-710	A2	MRS. MADHAVI VENKATESH GOPALAN	HANDOVER
304	B1-101	B1	MRS. RAJANI SHARMA	HANDOVER
305	B1-102	B1	MS DHRUSWAMINI KRI MADHULIKA	HANDOVER
306	B1-103	B1	MRS LOOCHAN BUNDELA	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
307	B1-104	B1	MR AJAY SASI MENON	HANDOVER
308	B1-106	B1	MRS. KAVITA GITARAM MORE	HANDOVER
309	B1-201	B1	MR ASHIM KUMAR SINHA	HANDOVER
310	B1-202	B1	MR GAURAV MARUTI DHIMATE	HANDOVER
311	B1-203	B1	MR ATUL PANDURANG BORGAONKAR	HANDOVER
312	B1-204	B1	MR. ABHAY SHANTARAM LANDE	HANDOVER
313	B1-205	B1	MR. BOLLEPANDA KUTTAPPA CHENGA	HANDOVER
314	B1-206	B1	MRS SWATI PRAVIN DISLAY	HANDOVER
315	B1-207	B1	MS POONAM MAHENDRA	HANDOVER
316	B1-208	B1	MS GEETA PRAKASH RAO	HANDOVER
317	B1-301	B1	MR FAISAL IQBAL KUMPARIYA	HANDOVER
318	B1-302	B1	MR SAIPAN MADAR SHAIKH	HANDOVER
319	B1-303	B1	MR RAJEEV K D	HANDOVER
320	B1-304	B1	RASHMI MANOJ SAWANT	HANDOVER
321	B1-306	B1	MR NEERAJ KUMAR SINHA	HANDOVER
322	B1-307	B1	MRS HIRA DAS	HANDOVER
323	B1-308	B1	MR SATIN ASHER	HANDOVER
324	B1-401	B1	MR PRATAPSIKH TUKARAM MANE	HANDOVER
325	B1-402	B1	MR. SANJEEVKUMAR JAGANNATH BAR	HANDOVER
326	B1-403	B1	PRASHANT GANGADHAR KHEDEKAR	HANDOVER
327	B1-404	B1	MRS ANJALI NITIN JOSHI	HANDOVER
328	B1-405	B1	MR SUMIT DEEPAK RANJIT	HANDOVER
329	B1-406	B1	REHAN MOHAMMAD IBRAHIM MANSURY	HANDOVER
330	B1-502	B1	MR ARVIND KUMAR PATEL	HANDOVER
331	B1-503	B1	MR AVINASH RAJANKAR	HANDOVER
332	B1-504	B1	MR SHAILESH KAILASH JAISWAL	HANDOVER
333	B1-505	B1	MR YOGESHWAR SINGH	HANDOVER
334	B1-508	B1	MR SHIRISH DINKAR BHOPE	HANDOVER
335	B1-602	B1	MR RISHI RAJ SINGH	HANDOVER
336	B1-603	B1	MRS JAYASHREE JAYANT CHOUKKAR	HANDOVER
337	B1-605	B1	MRS NEELAM D POWAR	HANDOVER
338	B1-607	B1	MR. SYED FAIZ AHMED	HANDOVER
339	B1-705	B1	MR. VISHAL G. SATGHARE	HANDOVER
340	B1-708	B1	KAUSTUBH DESAI	HANDOVER
341	B2-101	B2	MR. VITTHAL MAHADEO GAIKWAD	HANDOVER
342	B2-102	B2	MR MAHESH PANDURANG BHAGWAT	HANDOVER
343	B2-103	B2	MR AKHIL BHAT	HANDOVER
344	B2-104	B2	MR GANESH CHANDRAPRAKASH JOSHI	HANDOVER
345	B2-105	B2	PRIYA AIYAR	HANDOVER
346	B2-106	B2	MR PRAMOD PATHAK	HANDOVER
347	B2-107	B2	MR ANUPAM BHARDWAJ	HANDOVER
348	B2-201	B2	MR JASWINDER SINGH	HANDOVER
349	B2-202	B2	MS SANA INAMDAR	HANDOVER
350	B2-203	B2	MRS. SUREKHA RAGHUNATH DESHPAN	HANDOVER
351	B2-204	B2	MR. AKSHAY BHASKAR SHEGOKAR	HANDOVER
352	B2-205	B2	MRS SHOBHANA UDAYKUMAR NAIR	HANDOVER
353	B2-206	B2	MR DEBOPAM DHIRESH DATTA	HANDOVER
354	B2-207	B2	MR MANGESH EKNATH BHOSALE	HANDOVER
355	B2-208	B2	MRS. JINAL VINIT SHAH	HANDOVER
356	B2-301	B2	MR. RANJEET ARJUN KSHIRSAGAR	HANDOVER
357	B2-302	B2	MRS. PRATIBHA DNYANESHWAR BAD	HANDOVER
358	B2-303	B2	MR MILIND MADHAVRAO JOSHI	HANDOVER
359	B2-304	B2	MS NILLAMBARII ANIL PADHYE	HANDOVER
360	B2-305	B2	MRS RACHANA HARISH SONAWANE	HANDOVER
361	B2-306	B2	MS REETA PHILIP	HANDOVER
362	B2-307	B2	MR. PRAMOD KUMAR TRIPATHI	HANDOVER
363	B2-308	B2	MR SHASHI SINHA	HANDOVER
364	B2-401	B2	MS. SHWETA BHASKAR IYER	HANDOVER
365	B2-403	B2	MRS. ROSHNEE SHAILESH CHAVAN	HANDOVER
366	B2-404	B2	MRS JAYSHREE MAHADEV NAKHATE	HANDOVER
367	B2-405	B2	MR AMIT RATNAPARKHI	HANDOVER
368	B2-406	B2	MRS SUPRIYA PRASHANT MADAV	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
369	B2-502	B2	MR CHETAN NARESH AGRAWAL	HANDOVER
370	B2-504	B2	MR WASIM KAZMI	HANDOVER
371	B2-505	B2	MR MAHESH MADHUSUDAN WADKE	HANDOVER
372	B2-506	B2	MR VIVEK L BUDDHADEO	HANDOVER
373	B2-507	B2	MR ARNOB CHOUDHURI	HANDOVER
374	B2-508	B2	MR. HUSAIN F SUWASRAWALA	HANDOVER
375	B2-604	B2	MS. RATNAMALA DAHATKAR	HANDOVER
376	B2-605	B2	MS AMRAPALI SHYAM	HANDOVER
377	B2-704	B2	MR. R.G.K MURTHY	HANDOVER
378	B2-706	B2	MRS EUDORA PEREIRA	HANDOVER
379	B3-101	B3	MR JAYESH BABURAO PAWAR	HANDOVER
380	B3-102	B3	MR SIDNEY REGIS RODRIGUES	HANDOVER
381	B3-103	B3	MRS SMITA IAN RODRIGUES	HANDOVER
382	B3-104	B3	MR RAMCHANDRA MARUTI ROKADE	HANDOVER
383	B3-105	B3	MR APURVA KHARE	HANDOVER
384	B3-106	B3	MR ANKUR MISHRA	HANDOVER
385	B3-107	B3	MR SHAKIL AHMED SHAIKH	HANDOVER
386	B3-108	B3	ZAHOOOR NOOR SAYED	HANDOVER
387	B3-202	B3	MR. CHANDAN SHAH	HANDOVER
388	B3-203	B3	MR. BRIJESH KUMAR YADAV	HANDOVER
389	B3-204	B3	MR CHAITANYA VINAYAK MEDHEKAR	HANDOVER
390	B3-205	B3	MR ANSHUL TIWARI	HANDOVER
391	B3-206	B3	MR VIJAY DHONDOPANT LANKE	HANDOVER
392	B3-207	B3	MR. ATUL NAGNATH DUDHANDE	HANDOVER
393	B3-208	B3	MR. AROHAN WALIA	HANDOVER
394	B3-302	B3	MR BHARAT MADHUKAR MAHAJAN	HANDOVER
395	B3-303	B3	CAPTAIN M K DAS	HANDOVER
396	B3-304	B3	MS. DIPTI B. KARNIK	HANDOVER
397	B3-305	B3	MR KHALID IQBAL AHMED	HANDOVER
398	B3-306	B3	MRS NETRA SHEKHAR JADHAV	HANDOVER
399	B3-307	B3	SANA SIDDIQUE	HANDOVER
400	B3-308	B3	MRS NIVEDITA VIKRAM MANJREKAR	HANDOVER
401	B3-402	B3	MS. NISHA LUTHRIA	HANDOVER
402	B3-403	B3	MR. TEJINDER PAL SINGH MALHOTR	HANDOVER
403	B3-404	B3	MR SAMEER KUNWAR SAXENA	HANDOVER
404	B3-406	B3	MR DEVASHISH	HANDOVER
405	B3-407	B3	MR. RAHUL DUBEY	HANDOVER
406	B3-501	B3	EARLE PAIVA	HANDOVER
407	B3-503	B3	MRS RENUKA SHRIKANT SHASTRI	HANDOVER
408	B3-504	B3	MRS KUSUM SURESH VADHAVANA	HANDOVER
409	B3-505	B3	MS. SARIKA RAMESH KANGRALKAR	HANDOVER
410	B3-506	B3	MR. CHANDRASHEKHAR VASANT BAVA	HANDOVER
411	B3-507	B3	SANTOSH DIGAMBAR KUBAL	HANDOVER
412	B3-508	B3	MS. SUVARNA MOHITE	HANDOVER
413	B3-601	B3	DR MRS ALOKA MAHENDRA PANDEY	HANDOVER
414	B3-604	B3	MOHNAZ ASHISH KARANDE	HANDOVER
415	B3-705	B3	MRS.ANANYA DAS	HANDOVER
416	B4-102	B4	CHETANKUMAR M MISTRY	HANDOVER
417	B4-105	B4	SANGEETA MANGALDAS SHRIVAS	HANDOVER
418	B4-106	B4	MS N SWATHI KAMATH	HANDOVER
419	B4-201	B4	MR. PRATEEP DAS	HANDOVER
420	B4-203	B4	MR. ABHIJIT ANIRUDDHA BARVE	HANDOVER
421	B4-204	B4	MR. HENRY JOSEPH KANNAMKULAM	HANDOVER
422	B4-205	B4	MR. RAJESH PRASAD	HANDOVER
423	B4-207	B4	SUKANT CHAUDHARY	HANDOVER
424	B4-301	B4	MR DEEPAK GANESH BHATKHANDI	HANDOVER
425	B4-303	B4	MRS AFSANA KHAN	HANDOVER
426	B4-305	B4	MS. MAHAFRIN KATILA	HANDOVER
427	B4-306	B4	MR GAURAV ANIL MALUSHTI	HANDOVER
428	B4-308	B4	MRS SURBHI SURDHIR KULKARNI	HANDOVER
429	B4-401	B4	MRS YATI R GHARAT	HANDOVER
430	B4-402	B4	ROHAN DAVID ALMEIDA	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
431	B4-403	B4	MR MANOJ KUMAR CHAURASIA	HANDOVER
432	B4-406	B4	MR SHRIKANT MADHAVRAO VAIDYA	HANDOVER
433	B4-502	B4	MR GODWIN CYPRIAN MONTERIO	HANDOVER
434	B4-504	B4	MRS. MADHAVI VASANT ZAMBARE	HANDOVER
435	B4-505	B4	MR SWANAND JAGDISH PANDIT	HANDOVER
436	B5-104	B5	MS MANISHA P NALGIRKAR	HANDOVER
437	B5-107	B5	SWATI SAURABH CHIVATE	HANDOVER
438	B5-201	B5	MRS. MEGHNA MEHTA	HANDOVER
439	B5-204	B5	MR VENU MADHAV MAROJU	HANDOVER
440	B5-205	B5	SHANTIDEVI B MISTRY	HANDOVER
441	B5-206	B5	MR. VYANKTESH KALYANRAO GALAND	HANDOVER
442	B5-207	B5	MS. MANJULA RAMESH MEHTA	HANDOVER
443	B5-301	B5	MS PALLAVI NANDESH SAWANT	HANDOVER
444	B5-302	B5	MS. ZARKA MOID AGHA	HANDOVER
445	B5-303	B5	MR CLIFFORD EDWARD ALVARES	HANDOVER
446	B5-304	B5	NANDKUMAR SADASHIV DHAVALA	HANDOVER
447	B5-305	B5	MR. KEDAR D BHADRE	HANDOVER
448	B5-306	B5	MRS. SUSHILA SINHA	HANDOVER
449	B5-403	B5	MS RUPALEE ASHOK LOKHANDE	HANDOVER
450	B5-404	B5	MR. VIJAYKUMAR SIDDHALING CHAP	HANDOVER
451	B5-406	B5	MR. PANKAJ V SHIRODKAR	HANDOVER
452	B5-407	B5	JESALINE HUSSAIN	HANDOVER
453	B5-408	B5	MS ROHINI RAMAKANT JOSHI	HANDOVER
454	B5-501	B5	MR.VIBHA MOHAN MALADKAR	HANDOVER
455	B5-502	B5	MR KEERTHIVASAN IYER	HANDOVER
456	B5-503	B5	MR ARIF YUSUF SHAIKH	HANDOVER
457	B5-504	B5	MR AJAYKUMAR D KAMBLE	HANDOVER
458	B5-505	B5	MR CELSUS SABATINO PEREIRA	HANDOVER
459	B5-601	B5	MRS SHWETA B RANE	HANDOVER
460	B5-602	B5	RAHUL R MAHAJAN	HANDOVER
461	B5-604	B5	MRS SAYALI AJAY CHAVARKAR	HANDOVER
462	B5-605	B5	MR ATUL KUMAR	HANDOVER
463	B5-701	B5	MR SANMEET A DHOKAY	HANDOVER
464	B5-703	B5	KEITH MURZELLO	HANDOVER
465	B5-704	B5	MR NAMIT PRASAD	HANDOVER
466	B6-101	B6	CHANDRASHEKHAR ARVIND TIPRE	HANDOVER
467	B6-102	B6	AVADHUT CHANDRAKANT PARAB	HANDOVER
468	B6-103	B6	MR RAJEEV P CHITNIS	HANDOVER
469	B6-104	B6	PRAKASH RAMCHANDRA BHONSLE	HANDOVER
470	B6-205	B6	MS SHRUTI SHODHAN SHETTY	HANDOVER
471	B6-206	B6	DR. MAHESH P. RAOKHANDE	HANDOVER
472	B6-207	B6	MR LAWRENCE CUSTODIO PEREIRA	HANDOVER
473	B6-208	B6	MR. DOMINIC JOSEPH NAYAGAM	HANDOVER
474	B6-302	B6	PRASHANTHA N KARKERA	HANDOVER
475	B6-303	B6	JAYESH PRATHAMESH KALE	HANDOVER
476	B6-304	B6	MRS ASMITA ANIL DALVI	HANDOVER
477	B6-402	B6	MR AMIT YESHWANT RAJPURKAR	HANDOVER
478	B6-403	B6	MR. DILDARALI R SHAIKH	HANDOVER
479	B6-404	B6	MR. ABU SALIM S SHAIKH	HANDOVER
480	B6-408	B6	ARUN DHONDU BAGWE	HANDOVER
481	B6-502	B6	MR NACHIKETAS BHATKAR	HANDOVER
482	B6-503	B6	MS AARTI VISHAL SHINDE	HANDOVER
483	B6-504	B6	MR KISAN NAMDEV MORE	HANDOVER
484	B6-505	B6	MR. AMIT TIWARI	HANDOVER
485	B6-507	B6	DR P B SINGH	HANDOVER
486	B6-602	B6	MR.PRANAV VASANT MORE	HANDOVER
487	B6-607	B6	MR PARVAZ AIYUBI	HANDOVER
488	B6-608	B6	SUJAY SUNIL DAHAKE	HANDOVER
489	B6-702	B6	MR NACHIKETAS BHATKAR	HANDOVER
490	B6-703	B6	MR ATUL DESAI	HANDOVER
491	B6-704	B6	MRS NIKITA SHAILESH BHAVE	HANDOVER
492	C1-101	C1	MR NEMENDRAKUMAR WAMANRAO PACH	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
493	C1-102	C1	MS ARCHANA SUNIL BELHEKAR	HANDOVER
494	C1-103	C1	MS UJJWALA SURESH PAWAR	HANDOVER
495	C1-106	C1	MR. ARUN KUMAR VERMA	HANDOVER
496	C1-107	C1	MR NINAD D PUROHIT	HANDOVER
497	C1-108	C1	MR. SHASHANK LAXMAN MALALI	HANDOVER
498	C1-201	C1	MR. KUNAL ARUN BADGUJAR	HANDOVER
499	C1-202	C1	MR RAJENDRA SARVOTTAM BHALERAO	HANDOVER
500	C1-204	C1	MS. VAISHALI VIJAY KULKARNI	HANDOVER
501	C1-206	C1	MR INAMUL HUSAIN	HANDOVER
502	C1-207	C1	MR. CHANDRAMANI SHRIPATI JOGDA	HANDOVER
503	C1-208	C1	MRS. SUHASINI NADKARNI	HANDOVER
504	C1-301	C1	MRS SHIVANI SINHA	HANDOVER
505	C1-302	C1	MR. AMOL SOPAN PAWAR	HANDOVER
506	C1-303	C1	MR BINOD KUMAR	HANDOVER
507	C1-304	C1	MS RUKMINI N RAMOLLU	HANDOVER
508	C1-305	C1	MR RAKESH MISHRA	HANDOVER
509	C1-306	C1	DR JULY SHRIRANG KULKARNI	HANDOVER
510	C1-307	C1	MR NILESH BHIMRAO PAWAR	HANDOVER
511	C1-308	C1	MRS. MEENAKSHI SUBHASH HANWATE	HANDOVER
512	C1-401	C1	MRS. YASHODA SHETTIGAR	HANDOVER
513	C1-402	C1	MR. RAHUL ARORA	HANDOVER
514	C1-403	C1	MR ROHIT SHARMA	HANDOVER
515	C1-404	C1	ADARSH SHARMA	HANDOVER
516	C1-405	C1	MR. RAHUL SHARMA	HANDOVER
517	C1-406	C1	MR. RAHUL SHARMA	HANDOVER
518	C1-408	C1	MRS KALPITA KUNAL POTDAR	HANDOVER
519	C1-501	C1	MR PRASHANT SHRIPATI BHOSALE	HANDOVER
520	C1-502	C1	MRS AMITA SHYAMSUNDAR SHETTY	HANDOVER
521	C1-503	C1	MR SAURABH PRADEEP DIXIT	HANDOVER
522	C1-504	C1	MR MANDAR SARJERAO KAMBLE	HANDOVER
523	C1-505	C1	MR AKSHAY RAVINDRA JOSHI	HANDOVER
524	C1-506	C1	MS. PRATHIBHA ANIEL GIDWANI	HANDOVER
525	C1-507	C1	MS. UJJWALA NIKALJE	HANDOVER
526	C1-508	C1	MR. VIVEK RAJALINGAM PILLARAMA	HANDOVER
527	C1-601	C1	MRS SHEELA BHAGWAN RATANPAL	HANDOVER
528	C1-603	C1	MS. VARDA VAIBHAV GOVEKAR	HANDOVER
529	C1-604	C1	MR BHUSHAN PARASAD KASHYAP	HANDOVER
530	C1-605	C1	MRS YOGESHRI SHRIRANG MAYALU	HANDOVER
531	C1-606	C1	MRS. KRANTI PRATAP GEDAM	HANDOVER
532	C1-608	C1	MR BASAVRAJ D HIREMATH	HANDOVER
533	C1-701	C1	MR NANDKUMAR SHRIRANGRAO HOLKA	HANDOVER
534	C1-702	C1	MRS M JAYALAKSHMI	HANDOVER
535	C1-703	C1	MR. SUMEET SHANBHAG	HANDOVER
536	C1-708	C1	MS SEEMA MANOJ DHAMALE	HANDOVER
537	C1-808	C1	MISS. BHAKTI MOHAN BANKAR	HANDOVER
538	C1-901	C1	MS SONIA AMEYA MANJREKAR	HANDOVER
539	C2-101	C2	MR ARUN KAMBLE	HANDOVER
540	C2-102	C2	MR. ADWAIT ALUR	HANDOVER
541	C2-103	C2	MR BHARAT PRAKASH	HANDOVER
542	C2-104	C2	MR UMESH BAJANTRI	HANDOVER
543	C2-106	C2	MRS URMILA SHARMA	HANDOVER
544	C2-107	C2	MR SHRAWAN GOVINDA AMBHORE	HANDOVER
545	C2-108	C2	MRS SEEMA ASHOK NAIK	HANDOVER
546	C2-201	C2	MRS MEENAKSHI SAXENA	HANDOVER
547	C2-202	C2	MRS. SEEMA S. MANGRULKAR	HANDOVER
548	C2-203	C2	MS MANASI ANIL GAIKWAD	HANDOVER
549	C2-205	C2	MR.AMAR JYOTI DAS	HANDOVER
550	C2-206	C2	ASHWINI MRUGANK JAKKAL	HANDOVER
551	C2-207	C2	MISS DHANKRITI MANGAL PARMAR	HANDOVER
552	C2-208	C2	MRS RAJ KUMARI VERMA	HANDOVER
553	C2-301	C2	MS AGNES P DSOUZA	HANDOVER
554	C2-302	C2	AYUSHI SINGH	HANDOVER

Sr. No.	Unit No.	Building	Customer Name	Booking Status
555	C2-303	C2	MR ASHWANI SINGHAL	HANDOVER
556	C2-304	C2	MRS NEHA SURYAKANT MANE	HANDOVER
557	C2-305	C2	MRS NAMRATA PRASHANT GAHALOD	HANDOVER
558	C2-306	C2	SAURABH KUMAR JAIN	HANDOVER
559	C2-307	C2	MR GAURAV JAIN	HANDOVER
560	C2-308	C2	MS. NEETI JAIN	HANDOVER
561	C2-401	C2	MR PRADEEP DEVKAR	HANDOVER
562	C2-402	C2	MR VISHAL S KANDHARI	HANDOVER
563	C2-403	C2	MR. PRASHANT BABURAO SASATTE	HANDOVER
564	C2-404	C2	MR. SUDHIR NAMDEV DALAVI	HANDOVER
565	C2-405	C2	MR ANANDRAO NARAYANRAO KATKAR	HANDOVER
566	C2-406	C2	MR PRAVEEN BILLAPATI	HANDOVER
567	C2-407	C2	MRS SIMA NARENDRA PATIL	HANDOVER
568	C2-408	C2	MRS. MANISHA SANJAY LONDHE	HANDOVER
569	C2-501	C2	VIJAY VISHWANATH KULKARNI	HANDOVER
570	C2-502	C2	MR. ABHISHEK SINGH	HANDOVER
571	C2-503	C2	MR ABHISHEK SARKAR	HANDOVER
572	C2-504	C2	SARDAR TRIMBAK MURKUTE	HANDOVER
573	C2-505	C2	TRIVENI SATISH MOTLING	HANDOVER
574	C2-506	C2	MR TUKARAM VITTHAL PILANKAR	HANDOVER
575	C2-507	C2	MR RAHUL KUMAR GAUTAM	HANDOVER
576	C2-508	C2	MR DHIRENDRA RAJBEER SINGH	HANDOVER
577	C2-601	C2	MRS. RAKHI ASHOK ANARASE	HANDOVER
578	C2-602	C2	MR. TEJAS PRAKASH SHINDE	HANDOVER
579	C2-603	C2	MS. SUCHITRA TIWARI	HANDOVER
580	C2-604	C2	MR. GURUPRASAD VEDVYAS ACHARYA	HANDOVER
581	C2-605	C2	MR RAJIV CHANDA	HANDOVER
582	C2-606	C2	MR PUTTA VENKATA PRAVEEN RAJ	HANDOVER
583	C2-607	C2	MR DILIP NAGORAO KHODAKE	HANDOVER
584	C2-608	C2	MRS. SUPRIYA PRAKASH SHINDE	HANDOVER
585	C2-701	C2	MR. LAKHI MENGHANI	HANDOVER
586	C2-702	C2	MR TEJINDER PAL SINGH MALHOTRA	HANDOVER
587	C2-703	C2	MR. TEJINDER PAL SINGH MALHOTR	HANDOVER
588	C2-704	C2	SMT. CHARUSHEELA MAKARAND SANS	HANDOVER
589	C2-708	C2	MRS NEELAM NAVEEN RAI	HANDOVER
590	C2-801	C2	MR VINAYAK VIJAY PATADE	HANDOVER
591	A1-803	A1	PRASHANT RAMESH KAMBLE	HANDOVER
592	A1-206	A1	RAJENDRA NANASAHEB PATIL	HANDOVER
593	B2-303	B2	MR LAUKIK GOLATKAR	HANDOVER
594	B1-602	B1	SANASI SITLANI	HANDOVER

29th November 2014

Medha Gadgil
Additional Chief Secretary

Subject: - Regarding amendments in Environment clearances issued to the building projects

Dear Sir,

The Environment Impact Assessment Notification, 2006 issued by MoEF has made it mandatory that prior Environment clearance is required for all projects following under category 'A' & 'B'. As per Schedule 8(a) & 8 (b), building & construction projects which have a built up area 20,000 sq.m and above, requires prior EC. The State Level Expert Appraisal Committee constituted by MoEF appraises the project and recommend it to the SEIAA for grant or rejection of EC. The detailed scrutiny of the project from environment point of view is done by SEAC. The SEIAA consider the recommendations of the SEAC & accords EC to the project.

I would like to brought to your notice that due to various reasons pertaining to Local Town Planning i.e changes in provisions of Development Control Rules, changes in scope of the project, changes due to approvals received from concerned Authorities like SRA, MMRDA, MHAD etc, Project Proponent approaches to the SEIAA for amendment in issued EC letter. Considering the decisions taken by SEIAA till now, it has been decided that, the following procedure shall be followed henceforth while dealing with proposals of amendments in EC letter

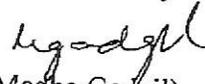
Sr. No.	Activity	Level of decision making
1	Amendment in EC for corrections relating to factual information i.e. minutes of SEAC / SEIAA, information submitted during the meeting	Member Secretary, SEIAA

	before SEAC / SEIAA	
2	Transfer of EC (Change in Name / ownership)	Member Secretary, SEIAA as per para 11 of EIA Notification.
3	Amendments in EC due to changes in local town planning rules, as per received approval from different authorities or change in scope of the project etc & if the proposed amendment sought is up to 10% (Total Built up Area)	SEIAA will decide whether to accord approval to the amendment sought or to refer the proposal to SEACs depending on overall impact on environment on case to case basis.
4	Amendments in EC due to changes in local town planning rules, as per received approval from different authorities or change in scope of the project etc & if the proposed amendment sought in EC is more than 10 % (Total Built up Area)	SEACs

The above said procedure helps in clearing the pendency of proposals before SEAC. This is for your kind consideration and necessary instructions, if any

Thanking you

Yours faithfully


(Medha Gadgil)

Shri Ashok Lavasa
The Secretary
Ministry of Environment, Forest & Climate Change
Impact Assessment Division,
MoEF & CC, Indira Paryavaran Bhavan,
Jorbagh Road, Aliganj,
New Delhi-110003.

REPORTABLE

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION
CIVIL APPEAL NOS. 7576-7577 OF 2021
[Arising out of SLP (C.) Nos. 11226-11227 of 2020]

Electrosteel Steels LimitedPetitioner (s)

Versus

Union of India and Ors. Etc.Respondent (s)

J U D G M E N T

Indira Banerjee, J.

Leave granted.

2. These Appeals are against an order dated 16th September 2020 passed by a Single Bench of the High Court of Jharkhand in W.P. (C) No.1873 of 2018 and W.P. (C) No. 4850 of 2018, discontinuing the interim orders earlier passed by the High Court, allowing the Appellant to operate its unit under the supervisory regulatory control of the Respondent - Jharkhand State Pollution Control Board, hereinafter referred to as "JSPCB", which had been in force for over two years.

3. The Appellant owns and runs a 1.5 MTPA integrated steel plant in Bokaro District in Jharkhand. The said steel plant in Bokaro, which

employs 3,000 regular employees and 7000 contractual employees, produced steel worth Rs.4,200 crores in the financial year 2019-20.

4. The Appellant claims that about 30,000 persons other than those actually employed by the steel plant as regular or contractual employees depend on the steel plant for their livelihood.

5. Corporate Insolvency Resolution Process (CIRP) had commenced against the Appellant under the Insolvency and Bankruptcy Code 2016. As successful Resolution Applicant, Vedanta Ltd. took over the Appellant on or about 4th June 2018 upon payment of Rs.5,320 crores for discharge of its debts.

6. Pollution and consequential deterioration of environment has been assuming alarming proportions, and has become a cause of universal concern. Fumes, smoke, emission of green house gases by use of motors and machines and operation of mills, factories and plants cause environmental degradation.

7. Under the aegis of the United Nations discussions and deliberations have been held to protect and improve environment and prevent pollution.

8. In 1972, the United Nations Conference on the Human Environment was convened in Stockholm to work out ways and means to protect and improve the environment. In course of deliberations, it was felt that there was need to enact law to tackle environmental pollution. India

participated in the conference and strongly voiced environmental concerns.

9. The Environment (Protection) Act, 1986, hereinafter referred to as "*the 1986 Act*", has been enacted as a consequence of decisions taken at the United Nations Conference on the Human Environment held in Stockholm in June, 1972.

10. The statement of objects and reasons for enactment of the 1986 Act declares that the Act has been prompted by concern over environment, that has grown the world over, since the sixties.

11. Sub-Section (1) of Section 3 of the 1986 Act empowers the Central Government to take all such measures as it might deem necessary or expedient for the purpose of protecting and improving the quality of the environment and preventing, controlling and abating environmental pollution.

12. Sub-section (2) of Section 3 of the 1986 Act enables the Central Government to take, *inter alia*, the following measures:

"(i) co-ordination of actions by the State Governments, officers and other authorities—

(a) under this Act, or the rules made thereunder; or

(b) under any other law for the time being in force which is relatable to the objects of this Act;

(ii) planning and execution of a nation-wide programme for the prevention, control and abatement of environmental pollution;

(iii) laying down standards for the quality of environment in its various aspects;

(iv) laying down standards for emission or discharge of

environmental pollutants from various sources whatsoever:

Provided that different standards for emission or discharge may be laid down under this clause from different sources having regard to the quality or composition of the emission or discharge of environmental pollutants from such sources;

(v) restriction of areas in which any industries, operations or processes or class of industries, operations or processes shall not be carried out or shall be carried out subject to certain safeguards;

(vi) laying down procedures and safeguards for the prevention of accidents which may cause environmental pollution and remedial measures for such accidents;

(vii) laying down procedures and safeguards for the handling of hazardous substances;

(viii) examination of such manufacturing processes, materials and substances as are likely to cause environmental pollution;

(ix) carrying out and sponsoring investigations and research relating to problems of environmental pollution;

(x) inspection of any premises, plant, equipment, machinery, manufacturing or other processes, materials or substances and giving, by order, of such directions to such authorities, officers or persons as it may consider necessary to take steps for the prevention, control and abatement of environmental pollution;

(xi) establishment or recognition of environmental laboratories and institutes to carry out the functions entrusted to such environmental laboratories and institutes under this Act;

(xii) collection and dissemination of information in respect of matters relating to environmental pollution;

(xiii) preparation of manuals, codes or guides relating to the prevention, control and abatement of environmental pollution;

(xiv) such other matters as the Central Government deems necessary or expedient for the purpose of securing the effective implementation of the provisions of this Act."

13. Sub-section (3) of Section 3 of the 1986 Act provides as follows:

“The Central Government may, if it considers it necessary or expedient so to do for the purposes of this Act, by order, published in the Official Gazette, constitute an authority or authorities by such name or names as may be specified in the order for the purpose of exercising and performing such of the powers and functions (including the power to issue directions under Section 5) of the Central Government under this Act and for taking measures with respect to such of the matters referred to in sub-section (2) as may be mentioned in the order and subject to the supervision and control of the Central Government and the provisions of such order, such authority or authorities may exercise the powers or perform the functions or take the measures so mentioned in the order as if such authority or authorities had been empowered by this Act to exercise those powers or perform those functions or take such measures.”

14. Subject to the provisions of the 1986 Act, the Central Government has power under sub-section (1) of section 3 to take all such measures as it deems necessary or expedient for the purpose of protecting and improving the quality of the environment and preventing, controlling and abating environmental pollution.

15. Section 5 of the 1986 Act provides that notwithstanding anything contained in any other law, but subject to the provisions of the 1986 Act, the Central Government may, in exercise of its powers and performance of its functions under the 1986 Act, issue directions in writing to any person, officer or any authority and such person, officer or authority shall be bound to comply with such directions.

16. In exercise of powers conferred by Sub-Section (1) and clause (v) of sub-section (2) of Section 3 of the 1986 Act read with Rule 5(3)(d) of the Environment (Protection) Rules, 1986 the Central Government issued the Environmental Impact Assessment Notification dated 27th January 1994 directing that on and from the date of publication of the said notification in the Official Gazette, expansion or modernisation of any activity or a new project listed in Schedule I of the Notification shall not be undertaken in any part of India, unless it has been accorded Environmental Clearance (EC) by the Central Government in accordance with the procedure specified in the Notification.

17. Under Clause (2)(I) of the said Notification, any person who desires to undertake any new project listed in Schedule I is required to submit an application to the Secretary, Ministry of Environment and Forests (MoEF), New Delhi in the pro forma specified in Schedule II, accompanied by a project report which is to include the EIA (Environmental Impact Assessment) Report /Environment Management Plan (EMP) prepared in accordance with the guidelines issued by MoEF. Another Environmental Impact Notification was issued in 2006, for grant of Terms and Environmental Clearance *inter alia* for projects which had started work on site.

18. The EIA Report submitted with the application of the project proponent is to be evaluated and assessed by the Impact Assessment Agency (IAA), that is MoEF, and if deemed necessary, it may consult a Committee of Experts constituted in the manner prescribed in Schedule III. The Committee of Experts shall have full right of entry and inspection of the site. The Impact Assessment Agency is to prepare a set of recommendations based on technical assessment of documents and data, furnished by the project proponent, supplemented by data collected during visits to sites, interaction with the affected population and environmental groups, if necessary. The summary of the reports, the recommendations and the conditions, subject to which EC is given shall, subject to public interest, be made available to the parties concerned or environmental groups on request. The IAA may solicit comments of the public within the specified period by arranging public hearings for that purpose. The public shall, subject to public interest, be provided access, to the summary of the EIA Report/Environment Management Plan (EMP). The clearance granted for commencement of the construction or operation of the plant, is to be valid for five years. Clause IV of the Environmental Impact Assessment Notification provides for the monitoring of the implementation of the conditions of EC and/or the recommendations and conditions laid down by IAA.

19. A minor amendment was made to the said Environmental Impact Assessment Notification dated 27th January 1994, by a Notification dated 10th April 1997, which prescribes a detailed procedure for public hearing.

20. By a notification being S.O. 327(E), dated 10th April 2001, published in the Gazette of India, Extra., Pt.II, Sec.3(ii), dated 12th April 2001, the Central Government has delegated the powers vested in it under Section 5 of the 1986 Act, to the Chairpersons of the respective State Pollution Control Boards/Committees to issue directions to any industry or any local or other authority for the violations of the standards and rules relating to biomedical waste, hazardous chemicals, industrial solid waste and municipal solid waste including plastic waste notified under the Environment (Protection) Act, 1986 subject to the condition that the Central Government may revoke such delegation of powers or may itself invoke the provisions of Section 5 of the said Act, if in the opinion of the Central Government such a course of action is necessary in the public interest.

21. On or about 8th January 2007, the Appellant applied to the Ministry of Environment, Forest and Climate Change, Government of India, hereinafter referred to as "MoEF&CC" for grant of EC to establish 3 MTPA integrated steel plant at Mauza South Parbatpur of Chandankiyari Block of Bokaro District.

22. In its application, the Appellant stated that 1350 acres of land were required for establishing the said plant at the Mauza South Parbatpur of Chandankiyari Block of Bokaro District and that no forest land was involved in the project.

23. By a letter No. F.No.J-11011/137/2006-1A-II (i) dated 21st February 2008, the Appellant was granted EC. After obtaining EC, the Appellant applied to the JSPCB, for grant of 'Consent to Establish' (CTE) under the Air (Prevention and Control of Pollution) Act, 1981, hereinafter referred to as the Air Pollution Act, and Water (Prevention and Control of Pollution) Act 1974, hereinafter referred to as the Water Pollution Act.

24. On 5th May 2008, the JSPCB granted CTE to the Appellant to establish the 3 MTPA integrated steel plant at Mauza South Parbatpur of Chandankiyari Block of Bokaro District. The CTE was granted on the basis of the EC granted by the MoEF&CC.

25. The CTE was extended from time to time till 4th May 2011. Even though CTE was granted to the Appellant to establish a steel plant at Mauza South Parbatpur of Chandankiyari Block of Bokaro District, the Appellant established steel plant in Mauza Bhagabandh in the Chas Block in Bokaro District, 5.3 Kms away from the site for which EC and CTE had been granted.

26. A Circular No.J-11013/41/2006-1A.2(i) dated 22nd January, 2010 was issued by the Ministry of Environment and Forest (MoEF) of the Government of India which provided as follows:

"Instances have come to the notice of this Ministry wherein the project proponents have changed the project site after the said project has been granted environmental clearance or after the public hearing has been held. The project proponents have approached this Ministry to revalidate the environmental clearance so granted without undergoing afresh the procedure prescribed for obtaining environmental clearance. The matter has been considered in the ministry. The change in project site would lead to change in project affected people as well as the

change in study area and the impact zone. As such the Environment Impact Assessment Report and Public Hearing conducted for a particular location cannot be taken valid for the changed location.

Accordingly, it has been decided that any shift in project site location after holding of public hearing will be deemed to be a new proposal and will be appraised afresh as per the procedure prescribed under EIA Notification 2006 provided the respective Expert Appraisal Committee is satisfied that the shift is so minor as to have no change in EIA/EMP, duly recorded in the minutes and prior approval of advisor (In-charge)/SEIAA for Category 'A'/Category 'B' projects respectively is obtained for not holding the public hearing for the changed location afresh.

This issues with the approval of the Competent Authority.”

27. By a communication being Reference No.1142 dated 4th May 2010, the District DFO (District Forest Officer) Bokaro requested JSPCB to take action against the Appellant for setting up its integrated steel plant on forest land in Mauza Bhagabandh of Chas Block of Bokaro District, in violation of the Forest Conservation Act 1980 and Indian Forest Act 1927. The DFO, Bokaro reported encroachment of 220.88 acres of notified forest land by the Appellant to JSPCB.

28. It appears that cases had been initiated against the officials of the Appellant under the Indian Forest Act, 1927, Forest Conservation Act, 1980 and the Bihar Public Land Encroachment Act, 1955 which have been quashed by the Jharkhand High Court, by an order dated 25th January 2011.

29. On or about 23rd September 2010 the Appellant applied for Consent to Operate (CTO) under the Air Pollution Act and the Water Pollution Act for its 350 m³ blast furnace. Later on 9th September 2011, the Appellant applied for CTO in respect of its entire plant.

30. By a letter dated 2nd December 2011, addressed to the Appellant, the MoEF confirmed that the lay out of the Appellant's 3 MTPA Integrated Steel Plant was well within the Environment Impact Area and that the affected people had the opportunity to participate in a public hearing.

31. By letter dated 18th May 2012, the JSPCB reported encroachment by the Appellant upon forest land and alleged violation by the Appellant of the Forest Conservation Act, 1980 to the MoEF&CC, New Delhi. The MoEF&CC was also informed of the unauthorized shifting of the integrated steel plant from Mauza South Parbatpur of Chandankiyari Block of Bokaro District to Mauza Bhagabandh of Chas Block of Bokaro District in violation of the conditions of Environment Clearance granted by the MoEC&CC.

32. Pursuant to the report of JSPCB, MoEF&CC issued a Show Cause Notice dated 6th June 2012 to the Appellant under Section 5 of the 1986 Act. The Appellant submitted its reply to the Show Cause Notice on 20th June 2012.

33. On 10th September 2012, the Appellant once again applied to JSPCB for CTO for one year under the Water Pollution Act and Air Pollution Act. According to the Appellant, several reminders were sent to MoEF&CC requesting MoEF&CC to intimate JSPCB of the outcome of the Show Cause

Notice issued to the Appellant. However, JSPCB has not been informed of the decision of MoEF&CC.

34. The Appellant filed a Writ Petition being W.P. No.2247/2012 in the Jharkhand High Court for orders on JSPCB to grant the Appellant CTO. The said writ petition was disposed of by an order dated 5th November 2012, the operative part whereof is set out hereinbelow:-

“Respondent 1& 2 to consider the petitioner’s application and as assured by them, if so required, give an opportunity of hearing to the petitioners and after taking into consideration the facts and provisions of law and the related decisions, shall dispose of the petitioner’s application within five weeks from the date of receipt/production of a copy of this order.”

35. On or about 27th November 2013, the application of the Appellant for CTO was rejected on the ground that the Appellant had shifted the site of its steel Plant and had encroached upon forest land in violation of the Forest Conservation Act, 1980. The operative part of the order dated 27th November 2013 reads:-

“at this stage subject to final outcome of the decision of MoEF&CC, New Delhi with respect to show cause notice dated 6.6.2012, we dispose the application for CTO in exercise of power conferred u/s 21(4) of Air (Prevention and Control of Pollution) Act, 1981 & u/s 25(4) of Water (Prevention and Control of Pollution) Act, 1974 by “refusing” the CTO to the unit for the reason aforesaid.”

36. The Appellant filed an application for contempt being Contempt Case (C) No.939 of 2013 in W.P.(C) No.2247 of 2012 in the Jharkhand High Court. Pursuant to an order dated 29th November 2013 in the Contempt Petition, the JSPCB disposed of the applications for grant of CTO to the Appellant.

37. By a letter dated 17th April 2013, the MoEF&CC had called for a status report from the State of Jharkhand in respect of forest land encroached by the Appellant. The Forest Department submitted a report to the MoEF&CC on 13th May, 2014.

38. Thereafter, by a letter dated 20th October 2014, the MoEF&CC, New Delhi directed the Department of Forest, Environment and Climate Change, Government of Jharkhand to take action against the Appellant for violating the provisions of Indian Forest Act, 1927 and Forest Conservation Act, 1980. In compliance with the aforesaid order, JSPCB directed the Appellant to close down its plant under Section 31(A) of the Air Pollution Act and Section 33(A) of Water Pollution Act.

39. By a Memo No.521 dated 6th February 2015, the Department of Forest, Environment and Climate Change, Government of Jharkhand directed the DGP, Jharkhand, Ranchi and the Deputy Commissioner, Bokaro to take action against the Appellant in the light of the letter dated 20th October, 2014 of the MoEF&CC, Government of India and to submit an action taken report.

40. The aforesaid order of JSPCB was challenged by the Appellant by filing a Writ Petition being WP(C) No.2033 of 2015 in the Jharkhand High Court. By an order dated 5th February 2016 the High Court set aside the order of the JSPCB holding that the same had been passed in violation of principles of natural justice. The High Court however, held that JSPCB

would be at liberty to pass an order in accordance with law after giving the Appellant an opportunity of hearing.

41. Thereafter, a show cause notice dated 25th April 2016, was issued to the Appellant. The Appellant replied to the show cause notice on 28th September 2016, contending that the Appellant had not set up its plant on any forest land and that all pollution control measures had been taken. However, the Principal Chief Conservator of Forests (PCCF), Jharkhand had by a communication No.2966 dated 8th August 2016 informed JSPCB that the Appellant had encroached forest land. Thereafter JSPCB once again called upon the Appellant to show cause in the light of information provided by the PCCF, Jharkhand. The Appellant by a letter dated 28th September 2016 reiterated that there was no forest land in the plant premises.

42. JSPCB passed an order No.B-319 dated 13th February 2017 disposing of the show cause notice in the light of the direction dated 5th February 2016 of the Jharkhand High Court and the applications for CTO. JSPCB granted CTO to the Appellant which was valid till 31st December, 2017.

43. The MoEF&CC and the State Environment Impact Assessment Authorities had, in the meanwhile been receiving proposals under the Environment Impact Assessment Notification, 2006 for grant of Terms of Reference and Environmental Clearance for projects which had started the work on site, expanded the production beyond the limit of

environmental clearance or changed the product mix without obtaining prior environmental clearance.

44. The MoEF&CC deemed it necessary that all entities not complying with the environmental regulation under Environment Impact Assessment Notification, 2006, be brought to comply with the environmental laws in expedient manner, for the purpose of protecting and improving the quality of the environment and reducing environmental pollution.

45. The MoEF&CC deemed it necessary to bring such projects and activities in compliance with the environmental laws at the earliest point of time, rather than leaving them unregulated and unchecked, which would be more damaging to the environment.

46. In furtherance of this objective, the Government of India deemed it essential to establish a process for appraisal of cases of violation of norms, and prescribing such adequate environmental safeguards that would deter violation of the provisions of Environment Impact Assessment Notification, 2006 and ensure that damage to environment was adequately compensated for.

47. In ***Indian Council for Enviro-Legal Action and Ors. v. Union of India and Ors.***¹, the Supreme Court analyzed relevant provisions of environmental laws and concluded that damages might be recovered under the provisions of the 1986 Act, inter alia, to implement measures that were necessary or expedient for protecting and promoting the

1. (1996) 3 SCC 212

environment. This Court affirmed that the power of the Central Government under Section 3 of the 1986 Act was wide and included the power to prohibit an activity, close an industry, direct to carry out remedial measures, and wherever necessary impose the cost of remedial measures upon the offending industry. The question of liability of the respondents to defray the costs of remedial measures could also be looked into from the principle “polluter pays.”

48. In exercise of power under Section 3(1) and Section 3(2)(v) of the 1986 Act read with Rule 5(3)(d) of the Environment (Protection) Rules, 1986, the Central Government has issued a Notification being S.O. 804(E) dated 14th March 2017 which provides for grant of ex post facto EC for project proponents who have commenced, continued or completed a project without obtaining EC under the 1986 Act or the EIA notification issued under it.

49. Paragraphs 3, 4 and 5 of the said notification, read as follows :

“(3) In cases of violation, action will be taken against the project proponent by the respective State or State Pollution Control Board under the provisions of section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the environmental clearance.

(4) The cases of violation will be appraised by respective sector Expert Appraisal Committees constituted under sub-section (3) of Section 3 of the Environment (Protection) Act, 1986 with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards; and in case, where the finding of the Expert Appraisal Committee is negative, closure of the project will be recommended along with other actions under the law.

(5) In case, where the findings of the Expert Appraisal Committee on point at sub-para(4) above are affirmative, the projects under this category will be prescribed the appropriate Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan. Further, the Expert Appraisal Committee will prescribe a specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment."

50. On or about 24th August 2017, the Appellant applied for CTO for five years. On 13th November 2017, JSPCB issued a Show Cause Notice to the Appellant pointing out alleged contraventions of the conditions of Consent to Operate (CTO) earlier granted to the Appellant. The Appellant was called upon to show cause whether conditions of the CTO had been contravened while the application of the Appellant for CTO for five year was pending.

51. On 23rd November 2017, the Appellant submitted its online reply to the Show Cause Notice showing compliance of the conditions of the CTO.

52. By a communication No.2105 dated 18th December 2017 JSPCB requested MoEF&CC to inform JSPCB of the decision on the show cause notice issued to the Appellant under Section 5 of the 1986 Act for

revocation of the EC for non compliance of the conditions for grant of EC for the integrated plant at Parbatpur, Jharkhand.

53. Aggrieved by the failure of JSPCB to issue/renew the CTO to the Appellant, pursuant to its application made on 24th August 2017, the Appellant filed a writ petition being W.P.(C) No. 1873 of 2018 in the Jharkhand High Court on or about 12th April 2018 seeking directions on the JSPCB to issue CTO to the Appellant.

54. By an order dated 16th July 2018, the High Court directed the JSPCB to take a final decision on the application of renewal/grant of CTO filed by the Appellant on 24th August 2017 within the time stipulated in the said order.

55. The High Court further passed an interim order directing that the Appellant be allowed to operate its unit under the supervisory and regulatory control of the JSPCB, who might carry out periodical check as to adherence by the Appellant of pollution control laws.

56. JSPCB passed an order dated 21st August, 2018, rejecting at that stage the request of the Appellant for CTO, subject to the decision of MoEF&CC on the show cause notice issued to the appellant. The operative part of the said order is set out hereinbelow:

“at this stage subject to final outcome of the decision of MoEF&CC, New Delhi with respect to show cause notice dated 6.6.2012, we dispose the application for CTO in exercise of power conferred u/s 21(4) of Air (Prevention and Control of Pollution) Act, 1981 & u/s 25(4) of Water (Prevention and Control of pollution) Act, 1974 by “refusing” the CTO to the unit for the reason aforesaid.”

57. The Appellant, thereafter approached the High Court with a prayer for amendment of Writ Petition No.1873 of 2018. By an order dated 25th August 2018, the High Court allowed the application for amendment of the Writ Petition and directed the respondent to file their response to the amended writ petition. The High Court further directed:-

“10. So far as interim relief is concerned, this court finds that the order passed by the respondent-Jharkhand State Pollution Control Board dated 23.08.2018 appears to be directly dependent on the final decision which is yet to be taken by the Ministry of Environment, Forest & Climate Change on the show cause issued to the petitioner as back as in the year 2012. As per the submission made by the counsel appearing on behalf of Union of India, they are shortly going to take a final decision in the matter after hearing the petitioner. Accordingly the operation, implementation and execution of the order dated 23.08.2018 passed by Jharkhand State Pollution Control Board is hereby stayed till 27.09.2018 and the interim order dated 16.07.2018 is hereby extended till 27.09.2018.

11. So far as decision of the Ministry of Environment, Forest & Climate Change are concerned, considering the fact that the unit of the petitioner is running unit and large number of employees are working in this unit of the petitioner, this court consider it appropriate that the issue regarding the environmental clearance of the petitioner should be decided at the earliest.

12. It is further observed that it is open to the petitioner to approach the Union of India with their proposal/ application for regularization of the alleged violation, without prejudice to their rights (including right, title, interest, possession and nature of property of the petitioner) and advance submissions before the respondent authority of Union of India pursuant to the show cause notice issued to them dated 6.6.2012 and the appropriate authority may, if possible, simultaneously consider the aforesaid application of the petitioner for regularization along with the show cause reply of the petitioner such that entire dispute is decided and the petitioner may also have a clarity about the fate of its unit. The decision which is to be taken by the Union of India be brought on record by either of the parties by filing supplementary affidavit latest by 25.09.2018.

13. I.A. No. 7610 of 2018 and I.A No. 7613 OF 2018 are hereby disposed of.

14.It is made clear that this court has not gone into the merits of the claim of the petitioner and it will be open to the respondent no 3 to take decision as per law.”

58. By the aforesaid order dated 25th August 2018, the High Court directed MoEF to take a decision on the application of the Appellant for EC as also a decision regarding violation by the Appellant of the provisions of EC by encroachment upon forest land by shifting the location of the plant.

59. On 31st August 2018, MoEF&CC issued a show cause notice No. F.No. J-11011/137/2006-1A Pt.II (i) dated 31st August 2018 to the Appellant for violating the provisions of the EC by shifting the location of its plant and encroaching upon forest land.

60. The Respondent No.1 was also accorded personal hearing on 10th September 2018. On 12th September 2018 Mr. Gyanesh Bharti who presided over the personal hearing was transferred from MoEF&CC.

61. On 20th September 2018 the Respondent No.1 issued an order bearing No.F.No.J-11011/137/2006-IA.II(I) revoking the EC of the Appellant on the ground that the Appellant had encroached upon 220 acres of forest land and had shifted the location of its plant from Parbatpur to Bhagabandh, violating the conditions stipulated in the EC.

62. The Appellant filed Writ petition being W.P. (C) No.4850 of 2018 in the Jharkhand High Court challenging the revocation of the EC granted to the Appellant.

63. On 27th September 2018 the High Court passed an interim order staying the operation, implementation and execution of the impugned order dated 20th September 2018. The Court prima facie found that the impugned order, passed in violation of principles of natural justice, had serious repercussions on the unit of the Appellant which was a running unit, and had caused prejudice to the Appellant.

64. On 4th October 2018, the Appellant applied for ex post facto Forest Clearance (FC) without prejudice to its rights and contentions. On 27th November 2019 the Appellant applied for a “revised” EC without prejudice to its rights and contentions. In the meanwhile, the Interim order passed by the High Court on 27th September 2018 was extended from time to time. Such extensions were granted on 10.10.2018, 5.11.2018, 11.12.2018, 8.1.2019, 23.1.2019, 16.5.2019, 25.7.2019 and 17.10.2019.

65. On 17th December 2019, MoEF&CC passed an order according ex post facto in principle approval for the forest diversion/clearance proposal of the Appellant. The operative part of the said order reads:-

“After careful examination of the proposal of the State Government and on the basis of the recommendations of the Forest Advisory Committee and approval of the same by the competent authority of the MoEF&CC, New Delhi, the Central Government hereby accords ex-post facto ‘in-principle’ approval under Section -2 of the Forest (Conservation) Act, 1980 for diversion of 184.23 ha of forest land (174.39 ha encroached (ex-post facto) and 9.84 ha virgin land) in favour of M/s Electrosteel Steels Limited in the State of Jharkhand subject to fulfilment of following conditions:-

(i) Legal status of the diverted forest land shall remain unchanged;...”

66. By an order dated 26th February 2020, the Jharkhand High Court directed that the pendency of W.P. (C) No. 4850 of 2018 and W.P. (C) No.1873 of 2018 would not come in the way of consideration by the MoEF&CC of grant or refusal of restoration of EC and it would be open to the Ministry to take appropriate decision in accordance with law. The interim orders in force were extended.

67. Thereafter by a letter dated 2nd March 2020, the Appellant requested MoEF&CC to consider the application of the Appellant for revised EC. In the meanwhile, the interim orders passed by the High Court were further extended. The interim orders were extended by orders passed on 26.2.2020, 7.4.2020 and 29.5.2020.

68. The Writ Petition was called for hearing on 19th June 2020 whereupon it was submitted on behalf of the Respondent No.1 that the revised EC application of the Appellant would be placed before the Expert Appraisal Committee (EAC) for consideration on merit and Violation Committee would decide on the action to be taken against the Appellant for violation of Environment (Protection) Act, 1986.

69. On 6th August 2020 and 7th August 2020, the case of the Appellant was placed before the EAC at its 35th meeting. The Appellant was invited to present its proposal online before the Committee.

70. After detailed deliberation, the EAC appraised the proposal on merits and recommended issuance of Standard Terms of Reference along with Specific Terms of Reference for undertaking Environmental Impact Assessment (EIA) and preparation of Environment Management Plan (EMP). The EAC noted that the plant was a running unit and the EC was subject to the conditions imposed in the Terms of Reference.

71. On 4th September 2020, the Jharkhand High Court extended the interim orders till 8th September 2020 while awaiting response from the Respondents. On 8th September 2020, the High Court reserved orders on the extension of interim orders dated 16th July 2018 and 27th September 2018 while listing the writ petitions for final hearing on 16th September 2020.

72. On 15th September 2020, the Respondent No.1 filed an affidavit stating that it had no objection to extension of the interim orders considering that the steel plant employed a large workforce. At the hearing on 16th September 2020 JSPCB also consented to extension of the interim order. However, the High Court passed the impugned order dated 16th September 2021 dis-continuing the earlier interim orders on, *inter alia*, the following grounds:

- (i) The Expert Appraisal Committee of the MoEF&CC had, after detailed deliberations, found that the Appellant had been in violation of the EIA Notification 2006 and general condition no. (ii) of the EC dated 21.02.2008.
- (ii) The MoEF&CC had while issuing ToR for grant of EC recommended action against the Appellant under Section 19 of

the 1986 Act for past violations. Extension of the interim orders would amount to staying action.

- (iii) In ***Alembic Pharmaceuticals Ltd. v. Rohit Prajapati and Others²***, this Court had deprecated ex post facto Ecs but passed certain directions in exercise of powers under Article 142 of the Constitution.

73. By an Office Memorandum, being F.No. 22-21/2020-1A III, dated 7th July 2021, the MoEF&CC issued Standard Operating Procedure (SOP) for Identification and Handing of violation cases under EIA Notification 2006.

74. The said Office Memorandum, *inter alia*, reads:

“The Ministry had issued a notification number S.O.804(E), dated the 14th March, 2017 detailing the process for grant of Terms of Reference and Environmental Clearance in respect of projects or activities which have started the work on site and/ or expanded the production beyond the limit of Prior EC or changed the product mix without obtaining Prior EC under the EIA Notification, 2006.

2. This Notification was applicable for six months from the date of publication i.e. 14.03.2017 to 13.09.2017 and further based on court direction from 14.03.2018 to 13.04.2018.

3. Hon'ble NGT in Original Application No. 287 of 2020 in the matter of Dastak N.G.O. Vs Synochem Organics Pvt. Ltd. &Ors. and in applications pertaining to same subject matter in Original Application No. 298 of 2020 in Vineet Nagar Vs. Central Ground Water Authority &Ors., vide order dated 03.06.2021 held that “(...) for past violations, the concerned authorities are

free to take appropriate action in accordance with polluter pays principle, following due process”.

4. Further, the Hon'ble National Green Tribunal in O.A No. 34/2020 WZ in the matter of Tanaji B. Gambhire vs. Chief Secretary, Government of Maharashtra and ors., vide order dated 24.05.2021 has directed that “ ... **a proper SoP be laid down for grant of EC in such cases so as to address the gaps in binding law and practice being currently followed. The MoEF may also consider circulating such SoP to all SEIAAs in the country”.**

5. Therefore, in compliance to the directions of the Hon'ble NGT a Standard Operating Procedure (SoP) for dealing with violation cases is required to be drawn. The Ministry is also seized of different categories of 'violation' cases which have been pending for want of an approved structural/procedural framework based on 'Polluter Pays Principle' and 'Principle of Proportionality'. It is undoubtedly important that action under statutory provisions is taken against the defaulters/violators and a decision on the closure of the project or activity or otherwise is taken expeditiously.

6. In the list of the above directions of the Hon'ble Tribunal and the issues involved, the matter has accordingly been examined in detail in the Ministry. A detailed SoP has accordingly been framed and is outlined herein. The SoP is also guided by the observations/decisions of the Hon'ble Courts wherein principles of proportionality and polluters pay have been outlined.”

75. The Standard Operating Procedure formulated by the said Office Memorandum dated 7th July 2021 refers to and gives effect to various judicial pronouncements including the judgment of this Court in ***Alembic Pharmaceuticals*** (supra).

76. In terms of the Standard Operating Procedure, the proposal for grant of EC in cases of violation are to be considered on merits, with prospective effect, applying principles of proportionality and the principle that the polluter pays and is liable for costs of remedial measures.

77. By an interim order passed on 15th July 2021 in WP(MD) 11757 of 2021 in ***Fatima vs. Union of India***, the Madurai Bench of Madras High Court has stayed the operation of the Standard Operating Procedure.

78. By an order dated 25th August 2021, MoEF&CC rejected the application of the Appellant for the time being. The application has, in effect, been kept in abeyance.

79. The MoEF apparently did not take any decision on the application of the Appellant for EC, since the Standard Operating Procedure issued by it has been stayed by the Madurai Bench of Madras High Court, by the said order dated 15th July 2021, citing the judgment of this Court in ***Alembic Pharmaceuticals*** (supra).

80. The Appellant has filed an application being I.A No.125221 of 2021 in this appeal seeking directions on the Respondent No.1 to process the Appellant's application dated 5th August 2020 for revised EC.

81. There can be no doubt that the need to comply with the requirement to obtain Environment Clearance is non-negotiable. A project can be set up or allowed to expand subject to compliance of the requisite norms. Environmental clearance is granted on condition of the suitability of the site to set up the project from the environmental angle, and existence of necessary infrastructural facilities and equipment for compliance of environmental norms. To protect future generations, it is imperative that pollution laws be strictly enforced. Under no circumstances, can industries which pollute be allowed to operate unchecked and degrade the environment.

82. The question is whether an establishment contributing to the economy of the country and providing livelihood to hundreds of people should be closed down for the technical irregularity of shifting its site without prior environmental clearance, without opportunity to the establishment to regularize its operation by obtaining the requisite clearances and permissions, even though the establishment may not otherwise be violating pollution laws, or the pollution, if any, can conveniently and effectively be checked. The answer has to be in the negative.

83. The Central Government is well within the scope of its powers under Section 3 of the 1986 Act to issue directions to control and/or prevent pollution including directions for prior Environmental Clearance before a project is commenced. Such prior Environmental Clearance is necessarily granted upon examining the impact of the project on the

environment. Ex-Post facto Environmental Clearance should not ordinarily be granted, and certainly not for the asking. At the same time ex post facto clearances and/or approvals and/or removal of technical irregularities in terms of Notifications under the 1986 Act cannot be declined with pedantic rigidity, oblivious of the consequences of stopping the operation of a running steel plant.

84. The 1986 Act does not prohibit ex post facto Environmental Clearance. Some relaxations and even grant of ex post facto EC in accordance with law, in strict compliance with Rules, Regulations Notifications and/or applicable orders, in appropriate cases, where the projects are in compliance with, or can be made to comply with environment norms, is in over view not impermissible. The Court cannot be oblivious to the economy or the need to protect the livelihood of hundreds of employees and others employed in the project and others dependent on the project, if such projects comply with environmental norms.

85. As held by a three Judge Bench of this Court in *Lafarge Umiam Mining Private Limited v. Union of India*³ ("Lafarge") reported in (2011) 7 SCC 338:

"119. The time has come for us to apply the constitutional "doctrine of proportionality" to the matters concerning environment as a part of the process of judicial review in contradistinction to merit review. It cannot be gainsaid that utilization of the environment and its natural resources has to be in a way that is consistent with principles of sustainable development and intergenerational equity, but balancing of these equities may entail policy choices. In the circumstances, barring

3. (2011) 7 SCC 338

exceptions, decisions relating to utilization of natural resources have to be tested on the anvil of the well- recognized principles of judicial review. Have all the relevant factors been taken into account? Have any extraneous factors influenced the decision? Is the decision strictly in accordance with the legislative policy underlying the law (if any) that governs the field? Is the decision consistent with the principles of sustainable development in the sense that has the decision-maker taken into account the said principle and, on the basis of relevant considerations, arrived at a balanced decision? Thus, the Court should review the decision-making process to ensure that the decision of MoEF is fair and fully informed, based on the correct principles, and free from any bias or restraint. Once this is ensured, then the doctrine of "margin of appreciation" in favour of the decision-maker would come into play."

86. In ***Alembic Pharmaceuticals*** (supra) this Court observed:-

"27. The concept of an ex post facto EC is in derogation of the fundamental principles of environmental jurisprudence and is an anathema to the EIA notification dated 27 January 1994. It is, as the judgment in Common Cause holds, detrimental to the environment and could lead to irreparable degradation. The reason why a retrospective EC or an ex post facto clearance is alien to environmental jurisprudence is that before the issuance of an EC, the statutory notification warrants a careful application of mind, besides a study into the likely consequences of a proposed activity on the environment. An EC can be issued only after various stages of the decision-making process have been completed. Requirements such as conducting a public hearing, screening, scoping and appraisal are components of the decision-making process which ensure that the likely impacts of the industrial activity or the expansion of an existing industrial activity are considered in the decision-making calculus. Allowing for an ex post facto clearance would essentially condone the operation of industrial activities without the grant of an EC. In the absence of an EC, there would be no conditions that would safeguard the environment. Moreover, if the EC was to be ultimately refused, irreparable harm would have been caused to the environment. In either view of the matter, environment law cannot countenance the notion of an ex post facto clearance. This would be contrary to both the precautionary principle as well as the need for sustainable development.

87. In **Alembic Pharmaceuticals** (supra), this Court deprecated ex-post facto clearances, but this Court did not pass orders for closure of the three industries concerned, on consideration of the consequences of their closure. This court proceeded to observe and held:-

44. The issue which must now concern the Court is the consequence which will emanate from the failure of the three industries to obtain their ECs until 14 May 2003 in the case of Alembic Pharmaceuticals Limited, 17 July 2003 in the case of United Phosphorous Limited, and 23 December 2002 in the case of Unique Chemicals Limited. The functioning of the factories of all three industries without a valid EC would have had an adverse impact on the environment, ecology and biodiversity in the area where they are located. The Comprehensive Environmental Pollution Index⁴ report issued by the Central Pollution Control Board for 2009-2010 describes the environmental quality at 88 locations across the country. Ankleshwar in the State of Gujarat, where the three industries are located showed critical levels of pollution⁵. In the Interim Assessment of CEPI for 2011, the report indicates similar critical figures⁶ of pollution in the Ankleshwar area. The CEPI scores for 2013⁷ and 2018⁸ were also significantly high. This is an indication that industrial units have been operating in an unregulated manner and in defiance of the law. Some of the environmental damage caused by the operation of the industrial units would be irreversible. However, to the extent possible some of the damage can be corrected by undertaking measures to protect and conserve the environment.

45. Even though it is not possible to individually determine the exact extent of the damage caused to the environment by the three industries, several circumstances must weigh with the Court in determining the appropriate measure of restitution. First, it is not in dispute that all the three industries did obtain ECs, though this was several years after the EIA notification of 1994 and the commencement of production. Second, subsequent to the grant of the ECs, the manufacturing units of all the three

4. "CEPI"

5. CEPI score - 88.50

6. CEPI score - 85.75

7. CEPI score - 80.93

8. CEPI score - 80.21

*industries have also obtained ECs for an expansion of capacity from time to time. Third, the MoEF had issued a circular on 5 November 1998 permitting applications for ECs to be filed by 31 March 1999, which was extended subsequently to 30 June 2001. On 14 May 2002, the deadline was extended until 31 March 2003 subject to a deposit commensurate to the investment made. The circulars issued by the MoEF extending time for obtaining ECs came to the notice of this Court in Goa Foundation (I) v. Union of India⁹. Fourth, though in the context of the facts of the case, this Court in Lafarge Umiam Mining Private Limited v. Union of India¹⁰ (“Lafarge”) has upheld the decision to grant ex post facto clearances with respect to limestone mining projects in the State of Meghalaya. In **Lafarge**, the Court dealt with the question of whether ex post facto clearances stood vitiated by alleged suppression of the nature of the land by the project proponent and whether there was non-application of mind by the MoEF while granting the clearances. While upholding the ex post facto clearances, the Court held that the native tribals were involved in the decision-making process and that the MoEF had adopted a due diligence approach in reassuring itself through reports regarding the environmental impact of the project. “*

(Emphasis supplied)

46. After adverting to the decision in **Lafarge**, another Bench of three learned judges of this Court in *Electrotherm (India) Limited v. Patel Vipulkumar Ramjibhai*¹¹, dealt with the issue of whether an EC granted for expansion to the appellant without holding a public hearing was valid in law. Justice Uday Umesh Lalit speaking for the Bench held thus:

“19...the decision-making process in doing away with or in granting exemption from public consultation/public hearing, was not based on correct principles and as such the decision was invalid and improper.”

47. The Court while deciding the consequence of granting an EC without public hearing did not direct closure of the appellant's unit and instead held thus:

“20. At the same time, we cannot lose sight of the fact that in pursuance of environmental clearance dated 27-1-2010, the expansion of the project has been undertaken

9. (2005) 11 SCC 559

10. (2011) 7 SCC 338

11. (2016) 9 SCC 300

and as reported by CPCB in its affidavit filed on 7-7-2014, most of the recommendations made by CPCB are complied with. In our considered view, the interest of justice would be subserved if that part of the decision exempting public consultation/public hearing is set aside and the matter is relegated back to the authorities concerned to effectuate public consultation/public hearing. **However, since the expansion has been undertaken and the industry has been functioning, we do not deem it appropriate to order closure of the entire plant as directed by the High Court.** If the public consultation/public hearing results in a negative mandate against the expansion of the project, the authorities would do well to direct and ensure scaling down of the activities to the level that was permitted by environmental clearance dated 20-2-2008. If public consultation/public hearing reflects in favour of the expansion of the project, environmental clearance dated 27-1-2010 would hold good and be fully operative. **In other words, at this length of time when the expansion has already been undertaken, in the peculiar facts of this case and in order to meet ends of justice, we deem it appropriate to change the nature of requirement of public consultation/public hearing from pre-decisional to post-decisional. The public consultation/public hearing shall be organised by the authorities concerned in three months from today."**

(Emphasis supplied)

48. Guided by the precepts that emerge from the above decisions, this Court has taken note of the fact that though the three industries operated without an EC for several years after the EIA notification of 1994, each of them had subsequently received ECs including amended ECs for expansion of existing capacities. These ECs have been operational since 14 May 2003 (in the case of Alembic Pharmaceuticals Limited), 17 July 2003 (in the case of United Phosphorous Limited), and 23 December 2002 (in the case of Unique Chemicals Limited). In addition, all the three units have made infrastructural investments and employed significant numbers of workers in their industrial units.

49. *In this backdrop, this Court must take a balanced approach which holds the industries to account for having operated without environmental clearances in the past without ordering a closure of operations. The directions of the NGT for the revocation of the ECs and for closure of the units do not accord with the principle of proportionality. At the same time, the Court cannot be oblivious to the environmental degradation caused by all three industries units that operated without valid ECs. The three industries have evaded the legally binding regime of obtaining ECs. They cannot escape the liability incurred on account of such noncompliance. Penalties must be imposed for the disobedience with a binding legal regime. The breach by the industries cannot be left unattended by legal consequences. The amount should be used for the purpose of restitution and restoration of the environment. Instead and in place of the directions issued by the NGT, we are of the view that it would be in the interests of justice to direct the three industries to deposit compensation quantified at Rs. 10 crores each. The amount shall be deposited with GPCB and it shall be duly utilised for restoration and remedial measures to improve the quality of the environment in the industrial area in which the industries operate. Though we have come to the conclusion, for the reasons indicated, that the direction for the revocation of the ECs and the closure of the industries was not warranted, we have issued the order for payment of compensation as a facet of preserving the environment in accordance with the precautionary principle. These directions are issued under Article 142 of the Constitution. Alembic Pharmaceuticals Limited, United Phosphorous Limited and Unique Chemicals Limited shall deposit the amount of compensation with GPCB within a period of four months from the date of receipt of the certified copy of this judgment. This deposit shall be in addition to the amount directed by the NGT. Subject to the deposit of the aforesaid amount and for the reasons indicated, we allow the appeals and set aside the impugned judgment of the NGT dated 8 January 2016 in so far as it directed the revocation of the ECs and closure of the industries as well as the order in review dated 17 May 2016.”*

87. The Notification being SO 804(E) dated 14th March, 2017 was not an issue in *Alembic Pharmaceuticals (supra)*. This Court was examining the propriety and/or legality of a 2002 circular which was inconsistent with the EIA Notification dated 27th January, 1994, which was statutory. Ex post facto environmental clearance should not however be granted routinely, but in exceptional circumstances taking into account all relevant environmental factors. Where the adverse consequences of ex post facto approval outweigh the consequences of regularization of operation of an industry by grant of ex post facto approval and the industry or establishment concerned otherwise conforms to the requisite pollution norms, ex post facto approval should be given in accordance with law, in strict conformity with the applicable Rules, Regulations and/or Notifications. Ex post facto approval should not be withheld only as a penal measure. The deviant industry may be penalised by an imposition of heavy penalty on the principle of 'polluter pays' and the cost of restoration of environment may be recovered from it.

88. We are of the view that the High Court erred in passing the impugned order, vacating interim orders which had been in force for two years. The impugned order is not in conformity with the principle of proportionality. This is not a case where the steel plant was started without environmental clearance or consent of JSPCB. The Appellant had applied for and obtained environmental clearance to set up an integrated steel plant (3MTPA) on 1350 acres of land at Mauza South Parbatpur, as observed above. Environmental Clearance had been granted on 21st

February 2008 and Consent to Operate had been granted by JSPCB on 5th May 2008.

89. The Appellant established its steel plant in Mauza Bhagaband, 5.3 kms away from the site for which EC and CTE had been granted. It is the contention of the Appellant that the shift is minor and makes no change in the EIA/EMP on the basis of which EC has been granted. The shift did not require fresh public hearing in terms of the Circular dated 22nd January 2010 of the MoEF.

90. As aforesaid, by a letter dated 2.12.2011 addressed to the Appellant, the MoEF confirmed that the steel plant of the Appellant was within the Environment Impact Area and the affected people had the opportunity to air their views in a public hearing. The question is whether the Petitioner was required to obtain fresh prior clearance for shifting or was covered by the exemption under the said Notification dated 22nd January 2010.

91. The Appellant has all along asserted that no part of the premises of the integrated steel plant is in any forest. As such there was no violation of the Indian Forest Act, 1927 or the Forest Conservation Act, 1980. The MoEF had also confirmed that the steel plant in question was well within the Environment Impact Area and the affected people had the opportunity in a public hearing. Be that as it may, whether the shifting of the site has really made any difference from the environmental impact angle requires consideration by the appropriate authority/forum.

92. In any case, the Appellant has duly applied for ex post facto forest clearance approval without prejudice to its rights and contentions that its steel plant is not on forest land and also applied for revised EC. On 17th December 2019, MoEF&CC accorded ex post facto in principle approval to the forest clearance proposal on the recommendations of the Forest Advisory Committee. The application for revised clearance is pending consideration. No final decision has however been taken, ostensibly in view of the interim order passed by the Madras High Court staying the operation of the Standard Operation Procedures issued vide Memorandum dated 7th July 2021.

93. The interim order passed by the Madras High Court appears to be misconceived. However, this Court is not hearing an appeal from that interim order. The interim stay passed by the Madras High Court can have no application to operation of the Standard Operating Procedure to projects in territories beyond the territorial jurisdiction of Madras High Court. Moreover, final decision may have been taken in accordance with the Orders/Rules prevailing prior to 7th July, 2021.

94. In passing the impugned order the High Court overlooked the consequences of closure of an integrated steel plant with a work force of 300 regular and 700 contractual workers. The High Court also failed to appreciate that the judgment of this Court in ***Alembic Pharmaceuticals*** (supra) was distinguishable on facts. Furthermore, continuance of the interim orders allowing operation of an industrial establishment or even the grant of revised EC to the industrial establishment cannot stand in

the way of action against that establishment for contraventions, including the imposition of penalty, on the principle 'polluter pays'. The scope and effect of Section 32A of the IBC is a different issue. This Court need not examine into the question of whether penal action can be initiated against the Appellant or, whether compensation can be recovered from the Appellant, at this stage. The issue may be decided by the appropriate authority at the appropriate stage when it adjudicates an action for penalization of the Appellant or recovery of compensation from the Appellant. The application of the Appellant for revised EC, CTO etc. shall be considered strictly in accordance with environmental norms.

95. The appeals are allowed. The impugned order is set aside. The Respondent No.1 shall take a decision on the application of the Appellant for revised EC in accordance with law, within three months from date. Pending such decision, the operation of the steel plant shall not be interfered with on the ground of want of EC, FC, CTE or CTO.

.....J.
[Indira Banerjee]

.....J.
[J.K. Maheshwari]

**New Delhi;
December 9, 2021**

F. No. 22-21/2020-IA.III

Government of India
Ministry of Environment, Forest and Climate Change
Impact Assessment Division

Indira ParyavaranBhawan
Jor Bagh Road, Aliganj
New Delhi – 110003
sujit.baju@gov.in

Date: 7th July, 2021**Office Memorandum**

Subject: Standard Operating Procedure (SoP) for Identification and handling of violation cases under EIA Notification 2006 in compliance to order of Hon'ble National Green Tribunal in O.A. No.34/2020 WZ - Regarding.

The Ministry had issued a notification number S.O.804(E), dated the 14th March, 2017 detailing the process for grant of Terms of Reference and Environmental Clearance in respect of projects or activities which have started the work on site and/or expanded the production beyond the limit of Prior EC or changed the product mix without obtaining Prior EC under the EIA Notification, 2006.

2. This Notification was applicable for six months from the date of publication i.e. 14.03.2017 to 13.09.2017 and further based on court direction from 14.03.2018 to 13.04.2018.

3. Hon'ble NGT in Original Application No. 287 of 2020 in the matter of Dastak N.G.O. Vs Synochem Organics Pvt. Ltd. &Ors. and in applications pertaining to same subject matter in Original Application No. 298 of 2020 in Vineet Nagar Vs. Central Ground Water Authority &Ors., vide order dated 03.06.2021 held that "(...) **for past violations, the concerned authorities are free to take appropriate action in accordance with polluter pays principle, following due process**".

4. Further, the Hon'ble National Green Tribunal in O.A No. 34/2020 WZ in the matter of Tanaji B. Gambhire vs. Chief Secretary, Government of Maharashtra and ors., vide order dated 24.05.2021 has directed that "**...a proper SoP be laid down for grant of EC in such cases so as to address the gaps in binding law and practice being currently followed. The MoEF may also consider circulating such SoP to all SEIAAs in the country**".

5. Therefore, in compliance to the directions of the Hon'ble NGT a Standard Operating Procedure (SoP) for dealing with violation cases is required to be drawn. The Ministry is also seized of different categories of 'violation' cases which have been

pending for want of an approved structural/procedural framework based on 'Polluter Pays Principle' and 'Principle of Proportionality'. It is undoubtedly important that action under statutory provisions is taken against the defaulters/violators and a decision on the closure of the project or activity or otherwise is taken expeditiously.

6. In the light of the above directions of the Hon'ble Tribunal and the issues involved, the matter has accordingly been examined in detail in the Ministry. A detailed SoP has accordingly been framed and is outlined herein. The SoP is also guided by the observations / decisions of the Hon'ble Courts wherein principles of proportionality and polluters pay have been outlined.

7. Relevant Court Cases on the issue: It is noted that while deciding issues related to violations of the Environment Protection Act, 1986 on account of running the project/activity without prior environmental clearance or in excess of capacity allowed in such clearances, **the Hon'ble courts have, *inter-alia*, deliberated on various facets involving 'violation' cases and have enunciated principles of 'Proportionality' and 'Polluter Pays' in various decisions viz. Industrial Council for Enviro-Legal Action Vs Union of India (the Bichhri village industrial pollution case) (1996 SCC [3] 212); Alembic Pharmaceuticals Ltd. Vs Rohit Prajapati & Ors. (C.A. No. 1526 of 2016, order dated 1.4.2020) and Hindustan Copper Limited Vs Union of India in (W.P. (C) No. 2364 of 2014, order dated 28.11.2014).** The salient extracts of the judgements are as under:

Issue 1: Proposal for grant of Environmental Clearance in violation cases – to be considered on merits:

i. Hon'ble High Court of Jharkhand in the matter of Hindustan Copper Limited Vs Union of India in W.P. (C) No. 2364 of 2014, vide order dated 28.11.2014

Held: "(...) action for alleged violation would be an independent and separate proceeding and therefore, consideration of proposal for environment clearance cannot await initiation of action against the project proponent."

*"(...) the proposal of the petitioner company for **environmental clearance must be examined on its merits, independent of any proposed action for the alleged violation of the environmental laws.**"*

ii. Hon'ble Madras High Court in the matter of Puducherry Environment Protection Association Vs The Union of India in W.P. No. 11189 of 2017, vide order dated 13.10.2017

Held "27. The question is whether an establishment contributing to the economy of the country and providing livelihood to hundreds of people should be closed down only because of failure to obtain prior environmental clearance, even though the establishment may not otherwise be violating

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*pollution laws or the pollution, if any, can conveniently and effectively be checked. **The answer necessarily has to be in the negative.***

“29. It is reiterated that protection of environment and prevention of environmental pollution and degradation are non-negotiable. At the same time, the Court cannot altogether ignore the economy of the Nation and the need to protect the livelihood of hundreds of employees employed in projects, which as stated above, otherwise comply with or can be made to comply with norms.”

Issue 2: Environmental Clearance – Prospective & not ex-post facto:

Hon’ble Supreme Court in the matter of Common Cause Vs Union of India in W.P. (C) No. 114 of 2014, vide order dated 2.8.2017

*Held: “(...) an EC will come into force **not earlier than the date of its grant.**”*

Issue 3: ‘Principles of Proportionality’ – to be applied:

Hon’ble Supreme Court in the matter of Alembic Pharmaceuticals Ltd. Vs Rohit Prajapati & Ors. in C.A. No. 1526 of 2016, vide order dated 1.4.2020

*Held: “(...) **this Court must take a balanced approach** which holds the industries to account for having operated without environmental clearances in the past without ordering a closure of operations. The directions of the NGT for the revocation of the ECs and for closure of the units do not accord **with the principle of proportionality**”*

**Issue 4: ‘Polluter pays’ principle &
&**

Issue 5: Costs for remedial measures implicit in Sections 3 & 5 of Environment (Protection) Act, 1986.

Hon’ble Supreme Court in the matter of Indian Council for Enviro- Legal Action Vs Union of India (the Bichhri village industrial pollution case) in (1996 SCC [3] 212)

Held:

*a) The Central Government is empowered to take all measures and issue all such directions as are called for the above purpose. The said powers will **include giving directions ...** and also the power to **impose the cost of remedial measures** on the offending industry and utilize the amount so recovered for carrying out remedial measures.....*

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b) **Levy of costs required for carrying out remedial measures is implicit in Sections 3 and 5** which are couched in very wide and expansive language. Sections 3 and 5 of the Environment (Protection) Act, 1986, apart from other provisions of Water and Air Acts, empower the Government to make all such directions and take all such measures as are necessary or expedient for protecting and promoting the 'environment', which expression has been defined in very wide and expansive terms in Section 2 (a) of the Environment (Protection) Act. This power includes the power to prohibit an activity, close an industry, direct to carry out remedial measures, and wherever necessary impose the cost of remedial measures upon the offending industry.

c) The question of liability of the respondents to defray the costs of remedial measures can also be looked into from accepted universally sound principle, viz., the **"Polluter Pays" Principle**. "The polluter pays principle demands that the financial costs of preventing or remedying damage caused by pollution should lie with the undertakings which cause the pollution, or produce the goods which cause the pollution".

8. Legal provisions:

i. The Environment (Protection) Act, 1986 mandates the Central Government to take all measures as it deems necessary or expedient for the purpose of protecting and improving the quality of the environment and preventing, controlling and abating environmental pollution (reference sub-section (1) of Section 3 of Environment (Protection) Act, 1986). Further, clause (xiv) of sub-section (2) of Section 3 of the Environment (Protection) Act, 1986 specifies that the measures stipulated under sub-section (1) of Section 3 of the Environment (Protection) Act 1986 includes 'such other matters as the Central Government deems necessary or expedient for the purpose of securing effective implementation of the provisions of this Act'.

ii. Further, notwithstanding anything contained in any other law but subject to the provisions of the Environment Protection Act, 1986, Section 5 of the Environment (Protection) Act, 1986, provides that the Central Government may, in the exercise of powers and performance of Central Government functions under the said Act, issue directions in writing to any person, officer or any authority and such person, officer or authority shall be bound to comply with such directions.

9. Definition of Violation and Non-compliance:

The Standard Operating Procedure (SoP) considers 'Violation' & 'Non-compliance' from the following perspective:

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i. "Violation" means cases where projects have either started the construction work or installation or excavation, whichever is earlier, on site or have expanded the production capacity and / or project area beyond the limit specified in the Environmental Clearance (Prior-EC) without obtaining Prior-EC or change of scope without prior approval from the Ministry.

ii. "Non-compliance" means non-compliance of terms and conditions prescribed by the Regulatory Authority in the Prior Environment Clearance accorded to the project.

10. Standard Operating Procedure – Guiding Principles:

i. Without prejudice to any other consequences, **action has to be initiated under section 15 read with section 19** of The Environment (Protection) Act, 1986 **against all violations.**

ii. Projects not allowable/permissible, for grant of EC, as per extant regulations: **To be demolished.**

iii. Projects allowable/permissible, if prior EC had been taken as per extant regulations: **To be closed until EC is granted (if no prior EC has been taken) or to revert to permitted production level (in case prior EC has been granted).**

iv. **Polluter pays:** Violators to pay for violation period - proportionate to the scale of project and extent of commercial transaction.

v. Setting up a mechanism for reporting of violation to the regulatory authority(ies).

11. SOP for dealing with the violation cases:

Step 1: Closure or Revision

Sl no.	Status of EC	Actions
1	If no prior EC has been taken	Order to close its operation
2.	If prior EC is available for existing/old unit	Order to revert the activity/production to permissible limits.
3.	If prior EC was not required for earlier production level but is now required	Restrict the activity/production to the extent to which prior EC was not required.

Step 2: Action under Environment (Projection) Act, 1986

Action under section 15 read with section 19 of the Environment (Protection) Act, 1986 shall be initiated against the violators.

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Step: 3: Appraisal under EIA Notification, 2006

The permissibility of the project shall be examined from the perspective of whether such activity/project was at all eligible for the grant of prior EC.

A. If not permissible:

i. The project shall be **ordered for the demolition/closure after issuing show cause notice and providing an opportunity of hearing.**

*Ex. If a red industry is functioning in a CRZ-I area which means that the activity was, in the first place, not permitted at the time of commencement of project. Therefore, the activity is not permissible and therefore it shall be **closed & demolished.***

ii. Respective regulatory authorities shall issue directions under section 5 of the Environment (Protection) Act, 1986 for such closure & demolition of the project/activity.

B. If permissible:

i. As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete the impact assessment studies & submit Environmental Impact Assessment (EIA) report & Environmental Management Plan (EMP) in a time bound manner.

ii. Such cases of violation shall be subject to appropriate

(a) Damage Assessment

(b) Remedial Plan and

(c) Community Augmentation Plan by the Central level Sectoral Expert Appraisal Committees or State/Union Territory Level Expert Appraisal Committees, as the case may be.

iii. The Competent Authority shall issue directions to the project proponent, under section 5 of the Environment (Protection) Act, 1986 on case to case basis mandating payment of such amount (as may be determined based on Polluters Pay principle) and undertaking activities relating to Remedial Plan and Community Augmentation Plan (to restore environmental damage caused including its social aspects).

iv. Upon submission of the EIA & EMP report, the project shall be appraised by the Central Sectoral Expert Appraisal Committees or the State/Union Territory Level Expert Appraisal Committees, as the case may be, as if it was a new proposal. If, on examination of the EIA/EMP report, the project is considered permissible for operation as per extant regulations, the requisite Environmental Clearance shall be issued **which shall be effective from the date of issue.**

v. However, during appraisal after examination if it is found that even though the project may **be permissible but not environmentally sustainable in its present**

form/configuration/features then the project shall be directed to be **modified so that the project would be environmentally sustainable.**

vi. If, however, it is not considered appropriate to issue EC, the project shall be directed to be **demolished/ closed. If such proposal is a case of expansion, the project shall be directed to revert back to the extent of activity for which EC had been granted earlier or to revert back to the extent of activity for which EC was not required (as the case may be).**

vii. Central Sectoral Expert Appraisal Committees or the State/Union Territory Level Expert Appraisal Committees, as the case may be, may insist upon public hearing to be conducted for such categories of projects for which the EIA Notification 2006, as amended from time to time, requires the public hearing to be conducted.

viii. The project proponent will be required to **submit a bank guarantee equivalent to the amount of Remediation Plan and Natural & Community Resource Augmentation Plan with Central / the State Pollution Control Board (depending on whether it is appraised at Ministry or by SEIAA).** The quantification of such liability will be recommended by Expert Appraisal Committee and finalized by Regulatory Authority. The bank guarantee shall be deposited prior to the grant of environmental clearance and **will be released after successful implementation of the Remediation plan and Natural & Community Resource Augmentation Plan.**

Note - The activities, as per above clauses, shall be undertaken simultaneously wherever feasible. Environmental Clearance, if granted, to such projects or activities, after due appraisal of EIA/EMP report, **shall be effective only from the date of issuance of such clearance** and shall be subject to compliance of obligations towards Damage Assessment, Remedial Plan & Community Augmentation Plan, etc. finalized in each case.

12. Penalty provisions for Violation cases and applications:

a. For new projects:

- i. **Where operation has not commenced:** 1% of the total project cost incurred up to the date of filing of application along with EIA/EMP report; [Ex: Rs.1 lakh for project cost of Rs.1 Cr]
- ii. **Where operations have commenced without EC:** 1% of the total project cost incurred up to the date of filing of application along with EIA/EMP report **PLUS** 0.25% of the total turnover during the period of violation. [Ex: For Rs.100 Cr project cost and Rs.100 Cr total turnover, the penalty shall be Rs.1 Cr + Rs. 0.25 Cr = Rs.1.25 Cr]

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b. **For expansion projects:**

- i. **Where operation/production with expanded capacity has not commenced:**
1% of the project cost, attributable to the expansion, incurred up to the date of filing of application along with EIA/EMP report.
- ii. **Where operation/ production with expanded capacity have commenced:**
1% of the project cost (attributable to the expansion activity) incurred upto the date of filing of application along with EIA/EMP report PLUS 0.25% of the total turnover (attributable to the expanded activity/capacity) involved during the period of violation.

12.1. Without prejudice to obligation as per (a) & (b) above, where the project or activity is considered for appraisal as above & the project proponent fails to provide required information or requisite documents or complete the requisite study for the purpose of EIA/EMP reports or does not furnish such reports within such period, as specified by the appraisal committee, without reasonable cause, it shall be inferred that the project proponent is not serious enough and the project or activity shall be directed to be demolished / closed.

12.2. The percentage rates, as above, shall be halved if the project proponent *suo-moto* reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint.

12.3. The penalty, as above, shall be in addition to liability for carrying out various remedial measures which shall be worked out based on the damage assessment for quantifying the environmental damage caused due to unauthorized project activity [as per Step 3 enumerated above].

13. Identification of Violation cases:

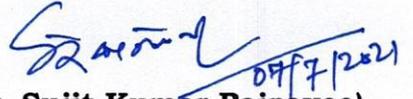
With a view to protecting the environment and to expeditiously bring violators into a regulatory regime so as to prevent & control environment damage caused by such violation & to determine whether operation of such projects is permissible and to take action stipulated under Section 15 of the Environment (Protection) Act, 1986 for contravention of the provisions of the said Act, Rules, orders and directions, it is expedient to also identify the cases of violation, examine and appraise such projects so as to refrain them from causing further environmental damage and also to compensate for causing damage to the environment. Therefore, in exercise of the powers conferred under Section 5 of the Environment (Protection) Act, 1986, the Central Government hereby directs that:-

- i. State Pollution Control Boards & Union Territory Pollution Control Committees, before grant or renewal of Consents under Water(Prevention & Control of Pollution) Act, 1974 & Air (Prevention& Control of Pollution) Act, 1981, shall ensure that the project proponents applies for or possess valid Prior

Environmental Clearance in terms of extant EIA Notification and shall not grant or renew CTO (Consent to Operate) unless Environment Clearance (if applicable) has been obtained.

- ii. The Central Pollution Control Board, all State Pollution Control Boards and all Union Territory Pollution Control Committees shall identify cases of violation under their respective jurisdiction, report such cases to the Ministry or State/Union Territory Level Environmental Impact Assessment Authority, as the case may be and also revoke CTO, if granted to the unit after giving an opportunity of being heard.
- iii. The Central Pollution Control Board, all State Pollution Control Boards and all Union Territory Pollution Control Committees shall expeditiously examine the references, received from public and other bodies, relating to violations and take necessary steps as per (ii) above.

14. This is issued with the approval of the Competent Authority.


(Dr. Sujit Kumar Bajpayee)
Joint Secretary (IA)

To

1. Chairperson/Member Secretary of Central Pollution Control Board
2. Chairperson/Member Secretaries of all the SEIAAs/SEACs
3. Chairman/Members of all the Expert Appraisal Committees
4. Chairman/Members of all the State Pollution Control Boards and Union Territory Pollution Control Committees

Copy for information:

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS for Environment, Forest and Climate Change
3. PPS to Secretary(EF&CC)
4. PPS to AS(RS) / AS (RA)/ AS (UD)/ JS(JT) / JS (MP)/ JS (NPG)
5. All the officers of IA Division
6. Website of MoEF&CC/PARIVESH/Guard file

Copy (by email) also forwarded to the Registrar, NGT, in compliance to instruction given in O.A No. 34/2020 WZ in the matter of Tanaji B. Gambhire vs. Chief Secretary, Government of Maharashtra and ors.(order dated 24.05.2021).

F. No. 22-21/2020-IA.III [E 138949]

Government of India
Ministry of Environment, Forest and Climate Change
(Impact Assessment Division)

Indira Paryavaran Bhawan
Aliganj, Jorbagh Road
New Delhi-110 003Dated 28th January, 2022**OFFICE MEMORANDUM****Sub.: Observation of Hon'ble Supreme Court with reference to the SoP dated 7th July 2021 for identification and handling of violation cases under EIA Notification 2006 – reg.**

The Ministry issued a Standard Operating Procedure dated 7th July 2021 bearing the file number 22-21/2020-IA.III, for identification and handling of violation cases under EIA Notification 2006 in compliance to order of the Hon'ble National Green Tribunal in Appeal No. 34/2020 (WZ) titled Tanaji B. Gambhire Vs Chief Secretary, Government of Maharashtra. The copy of the SoP is enclosed for ready reference.

2. The SoP was challenged in the Madurai Bench of the High Court of Madras in the matter W.P.(MD) No. 11757 of 2021 titled Fatima Vs Union of India and was interim stayed vide order dated 15th July 2021.

3. Recently, in the Order dated 09th December 2021 in the matter of Civil Appeal Nos. 7576-7577 of 2021 in Electrosteel Steels Limited Vs Union of India and Ors., the Hon'ble Supreme Court of India has *inter-alia* observed the following:

"93. The interim order passed by the Madras High Court appears to be misconceived. However, this Court is not hearing an appeal from that interim order. The interim stay passed by the Madras High Court can have no application to operation of the Standard Operating Procedure to projects in territories beyond the territorial jurisdiction of Madras High Court. Moreover, final decision may have been taken in accordance with the Orders/Rules prevailing prior to 7th July, 2021."

4. The copy of the order which is self-explanatory is enclosed herewith for necessary action.

5. This is issued with the approval of the competent authority.



(A K Agrawal)
Director

Encl: As above.

To

1. Chairperson/ Member Secretaries of all Expert Appraisal Committees
2. Chairperson/Member Secretaries of all SEIAAs/SEACs
3. All Officers of IA Division

Copy for information to

1. PS to Hon'ble MEF&CC
2. PS to Hon'ble MoS, EF&CC
3. PPS to Secretary, EF&CC
4. PPS to AS (TK)/JS (SKB)
5. Website, MoEF&CC /Guard file



Rahul Nahar <mahabal.thane145@gmail.com>

Acknowledgement Slip for TOR application

1 message

monitoring-ec@nic.in <monitoring-ec@nic.in>

Wed, Feb 16, 2022 at 4:57 PM

To: Mahabal.thane145@gmail.com

Cc: monitoring-ec@nic.in

Acknowledgement Slip for TOR

This is to acknowledge that the proposal has been successfully uploaded on the portal. The proposal shall be examined by MS of SEIAA to ensure that required information has been submitted. An email will be sent for seeking additional information, if any, within 5 working days. Once verified, an acceptance letter shall be issued to the project proponent.

Following should be mentioned in further correspondence

- 1. Proposal No.** : SIA/MH/MIS/72260/2022
- 2. Category of the Proposal** : INFRA-2
- 3. Project/Activity applied for** : 8(b) Townships and Area Development projects.
Application for Environment Clearance of Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p)
- 4. Name of the proposal** : at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.(hereafter called as Project Proponent (PP) – Applicant)
- 5. Date of submission for TOR** : 16 Feb 2022
- 6. Name of the Project proponent along with contact details**
 - a) Name of the proponent** : XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED
 - b) Mobile No.** : 9960400259
 - c) State** : Maharashtra
 - d) District** : Pune
 - e) Pincode** : 410506

APPENDIX I

(See Paragraph-6)

CATEGORY - B

Note : If space provided against any parameter is inadequate, Kindly upload supporting document under 'Additional Attachments if any' at the last part of the Form1. Please note that all such Annexures must be part of single pdf document.

(I) Basic Informations

S.No.	Item	Details	
	Whether proposal involved violation of EIA notification	Yes	
	Weather Consent to Establishment Obtained	Yes	
	Upload copy of CTE	Upload copy of CTE	
1.	Name of the Project	Application for Environment Clearance of Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd. (hereafter called as Project Proponent (PP) – Applicant)	
	Proposal No	SIA/MH/MIS/72260/2022	
2.	Project Sector	INFRA-2	
3.	Location of the project	Bebadohal, Pune	
4.	Shape of the project land Uploaded GPS file Uploaded copy of survey of India Toposheet	Block (Polygon) Annexure-GPS file  Annexure-Survey of india toposheet	
5.	Brief summary of project	Annexure-Brief summary of project	
6.	State of the project	Maharashtra	
Details of State of the project			
S.no	State Name	District Name	Tehsil Name
(1.)	Maharashtra	Pune	Mawal
7.	Town / Village	Bebadohal, Pune	
8.	Plot/Survey/Khasra No.	Gat No. 1(p), 3(p) of village Bebadohal	
9.	S. No. in the schedule	8(b) Townships and Area Development projects.	
10.	Proposed capacity/area/length/tonnage to be handled/command area/lease area/number or wells to be drilled	1. Total plot area:26,415 m ² 2. Net Plot area:22,453 m ² 3. FSI area: 27,933 m ² 4. Non FSI area: 18,492 m ² 5. Total construction area: 46,425 m ² ha.	
11.	New/Expansion/Modernization	New	
12.	Category of project	B	
13.	Does it attract the general condition? If yes, please specify	No	
14.	Is there any court order to consider your project under 'A' Category if	Yes Annexure-Uploaded court order to consider your project under 'A' Category	
15.	Does it attract the specific condition?	No	

16.	Is there any litigation pending against the project? Attach court order(s) given in this regard	Yes Annexure-Uploaded Attach court order(s) given in this regard
17.	Nearest railway station along with distance in kms.	Talegaon Railway Station, 12.4 km
18.	Nearest airport along with distance in kms	Pune International Airport, 38.2 km
19.	Nearest Town/City/District Headquarters along with distance in kms	Talegaon Dabhade , 5.67 km
20.	Distance of the project from nearest Habitation	5.67 , 5.67 km
21.	Details of alternative sites examined shown on a toposheet	No
22.	Whether part of interlinked projects?	No
23.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980?	No
24.	Whether the proposal involves approval/clearance under the wildlife (Protection)Act,1972?	No
25.	Whether the proposal involves approval/clearance under the C.R.Z notification,2011?	No
26.	Whether there is any Government Order/Policy relevent/relating to the site?	No
27.	Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up? (a)Name of the Court (b)Name of the Sub court (c) Case No. (d) Orders/directions of the court, if any and relevance with the proposed project.	Yes NGT NGT Western Zone Original Application No. 17/2021 (WZ) Order attached with covering letter annexure
28.	Project Cost(in Lac.)	6000
30.	Whether the proposed project/activity located in notified Industrial area(Yes/No)	No

Activity

1 Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

S.No	Information/Checklist confirmation	Yes/No	Details there of (with approximate quantities/rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	No	Development was carried in line with the topography & without disturbing natural drainage pattern.

			Project has been approved by Town Planning Dept. Pune.
1.2	Clearance of existing land, vegetation and buildings?	Yes	EC received on dated 31.03.2015 for total construction area was 42,671 m2 & construction work completed at site is 46,425 m2.
1.3	Creation of new land uses?	Yes	Residential development
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Construction work already completed, EC received on dated 31.03.2015 for total construction area was 42,671 m2 & construction work completed at site is 46,425 m2. Hydrogeological study conducted & Soil samples taken within the plot premises for geotechnical investigation.
1.5	Construction works?	Yes	EC received on dated 31.03.2015 for total construction area was 42,671 m2 & construction work completed at site is 46,425 m2.
1.6	Demolition works?	No	No demolition at site
1.7	Temporary sites used for construction works or housing of construction workers?	Yes	Temporary labour camp was constructed for construction workers. The labour camp was provided with Drinking water and sanitary facilities and was later dismantled.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations and fill or excavations	Yes	EC received on dated 31.03.2015 for total construction area was 42,671 m2 & construction work completed at site is 46,425 m2. Excavation had been carried out for foundation work and underground utilities. The excavated top soil was used for landscaping. The construction debris was utilized for backfilling and levelling of the plot & remaining was disposed to authorized site.
1.9	Underground works including mining or tunneling?	No	No underground works including mining/ Tunnelling was required except for minor activities like excavation of earth only for foundation, laying down of pipes, underground storage tank, electric cables, etc.
1.10	Reclamation works?	No	Not Applicable
1.11	Dredging?	No	Not Applicable
1.12	Offshore structures?	No	Not Applicable
1.13	Production and manufacturing processes?	No	Not Applicable
1.14	Facilities for storage of goods or materials?	Yes	Only construction material was stored in temporary storage site.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	Construction Stage: Septic Tank for labour colony was provided, construction debris were sent to the authorized agency. Operational Stage: Organic Waste Composting for solid waste disposal and Sewage

			Treatment Plant for treatment of waste water has been provided.
1.16	Facilities for long term housing of operational workers?	No	No, long term housing facility for operational workers.
1.17	New road, rail or sea traffic during construction or operation?	No	There were movements of trucks for material transport during construction phase. Existing roads were used for the transport purpose.
1.18	New road, rail, air water borne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	No new road, rail, air waterborne or other transport infrastructure was built or altered. Existing road was used for the transportation.
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	There was no diversion or closure of the Completed transport routes and infrastructure.
1.20	New or diverted transmission lines or pipelines?	No	There was no shifting of electrical transmission line. But the project involves construction of new internal pipelines for fresh water, recycled water, rain water harvesting, sewer lines and internal power distribution lines.
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	Not Applicable
1.22	Stream crossings?	No	Not Applicable
1.23	Abstraction or transfers of water from ground or surface waters?	No	Not Applicable
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	Yes	The land use was changed permanently. The existing drainage system was upgraded due to provision of proper storm water and sewer network.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	Construction phase: There was temporary movement of personnel, machines and materials for construction phase. The impact on the surrounding was negligible as the man and materials were transported from local areas and thus there was fraction of noise and emissions. Post Construction: There is regular movement of vehicles and residents/employees post construction after completion of the project and hand over.
1.26	Long-term dismantling or decommissioning or restoration works?	No	Not Applicable since there was no dismantling involved in the project.
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	No ongoing activity/decommissioning that will impact the Environment.
1.28	Influx of people to an area in either temporarily or permanently?	Yes	Construction phase: During the construction phase only construction workers were staying till construction completed. Operation phase: On completion of the project, there is regular movement of residents, visitors, staff and related personals. Total nos. of population : 3,610 nos.

1.29	Introduction of alien species?	No	No, Project proponent has provided all the indigenous species.
1.30	Loss of native species or genetic diversity?	No	No threat of species loss was occurred.
1.31	Any other actions?	No	No other action with reference to construction.

2 Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
2.1	Land especially undeveloped or agricultural land (ha)	No	The land was used for construction of Residential project.
2.2	Water (expected source & competing users) unit: KLD	Yes	Source: Irrigation Department Pune 1. Total Water Requirement-487 m ³ /day 2. Fresh water requirement-325 m ³ /day 3. Flushing water requirement- 162 m ³ /day 4. Landscaping water requirement-20 m ³ /day 5. Waste water generation-390 m ³ /day 6. Treated water to municipal drain-165 m ³ /day 7. Swimming Pool Water demand-N.A. Population details Residential population-3,610 no.
2.3	Minerals (MT)	No	Not applicable
2.4	Construction material – stone, aggregates, sand / soil (expected source – MT)	Yes	Construction Material was sourced from local market.
2.5	Forests and timber (source – MT)	No	Not applicable
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT),energy (MW)	Yes	Source of power supply: MSEDCL During Operation Phase i) Max. Demand Load- 1,795 MW ii) Connected Load- 2,337 MW
2.7	Any other natural resources (use appropriate standard units)	No	No other natural resources used.

3 Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	No	No hazardous material was used for construction.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	No such activity was carried out which could have changed occurrence of disease or affect disease vectors.

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3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	Project is positively affecting the welfare of people by providing state of art infrastructure. The project has provided job opportunities to skilled and unskilled local people.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.	No	People are not affected by project, as project aims to provide good infrastructure to the people in operation phase. All necessary Environmental Management practices are being followed in true spirit.
3.5	Any other causes	No	No use or storage of harmful or hazardous material within the project area during construction and operation phase.

4 Production of solid wastes during construction or operation or decommissioning (MT/month)

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes	No	Not Applicable
4.2	Municipal waste (domestic and or commercial wastes)	Yes	1. Total Solid waste generation -1,625 kg/day 2. Bio-degradable waste - 975 kg/day 3. Non-Biodegradable waste - 650 kg/day Dry waste is handed over to authorized vendor for further processing. Wet waste is treated in organic waste composing machine.
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	No	No hazardous waste is generated.
4.4	Other industrial process wastes	No	Not Applicable.
4.5	Surplus product	No	Not Applicable.
4.6	Sewage sludge or other sludge from effluent treatment	Yes	About 3 kg/day sewage sludge is generated. Dry sludge is used as manure for plantation & gardening purposes inside the premises.
4.7	Construction or demolition wastes	Yes	Construction waste was used as fill material for levelling and road, pathway construction.
4.8	Redundant machinery or equipment	No	No redundant machinery or equipment at project site.
4.9	Contaminated soils or other materials	No	No contamination of soil because land was kept unutilized before the development. Soil testing was done prior to construction activity.
4.10	Agricultural wastes	No	Not applicable
4.11	Other solid wastes	No	Not applicable

5 Release of pollutants or any hazardous, toxic or noxious substances to air(Kg/hr)

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with
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			approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	Vehicular movement and DG sets can be sources of air pollution. The D.G sets are used only in case of power failure.
5.2	Emissions from production processes	No	Not Applicable.
5.3	Emissions from materials handling including storage or transport	Yes	There was fugitive emission from transportation and handling of material such as sand, cement etc. Dust emission due to vehicular movement during construction phase. Regular water sprinkling & tarpaulin covers were provided to cover dust emissions.
5.4	Emissions from construction activities including plant and equipment	Yes	Dust emissions occur during excavation and earthwork. Proper care was taken to reduce dust emission.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	Dust generated during transport and handling of material. Regular water sprinkling & tarpaulin covers were provided to cover dust emissions.
5.6	Emissions from incineration of waste	No	No incineration of waste is carried out at site.
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	No burning of waste is carried out at site.
5.8	Emissions from any other sources	No	None

6 Generation of Noise and Vibration, and Emissions of Light and Heat:

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	Construction phase: The significant source of noise pollution was the machinery used for construction and vehicular movement. Operation phase: During operation phase the only source of noise is operation of mechanical equipment, vehicular traffic and DG sets however, these are operated during emergency only.
6.2	From industrial or similar processes	No	Not applicable
6.3	From construction or demolition	Yes	The construction activities included the noise generating activities i.e. Excavation activities etc., Concreting and mixing, Heavy vehicle movement, Operation of D.G sets. Precautions were taken to control noise pollution i.e. High noise generating activities were carried out during day time only, Workers

			working near high noise machinery were provided with ear muffs/ear plugs, Acoustic enclosure for DG Set provided.
6.4	From blasting or piling	No	No blasting activities were carried out.
6.5	From construction or operational traffic	Yes	During Construction Phase: There was transportation of materials for construction work. Precautions were taken to reduce the impacts of the vehicular movement. During Operation Phase: The vehicular parking is restricted only in the adequate parking area provided, which helps in reducing noise pollution due to traffic congestion. Adequate tree plantation also helps to reduce the noise level and enhance air quality
6.6	From lighting or cooling systems	Yes	Noise generation form DG sets & cooling system.
6.7	From any other sources	No	Not Applicable

7 Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	No	No handling, storage or use of hazardous waste is envisaged.
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	The total sewage generated is 390 m ³ /day and it is treated in STP capacity of 380 m ³ /day. The treated sewage water from STP has been utilized for gardening, flushing and vehicle washing makeup thus there is no impact on the surface / ground water.
7.3	By deposition of pollutants emitted to air into the land or into water	No	No risk of contamination
7.4	From any other sources	No	Not Applicable.
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	Not Applicable.

8 Risk of accidents during construction or operation of the Project, which could affect human health or the environment

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling,	No	DG set provided with proper

	use or production of hazardous substances		acoustic enclosure. Fire Fighting system has been provided.
8.2	From any other causes	No	Not Applicable
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	No	The project falls under seismic zone-III as per IS1893 (Part-1):2002. The structural design is accordingly performed. Hence, no risk due to natural hazards is envisaged

9 Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting utilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: <ul style="list-style-type: none"> o Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) o housing development o extractive industries o supply industries o Other 	Yes	The project provides a well-designed residential area for the new occupants. Supporting infrastructure like RWH, STP Solar panel etc. has been provided. The site and nearby areas are developed with good supportive infrastructure like roads, transport facility, entertainment and hospitals.
9.2	Lead to after-use of the site, which could have an impact on the environment	No	Not Applicable
9.3	Set a precedent for later developments	No	Not Applicable
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	Not Applicable

(III) Environmental Sensitivity

S.No	Areas	Name/Identity	Aerial distance (within 15km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	No	None in 15 km radius
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	No	None in 15 km radius
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, overwintering, migration	No	None in 15 km radius
4	Inland, coastal, marine or underground waters	Yes	Pawana River-150 m
5	State, National boundaries	No	None in 15 km radius
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Yes	NH4 Mumbai-Pune Express Highway- 2 km

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7	Defence installations	Yes	Dehu cantonment - 11 km
8	Densely populated or built-up area	Yes	Talegaon- 5 km
9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	Yes	Z.P School- 0.7 km Indira Institute-2.5 km
10	Areas containing important, high quality or scarce resources. (ground water resources,surface resources,forestry,agriculture,fisheries,tourism,minerals)	Yes	Pawana river adjacent to project site
11	Areas already subjected to pollution or environmental damage.(those where existing legal environmental standards are exceeded)	No	None in 15 km radius
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions) similar effects	No	None in 15 km radius

(IV) PROPOSED TERMS OF REFERENCE FOR EIA STUDIES

1	Uploaded Proposed TOR File	Annexure-TOR file
2	Uploaded scanned copy of covering letter	Annexure-scanned copy of covering letter
3	Uploaded Pre-Feasibility report(PFR)	Annexure-PFR
4	Uploaded additional attachments(only single pdf file)	Annexure-Additional attachments
5	Uploaded Form-1A	Annexure-Form-1A
6	Uploaded Conceptual Plan	Annexure-Conceptual Plan

ADDITIONAL MULTIPLE ENTERIES

Sr. no.	Remarks	Uploaded Additional Attachments
1	Environment Clearance copy	Annexure-Additional Attachments
2	Consent to Operate	Annexure-Additional Attachments
3	Consent to Establish	Annexure-Additional Attachments

(V) Undertaking

The aforesaid application and documents furnished here with are true to my knowledge

V. (i)	Name	XR BIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED		
	Designation	Authorised Signatory		
	Company	XR BIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED		
	Address	S. No. 01, Village Bebadohal		
Essential Details Sought				
S. No.	EDS Sought Date	EDS Sought	Letter	

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NO Record**Additional Details Sought**

S. No.	ADS Sought Date	ADS Sought	Letter
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NO Record**Transferred Details(Category A To B)**

S. No.	Category A(Proposal No)	Category B(Proposal No)	Transferred Date	Reason	Letter
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NO Record

15. PP to ensure that RG required is as per the norms and should be on Mother Earth. PP to submit the details of plantation.
16. PP to submit Carbon footprint analysis with mitigation measures.
17. PP to carry out noise modelling and with mitigation measures proposed.
18. PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above

Decision-

After deliberations, committee decided to recommend the TOR for the said project with above points.

22.	P-22	SIA/MH/MIS/72260/2022	Application for Environment Clearance of Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.(hereafter called as Project Proponent (PP) – Applicant)
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Representative of PP Mr. Veer Bharti was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd. It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 26,415 m², FSI area of 27,933 m², Non FSI area of 18,492 m² and total BUA of 46,425 m².

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/MIS/72260/2022	
2	Name of Project	Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.	
3	Project Category	8(b) Townships and Area Development Project	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Veer Bharti KoulsAuthorized Person
		Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004
		Tel	02066858659

		Mobile	9960400259
		Email ID	veerkouls@xrbia.com
6	Consultant	Name	Mahabal Enviro Engineers Pvt. Ltd.
		Address	Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604
		Tel	022 25823154
		Mobile	98211 27972
		Email ID	mahabal.thane@gmail.com
		Accreditation no.	QCI/NABET/ENV/ACO/21/1967
7	Applied for	Expansion in Environmental Clearance (Violationproject)	
8	Details of previous EC	Govt. of Maharashtra vide Letter No. SEAC-III-2013/CR-244/TC-3 on 31.03.2015	
9	Location of project	Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval, District Pune	
10	Latitude and Longitude	18 ⁰ 41'38.40"N 73 ⁰ 38'52.83"E	
11	Total Plot area (m ²)	26,415	
12	Deductions (m ²)	3,962	
13	Net Plot Area (m ²)	22,453	
14	Proposed FSI Area (m ²)	27,933	
15	Proposed Non FSI Area (m ²)	18,492	
16	Proposed Total BUA area (m ²)	46,425	
17	TBUA (m ²) approved by Planning Authority till date	45,757.20	
18	Ground coverage (m ²) & %	5007 m ² i.e.19%	
19	Total Project Cost (Rs.)	60 crore	
20	CER as per MoEF&CCcircular dated 01/05/2018	NA	
21	Details of		

	Building Configuration	Building Name	Configuration	Flats (no.)	Height (m)
		A1 (earlier B7)	Po+8 floors	96	26.55
	A2	Po +11 floors	132	35.40	
	B1	Po +7 floors	56	23.65	
	B2	Po +7 floors	56	23.65	
	B3	Po +7 floors	56	23.65	
	B4	Po +8 floors	64	26.55	
	B5	Po +8 floors	64	26.55	
	B6	Po +9 floors	72	29.50	
	C1	Po +9 floors	71	29.50	
	C2	Po +9 floors	72	29.50	
	Club house	Ground		4.2	
	Total		739		
22	Total number of tenements	739 nos.			
23	Water Budget				
		Dry Season	Wet Season		
	Fresh water (in m ³ /day)	325	325		
	Recycled water (Flushing)	162	162		
	Recycled water (Gardening)	20	10		
	Total water requirement	487	487		
24	Water Storage Capacity for Firefighting/ UGT (m³)				
	Firefighting (Underground water tank)	150 m ³ /day	150 m ³ /day		
	Firefighting (Overhead water tank)	10 m ³ /day	10 m ³ /day		
	Excess treated water	168 m ³ /day	183 m ³ /day		
25	Source of water				
26	Rain Water Harvesting (RWH)				
	i) Size and no of RWH tank(s) and Quantity	No RWH tank			
	ii) Quantity of recharge pits proposed	15 Nos.			

27	Sewage and waste water Demand		
	i) Sewage generation in KLD	390 m ³ /day	
	ii) STP technology	MBBR STP technology	
	iii) No. and Capacity of STP	380 m ³ /day	
28	Solid Waste Generated in the Pre-Construction & Construction phase:		
	i) Dry waste	No waste generates from the project	
	ii) Wet waste	No waste generates from the project	
	iii) Construction Waste generation	No waste generates from the project	
29	Solid Waste generation in operation Phase:		
	Type	Quantity	Treatment / disposal
	i) Dry waste	650 kg/day	Handed over to Local Body
	ii) Wet waste	975 kg/day	Treated in OWC
	iii) Hazardous waste	NA	NA
	iv) Biomedical waste (If applicable)	Negligible	Negligible
	v) E Waste	Negligible	Negligible
	vi) STP Sludge (dry)	4 kg/day	Dried sludge is used as manure
30	Green Belt Development		
	Req .RG area (m ²)	2641.50	
	Provided RG area	2663.91	
	Additional garden / paved area	3336.09	
	Existing trees on plot	357 No.	
	Number of trees to be planted	NA	
	No of trees to be cut	NA	
	Number of trees to be transplanted	NA	
31	Power requirement		
	1. Source of powersupply	MSEDCL	
	2. During Construction Phase: (Demand	50 kVA	

	Load)			
	3. During Operation phase (Connected Load)	2,337 kW		
	4. During Operation phase (Demand Load)	1,795 kW		
	5. Transformer	3 no. X 600 kVA		
	6. DG set	1 no. X 200 kVA		
	7. Fuel Used	Diesel		
32	Detail Energy saving			
	Sr.	Energy Conservation Measures	Quantity	
	1.	Overall energy saving	20%	
33	Environmental Management plan budget during Construction phase			
	Sr.	Type	Details	Cost (Rs. In Lacs)
	1	Air Environment	NA	NA
	2	Site Sanitation & Safety	NA	NA
	3	Environmental Monitoring	NA	NA
	4	Disinfection	NA	NA
	5	Health Check up	NA	NA
		Total	NA	NA
34	Environmental Management plan budget during Operation phase			
	Sr. No	Component	Details	Capital cost Rs. In Lacs
				Operational and maintenance cost (Rs. In Lacs/yr)
	1	Storm Water	Storm Water Drainage is provided	35
	2	Sewage Treatment plant	Sewage Treatment Plant	35
				5.2
				8.7

			of 380 m ³ /day		
	3	Rain Water Harvesting		4	0.4
	4	Swimming pool		0	0
	5	Solid waste		15	1.5
	6	Green belt development			
	7	Energy saving		20.6	0.6
	8	Environmental Monitoring		0	3
	10	Water Treatment Plant		25	6.2
		Total		134.6	25.6
35.	Parking				
36	Details of Court cases / litigations w.r.t. the project and project location if any.		yes		

Deliberations:-

PP informed that earlier Environmental clearance was obtained on 31.03.2015 for total construction area of 42,671 m². The actual construction done on-site has a different building configuration, than mentioned in EC (the configuration has been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m². The total covered built-up area constructed to the date is 46,425 m², vis-à-vis area approved in the EC of 42,671 Sq.m. PP accepted that Violation has been done out by PP. Since there was no provision of regularisation of violation cases the application was not submitted. However MoEFCC came out with office memorandum dated 28.01.2022 mentioning the procedure to be followed in case of violation already done. Accordingly PP applied for Terms of Reference for the changes/

addition / variation in total covered built-up construction area, on 16.02.2022. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(b) B1.

The office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “ *without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.*”

It is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of OM issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

Decision-

Considering above the application is submitted for further guidance in violation cases

23.	P-23	SIA/MH/MIS/72296/2022	Residential project – “Xrbia Hinjewadi Special Township” - Sector R 22 to R28 and Sector R 29 at S. Nos. 38/2 and others, Village Nere - Dattawadi, Taluka - Mulshi, District – Pune M/s. Xrbia Hinjewadi Developers Private Limited. (hereafter called as Project Proponent (PP) as Developers – Applicant).
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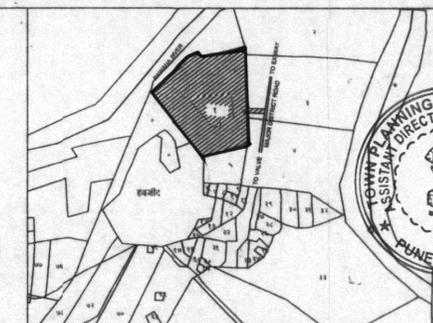
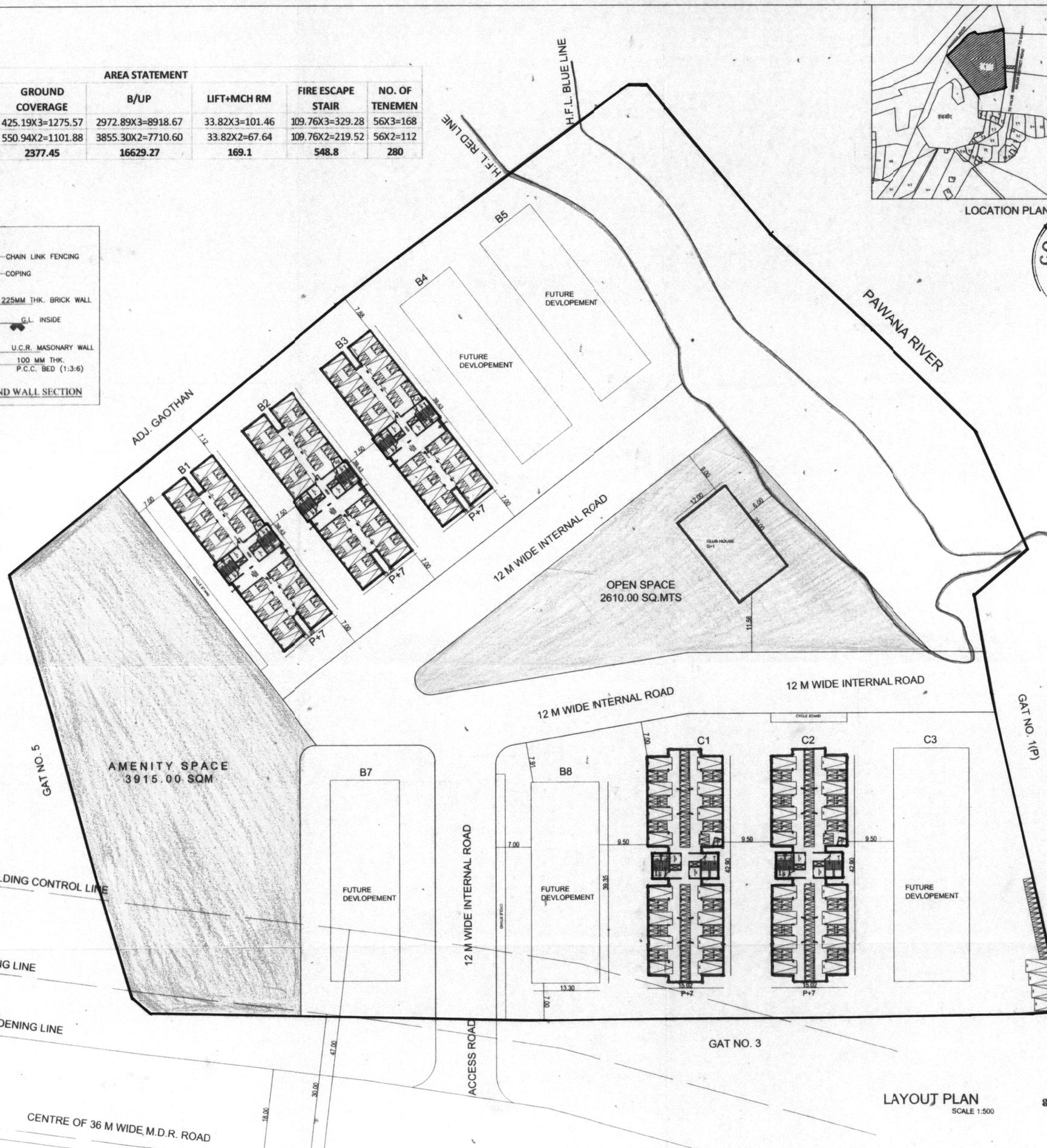
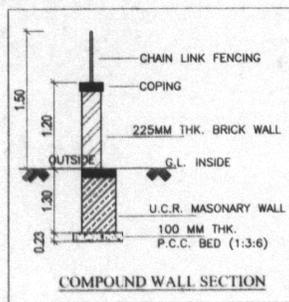
Representative of PP Mr. Veer Bharti Kouls was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 1,17,232 m², FSI area of 1,43,242 m², Non FSI area of 32,637 m² and total BUA of 1,75,879 m².

Secretary, SEAC-3

Chairman, SEAC-3

AREA STATEMENT						
TYPE	FLOORS	GROUND COVERAGE	B/UP	LIFT+MCH RM	FIRE ESCAPE STAIR	NO. OF TENEMEN
B1,B2,B3	P+7	425.19X3=1275.57	2972.89X3=8918.67	33.82X3=101.46	109.76X3=329.28	56X3=168
C1,C2	P+7	550.94X2=1101.88	3855.30X2=7710.60	33.82X2=67.64	109.76X2=219.52	56X2=112
TOTAL		2377.45	16629.27	169.1	548.8	280



STAMP OF APPROVAL 01 05



Recommended for approval as amended in...
 No. PR A /NASR/256/2012
 Dt. 20/4/2013
 Subject to the conditions mentioned in this office order No. even Dt. 20/4/2013
 For Collector Pune

Original Building Plans Signed by Collector Pune

AREA STATEMENT	AREA IN sq.m.
1. AREA AS PER THE EXTRACT	26100.00
2. DEDUCTIONS	
a) ROAD ACQUISITION AREA	NIL
b) PROPOSED INTERNAL ROAD	2828.08
c) AMINETY SPACE 15%	3915.00
d) OPEN SPACE 10 %	2610.00
3. TOTAL DEDUCTION (2a+2b+2c+2d)	9353.08
4. NET GROSS AREA (1-3)	16746.92
ADDITIONS	
a) INTERNAL ROAD	0.00
b) AMINETY SPACE	0.00
6. TOTAL ADDITION (5a+5b)	22185.00
7. NET AREA OF PLOT (1 - 2c)	0.75
8. F.S.I. PERMISSIBLE	16638.75
9. PERMISSIBLE TOTAL FLOOR AREA	NIL
10. EXISTING FLOOR AREA	NIL
11. EXISTING FLOOR AREA TO BE DEMOLISHED	NIL
12. NET EXISTING FLOOR AREA (10-11)	NIL
13. PROPOSED FLOOR AREA	16116.77
14. BALCONY PROPOSED	2313.70
15. EXCESS BALCONY TAKEN IN TOTAL	0.00
16. TOTAL BUIP AREA (9 + 11)	16116.77
17. TOTAL BUILT UP AREA CONSUMED (12/6)	0.95 < 1.0
BALCONY AREA STATEMENT	
1. PERMISSIBLE BALCONY AREA 15%	2345.40
2. PROPOSED BALCONY	2313.70
3. EXCESS BALCONY	0.00
TENEMENT STATEMENT	
1. TENEMENT PERMISSIBLE 250/HECT	416
2. TENEMENT PROPOSED	416
PARKING STATEMENT	
1. PARKING REQUIRED AS PER RULE	62 CAR 308 SCOOTER CYCLE
2. TOTAL PARKING PROVIDED	62 CAR 308 SCOOTER CYCLE
APARTMENT OFFICE:	
1. OFFICE PROVIDED	0.00
2. W.C. PROVIDE	0.00
OPEN SPACE AMINETY BUILDING	
1. MULTIPURPOSE HALL	355.41
SCHEDULE OF OPENING	
D. 1.20 X 2.10	T.W. DOOR & FIRE RESISTENT
D1. 0.90 X 2.10	FLUSH DOOR
D2. 0.75 X 2.10	FLUSH DOOR
W1. 1.80 X 1.20	ALUMINIUM WINDOW
W2. 1.80 X 0.90	ALUMINIUM WINDOW
W3. 0.90 X 1.20	ALUMINIUM WINDOW
V. 0.60 X 0.90	ALUMINIUM VENTILATOR

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08/06/2012 AND DIMENSION OF ALL SIDES OF THE PLOT ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P. ACT

NOTE
 PLOT BOUNDARY SHOWN IN THICK BLACK
 PROPOSED WORK SHOWN IN THICK RED
 DEMOLISHED WORK SHOWN IN YELLOW
 DRAINAGE LINE SHOWN IN DOTTED RED
 WATER LINE SHOWN IN DOTTED BLACK

PROPOSED RESIDENTIAL LAYOUT AND BUILDING AT GAT. NO. 1(P), VILLAGE BEBADOHAL, TAL. MAWAL, DIST. PUNE.

PAWNER
 ARCHITECT
 AR SHAILESH DANDANE (CA2008/37016)

LAYOUT PLAN SCALE 1:500



Project Architects
 spiro designs
 3rd floor, Ghumare Sadan,
 741, Sadashiv path,
 Pune -30
 Ph.no. 020 - 24474687

XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED

929, MANTRI HOUSE, F.C. ROAD, SHIVAJINAGAR, PUNE 411004

6th July 2020

To,
The Director
Regional Office (West Central Zone),
Ministry of Environment, Forest and Climate Change,
Ground Floor, East wing,
New Secretariat Building,
Civil lane, Nagpur-440001

Subject: Half-yearly Compliance Report: December 2019 to May 2020
Project: Residential Project "Megacity" on the plot bearing S.No. 01 at Village Bebadohal, Tal. Maval, Dist.: Pune by M/s Lily Floriculture Pvt Ltd.
EC No. Letter no. SEAC-2013/CR-244/TC-3 Dated 31st March, 2015

Dear Sir,

We are submitting half-yearly Compliance Report (hard & soft copy) in respect of the stipulated terms and conditions of 'Prior Environmental Clearance' as specified in 'Environment Clearance' Notification Clause No. 10(ii).

Thanking you,
Yours faithfully,

For M/s Xrbia North Hinjawadi Developers Pvt. Ltd
(Formerly known as Lily Floriculture Pvt Ltd.)

Authorized Signatory



- Enclosure:**
1. A hard copy of the compliance and monitoring report
 2. A CD containing the same report
- CC copy to:**
1. Regional officer, Maharashtra Pollution Control Board, Pimpri Chichwad (SRO-II)
 2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
 3. Member Secretary, State Environmental Impact Assessment Authority, Govt. of Maharashtra, Mumbai

Environmental Clearance Compliance Report

December 2019 to May 2020

Xrbia North Hinjewadi Developers Pvt. Ltd.
Residential Project

at Bebadohal, Pune

**(Environmental Clearance letter No. SEAC-III-
2013/CR-244/TC-3 Dated 31st March 2015)**



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CONDITIONS STATUS OF EC CONDITIONS

**Environmental Clearance letter No. SEAC-III-2013/CR-244/TC-3 Dated
31st March 2015**

No	Condition	Compliance	☑	P
	<u>GENERAL CONDITIONS:</u>			
(i)	This environmental clearance is issued subject to utilization of excess treated water.	PP agrees with the given condition. 152 m ³ of excess water will be treated in dry season & 182 m ³ of excess water will be treated in wet season.		
(ii)	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. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP Should submit exactly the same plans appraised or details provided in the above para may be reported to environment department. 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.	The project area falls Under residential zone. The Plans are approved by Town Planning Department. Pune.		
(iii)	Occupation Certificate shall be issued to the project proponent only after ensuring availability of drinking water and connectivity of the sewer line to the project site.	PP agree to comply with the condition. Drinking water facility and sewer line connection is available on the site.		
(iv)	STP capacity shall be increased appropriately considering waste water generation.	PP have provided 380 m ³ /day capacity of sewage treatment plant. And STP is in operation.		√

No	Condition	Compliance	☑	P
(v)	The 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 environmental Clearance does not necessarily implies that forestry & Wild life Clearance granted to the project which will be considered separately on merit.	The plans are approved by PMRDA as per their existing FSI/FIR.		
(vi)	PP has to abide by the conditions stipulated by SEAC and SEIAA.	Agreed. PP will comply with the condition stipulated by SEAC and SEIAA.		
(vii)	The height, construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body and it should ensure the same along with survey number before approving layout plan and 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 area.	The plans are approved by PMRDA as per their existing FSI/FAR.		
(viii)	Consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	"Consent for Establishment" is accorded for the establishment of the Residential Development by Maharashtra State Pollution Control Board vide their official letter 1.0/BO/ROHQ/CE/PN-20203-13/CC-5709 Dated 14 th June 2014	√	
(ix)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase	PP agree with the condition.		
	General conditions for construction phase			

No	Condition	Compliance	☑	P
(i)	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.	<p>Construction is completed. PP had provided First aid facility, with all basic medical facilities is provided at construction site within the project area during construction phase.</p> <p>Private clinics and hospitals are also available near to project site.</p> <p>Labour camp with mobile toilets, Safe drinking water, crèche and fuel for cooking is provided to construction workers at the site during construction phase.</p> <p>Now no labour at site.</p>		
(ii)	Adequate drinking water and sanitary should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.	<p>PP had provided drinking water and sanitary facilities for construction workers at site.</p> <p>All necessary provisions are made for safe disposal of wastewater and solid waste generated during construction work.</p> <p>Construction is completed.</p>		

No	Condition	Compliance	S	P
(iii)	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.	PP is complying with the condition. All the facilities such as Working of STP, MSW disposal facility, green belt development has been completed prior to occupation of the building.		
(iv)	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 waste.	PP has made provisions for segregation of dry and wet waste at source. Dry waste will be handed over to authorized agency for disposal. Wet waste will be provided to vessel composting. The recyclable waste is sold to recycler.		
(v)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	Construction debris is used for backfilling and leveling of the plot and remaining will be disposed to authorized sites.		
(vi)	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement is made so that waste water and storm water will not get mixed.		
(vii)	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	The excavated top soil from project site has been used in landscape work. 1500 m ³ of top soil will be preserved for landscape development.	✓	

No	Condition	Compliance	☑	P
(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.	PP is complying with the condition.		
(ix)	Soil and groundwater samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	The soil and groundwater sample from project area has been analyzed through MoEF approved lab. Monitoring reports are attached.	✓	
(x)	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourse and the dumpsites for such material must be secured so that they should not leach into the ground water.	Adequate measures have been taken to prevent the leaching into ground water.		
(xi)	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.	As it is residential project, there will be no Hazardous waste generation at the site. Waste oil from DG sets will be stored in go down and will be disposed off as per applicable rules and norms.		
(xii)	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should confirm to Environment (Protection) Rules prescribed for air and noise emission standards.	PP is complying with the same. The diesel generator sets are of low sulphur diesel type and confirm to Environmental (Protection) Rules. Monitoring reports are attached.		
(xiii)	The diesel required for operating DG sets shall be stored in underground tanks and if required clearance from concern authority shall be taken.	PP will comply with the same. Diesel will not be stored at site. It will be purchased as and when required		

No	Condition	Compliance	☑	P
(xiv)	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.	As per PP, the vehicle hired for bringing construction material to the site is checked for PUC. Vehicles without PUC are not allowed on site. All suppliers and vendors are communicated for the same and same put in practice.		
(xv)	Ambient noise levels should confirm 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.	The Day and Night ambient noise levels within project area are monitored through MoEF approved lab. Monitoring report for are attached.	✓	
(xvi)	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 th August 2003. (The above condition is applicable only if the project site is located within the 100 km of Thermal Power Stations).	PP is using Concrete having fly ash content for structural work. We are using ACC blocks for brickwork.		
(xvii)	Ready mixed concrete must be used in building construction.	PP is outsourcing ready mix concrete for building construction.		
(xviii)	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment etc. as per National Building Code including measures form lighting.	Structural stability certificate from Structural Engineer shall be obtained and other measures will be taken as per the said condition.		
(xix)	Storm water control and its re-use as per CGWB and BIS standards for various applications.	PP will comply with the condition.		

No	Condition	Compliance	☑	P
(xx)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	PP is using Ready Mix concrete and curing agent for structural work. This will help in reduction in water demand for construction work. Sacks are used to reduce evaporation of water.		
(xxi)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The ground water quality is being monitored regularly from MoEF recognized laboratory. Monthly reports are provided.	✓	
(xxii)	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB AND Environment Department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Installation of Sewage Treatment plant (STP) is completed and is in operation phase.		
(xxiii)	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not extract ground water at site.		
(xxiv)	Separation of gray and black water should be done by the use of dual plumbing line for separation of grey and black water.	PP has provided dual plumbing line for separation of grey and black water.		
(xxv)	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.	PP will use low flow fixtures for showers, toilet flushing and drinking water.		

No	Condition	Compliance	☑	P
(xxvi)	Use of glass may be reduced up to 40% reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	PP has agreed with the condition.		
(xxvii)	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Appropriate thermal insulation is provided to roof as per Energy Conservation Building Code.		
(xxviii)	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 disposal 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 heater system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	PP has complied with the condition. LED fittings are used for parking.		
(xxix)	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 of 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.	PP has complied with condition. Diesel generating sets proposed during operation phase are of enclosed type and conform to rules made under the Environment (Protection) Act, 1986.		
(xxx)	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	The day and night ambient noise levels within project area are monitored through MoEF approved lab. Monthly Monitoring reports is provided.	✓	

No	Condition	Compliance	☑	P
(xxxix)	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 so public space should be utilized.	PP have provided entry and exit gate for traffic control at project site. Parking area provided within project area. Traffic generated from this project will confluent on proposed 30 m wide road. Width of all internal driveways is 12 m wide.		
(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 air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement	PP will comply with the condition.		
(xxxix)	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation	PP will be providing adequate distance between the building for the 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 surrounding.	Supervisors are trained in Environmental Management measures and they are responsible for onsite Environmental Management Plan.		
(xxxix)	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.	Yes, PP has agreed with the said condition. PP has obtained Environment Clearance from environment Department, Government of Maharashtra. EC No. SEAC III/CR-277/TC-3 dated 28 th January 2016.		

No	Condition	Compliance	☑	P
(xxxvi)	Six monthly monitoring reports should be submitted to the Regional Office, MoEF, Bhopal with copy to this department and MPCB.	PP has submitted the Six-monthly monitoring report to the Regional Office, MoEF, Bhopal with copy to this department and MPCB.		
	General conditions for Post construction /operation phase			
(i)	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.	PP will comply with the condition.		
(ii)	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	Yes. Total solid waste to be generated will be 3,612 kg/day. Total Biodegradable waste to be generated will be 2,167 kg/day. PP will be providing Organic waste convertor for wet waste treatment that will use as manure for gardening & no wet garbage will be disposed outside the premises.		
(iii)	Local body should ensure that no occupation certification is issued prior to operation of STP /MSW site etc. with due permission of MPCB.	PP agree to comply with the condition.		
(iv)	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	PP have submitted a completed set of documents to Environment Department.		
(v)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department	PP agree to comply with the condition.		

No	Condition	Compliance	☑	P
(vi)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguard.	PP have established Environment, Health and Safety Department with qualified and experience staff.		
(vii)	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall included as part of the project cost. The funds earmarked for the environment protection measures shall not diverted for other purposes and year-wise expenditure should reported to MPCB and this department.	PP will comply with the condition.		
(viii)	The project management shall advertise at least in two local newspaper 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 letters are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	As per PP, Advertisement is given in two local newspaper.		
(ix)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department on 1 st June and 1 st December of each calendar year.	PP have submitted the Six-monthly monitoring report to the Regional Office, MoEF, Bhopal with copy to this department and MPCB.		
(x)	A copy of 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 put on the website of the Company by the proponent.	PP have submitted copy of Environmental Clearance to local authority and MPCB.		

No	Condition	Compliance	☑	P
(xi)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of mentioned 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 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	PP has uploaded the compliance of the stipulated EC conditions including results of mentioned data on website.		
(xii)	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 and soft copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal office of CPCB and the SPCB.	PP has submitted the Six-monthly monitoring report to the Regional Office, MoEF, Bhopal with copy to this department and MPCB.		
(xiii)	The environmental statement for each year financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	PP agree to comply with the condition.		
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 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.	PP agree to comply with the condition.		

No	Condition	Compliance	☑	P
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.	PP agree to comply with the condition.		
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.	PP agree to comply with the condition.		
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.	PP agree to comply with the condition.		
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.	PP agree to comply with the condition.		
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.	PP agree to comply with the condition.		
10.	Any appeal against this environmental clearance shall lie with National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	PP agree to comply with the condition.		

Condition of Consent to Establish

(Consent order No: Format 1.0/BO/ROHQ/CE/PN-20203-13/CC/5709

Date: 14/06/2014)

No	Condition	Compliance	☑	Photo																				
4.	<p>Conditions under Water (P&CP), 1974 Act for discharge of effluent:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. No</th> <th style="text-align: center;">Description</th> <th style="text-align: center;">Permitted quantity of discharge (CMD)</th> <th style="text-align: center;">Standards to be achieved</th> <th style="text-align: center;">Disposal</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td>Trade effluent</td> <td style="text-align: center;">nil</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">N.A.</td> </tr> <tr> <td style="text-align: center;">2.</td> <td>Domestic effluent</td> <td style="text-align: center;">317.0</td> <td style="text-align: center;">As per Schedule-I</td> <td style="text-align: center;">60% shall be reused & recycled and remaining shall be discharged in municipal sewer.</td> </tr> </tbody> </table>	Sr. No	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal	1.	Trade effluent	nil	NA	N.A.	2.	Domestic effluent	317.0	As per Schedule-I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.	Treated domestic effluent will be reused for flushing & gardening purpose							
Sr. No	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal																				
1.	Trade effluent	nil	NA	N.A.																				
2.	Domestic effluent	317.0	As per Schedule-I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.																				
5.	<p>Conditions under Air (P & CP) Act, 1981 for air emissions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. No</th> <th style="text-align: center;">Description of Stack/source</th> <th style="text-align: center;">Capacity</th> <th style="text-align: center;">Number of Stack</th> <th style="text-align: center;">Standards to be achieved</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>DG set</td> <td style="text-align: center;">350.0 kVA</td> <td style="text-align: center;">1</td> <td style="text-align: center;">As per Schedule-II</td> </tr> </tbody> </table>	Sr. No	Description of Stack/source	Capacity	Number of Stack	Standards to be achieved	1	DG set	350.0 kVA	1	As per Schedule-II	PP has been doing the DG set monitoring during construction & operation phase from MoEF recognized laboratory.												
Sr. No	Description of Stack/source	Capacity	Number of Stack	Standards to be achieved																				
1	DG set	350.0 kVA	1	As per Schedule-II																				
6.	<p>Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. No</th> <th style="text-align: center;">Type of waste</th> <th style="text-align: center;">Quantity & UOM</th> <th style="text-align: center;">Treatment</th> <th style="text-align: center;">Disposal</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Biodegradable</td> <td style="text-align: center;">587 kg/day</td> <td style="text-align: center;">OWC</td> <td style="text-align: center;">Used as Manure</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Non-Biodegradable</td> <td style="text-align: center;">880 kg/day</td> <td style="text-align: center;">Segregation</td> <td style="text-align: center;">By sale</td> </tr> <tr> <td style="text-align: center;">3</td> <td>STP Sludge</td> <td style="text-align: center;">35.0 kg/day</td> <td style="text-align: center;">-</td> <td style="text-align: center;">Used as manure</td> </tr> </tbody> </table>	Sr. No	Type of waste	Quantity & UOM	Treatment	Disposal	1	Biodegradable	587 kg/day	OWC	Used as Manure	2	Non-Biodegradable	880 kg/day	Segregation	By sale	3	STP Sludge	35.0 kg/day	-	Used as manure	The waste generated from the labour camps is mostly domestic waste which is collected and disposed off in municipal bins. Waste generated during operation phase will be properly collected & segregated. Biodegradable waste will be composted and use as manure. Non-Biodegradable waste will be disposed off in municipal bins.		
Sr. No	Type of waste	Quantity & UOM	Treatment	Disposal																				
1	Biodegradable	587 kg/day	OWC	Used as Manure																				
2	Non-Biodegradable	880 kg/day	Segregation	By sale																				
3	STP Sludge	35.0 kg/day	-	Used as manure																				

No	Condition	Compliance	☑	Photo
7.	This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.	PP is agree with the condition		
8.	This consent should not be construed as exemption from obtaining necessary NOC/permission from any Government agencies.	PP is agree with the condition		
9.	The applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the Environment Clearance	PP has submitted an affidavit in Board's prescribed format.		
10.	As per Para 2 of EIA Notification dated 14/9/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum No. J-1103/41/2006-IA. II (I). Dated- 19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed (s) for the guard(s) & acquisition of land shall not be treated as effective step.	PP agree with the given condition.		
11.	The applicant has submitted an affidavit for complying provision of RRZ policy 2009 such as Excess treated effluent generated from STP shall be connected to sewer line provided by local body & not store/dispose MSW within 500 m from HFL of Pawana River.	PP has submitted the distance certificate to MPCB.RRZ policy is cancelled now.		
12.	This consent is issued as per distance certificate issued by Executive Engineer, Khadakwasala Irrigation Division, Pune-II on dated 09/04/2014 mentioning location of STP & Organic waste converter plant 122.50 m & 137.5 m respectively from HFL of Pawana River.	PP has submitted the distance certificate to MPCB.RRZ policy is cancelled now.		

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

No	Condition	Compliance	☑	Photo																		
	<u>Schedule-I</u>																					
	<u>Terms & conditions for compliance of Water Pollution Control:</u>																					
1)	A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 360.0 CMD	PP have install STP after completion of construction.																				
	B] The Applicant shall operate the sewage treatment system 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.	Yes, PP will use Fluidized Bioreactor technology for sewage treatment. PP will achieve the standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.																				
	<table border="1"> <thead> <tr> <th>Sr. No</th> <th>Parameters</th> <th>Standards prescribed by Board</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>Limiting Concentration in mg/l,</td> </tr> <tr> <td>1</td> <td>pH</td> <td>6.5 to 9.0</td> </tr> <tr> <td>2</td> <td>Suspended Solids</td> <td>100</td> </tr> <tr> <td>3</td> <td>BOD 3 days 27 degree C</td> <td>100</td> </tr> <tr> <td>4</td> <td>Detergent</td> <td>01</td> </tr> </tbody> </table>	Sr. No	Parameters	Standards prescribed by Board			Limiting Concentration in mg/l,	1	pH	6.5 to 9.0	2	Suspended Solids	100	3	BOD 3 days 27 degree C	100	4	Detergent	01			
Sr. No	Parameters	Standards prescribed by Board																				
		Limiting Concentration in mg/l,																				
1	pH	6.5 to 9.0																				
2	Suspended Solids	100																				
3	BOD 3 days 27 degree C	100																				
4	Detergent	01																				
	C) The treated effluent shall be 60% recycled and reused for flushing, fire fighting, cooling of air conditioning, firefighting, etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly/indirectly at any time.	The treated water generated from STP will be 339 m ³ /day.186 m ³ /day recycled water will be used for flushing, Gardening & vehicle washing & the excess treated water of 182 m ³ /day will be discharge into the drainage line.																				
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.	PP agree with the given condition.																				

No	Condition	Compliance	☑	Photo					
3)	The firm 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.	PP agree with the condition. Regular check practice will be done to ensure proper functioning of equipments.							
4)	In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.	PP agree with the condition.							
5)	In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.	PP agree with the given condition.							
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Purpose for water consumed</th> <th>Water consumption quantity (CMD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Domestic purpose</td> <td>440.0</td> </tr> </tbody> </table>	Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)	1.	Domestic purpose	440.0		
Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)							
1.	Domestic purpose	440.0							

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

No	Condition	Compliance	☑	Photo														
	<u>Schedule-II</u> <u>Terms & conditions for compliance of Air Pollution Control:</u>																	
1.	As per your application, you have proposed to erect following stack(s) and to observe the following fuel pattern- <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Stack Attached to</th> <th>Height in Mtrs</th> <th>Type of Fuel</th> <th>Quantity</th> <th>UOM</th> <th>S%</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>DG Set (350 kVA)</td> <td>5.0</td> <td>HSD/ Diesel</td> <td>500</td> <td>Ltr/Hr</td> <td></td> </tr> </tbody> </table> <p>*DG set shall be operate only in case of power failure.</p>	Sr. No.	Stack Attached to	Height in Mtrs	Type of Fuel	Quantity	UOM	S%	1	DG Set (350 kVA)	5.0	HSD/ Diesel	500	Ltr/Hr		Yes, PP agree with the Provided condition.		
Sr. No.	Stack Attached to	Height in Mtrs	Type of Fuel	Quantity	UOM	S%												
1	DG Set (350 kVA)	5.0	HSD/ Diesel	500	Ltr/Hr													
2.	The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards. <table border="1"> <tr> <td>Particulate Matter</td> <td>Not to exceed</td> <td>150 mg/Nm³</td> </tr> </table>	Particulate Matter	Not to exceed	150 mg/Nm ³	PP agree with the condition.													
Particulate Matter	Not to exceed	150 mg/Nm ³																
3.	The applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.	PP agree with the condition.																
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)	PP agree with the condition.																
5.	Conditions during construction phase																	
A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.	PP has provided temporary MSW, sewage disposal and housing facility to the workers. Ambient air, noise is regularly checked during construction phase.																

No	Condition	Compliance	☑	Photo
B	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory	PP has provided temporary MSW, sewage disposal and housing facility to the workers. Ambient air, noise is regularly checked during construction phase.		
C	Noise generating activity shall be carried out during day time only.	PP has provided temporary MSW, sewage disposal and housing facility to the workers. Ambient air, noise is regularly checked during construction phase.		

SCHEDULE-III**Details of Bank Guarantees**

No	Condition						Compliance	☐	Photo	
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	PP has submitted the bank guarantee to MPCB.		
1	Consent to Establish	Rs.3.0 Lakh	15 Days	Towards compliance	Upto Commissioning of the project	Five years				

SCHEDULE-IV**General Conditions:**

No	Condition	Compliance	☑	Photo
	<u>The following general conditions shall apply as per the type pf the industry:</u>			
	<u>General Conditions:</u>			
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	PP agree with the condition.		
2)	The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-waste (management & Handling Rue 2011	PP agree with the condition.		
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.	PP agree with the condition.		
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.	Vehicles hired during construction are in good condition. We regularly check the PUC copy.		

No	Condition	Compliance	☑	Photo
5)	<p>Conditions for D.G. Set</p> <p>a) Noise from the D.G. set should be controlled by providing an acoustic enclosure or by treating the room acoustically.</p> <p>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.</p> <p>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 p.m.</p> <p>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.</p> <p>e) Installation of DG set must be strictly in compliance with recommendations of DG Set manufacturer.</p> <p>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.</p> <p>g) D.G. Set shall be operated only in case of power failure.</p> <p>h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.</p> <p>i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.</p>	<p>PP agree with all the provided condition. Noise standards for D.G set will be maintained throughout the construction phase.</p>		

No	Condition	Compliance	☑	Photo
6)	Solid Waste-The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M&H) Rule 2011	Waste generated during operation phase will be properly collected & segregated. Biodegradable waste will be composted and will be used as manure. Non-Biodegradable waste will be disposed off in municipal bins.		
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.	PP agree with the condition.		
8)	The industry shall submit official e-mail address and any change will be duly informed to the MPCB.	PP agree with the same.		
9)	The treated sewage shall be disinfected using suitable disinfection method.	PP will be using ozonation technology for disinfection.		
10)	The firm shall submit to this office, the 30 th day of September every year, the environment statement report for the financial year ending 31 st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.	PP agree with the condition.		
11)	The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.	PP agree with the condition.		

Annexure I

PREVIOUS COMPLIANCE REPORT

ACKNOWLEDGEMENT COPY



MAHABAL PUNE <mahabal.pune@gmail.com>

Megacity Bebadohal_Compliance & monitoring Reports_June to Nov-2018

1 message

MAHABAL PUNE <mahabal.pune@gmail.com>
To: ecompliance-mh@gov.in

Fri, Feb 8, 2019 at 4:43 PM

Dear Sir/Madam,

As per MoEF Notification dated 26.11.2018 "In the said notification, in paragraph 10, in sub-paragraph (ii) for the words "hard and soft copies" the words "soft copy" shall be substituted."

With reference of the above please find the attached Compliance & Monitoring report for the period of June to November 2018 of "Megacity Bebadohal" by M/s Xrbia North Hinjawadi Developers Pvt. Ltd (Formerly M/s. Lily Floriculture Pvt. Ltd.)

Regards,
Dhananjay
MEEPL Pune.
(020-27612357)

**Save a tree. Don't print this E-mail unless it's really necessary.****Bebadohal compliance report, June2018 to Nov-18.pdf**

7451K

Annexure II

SITE PHOTOGRAPH

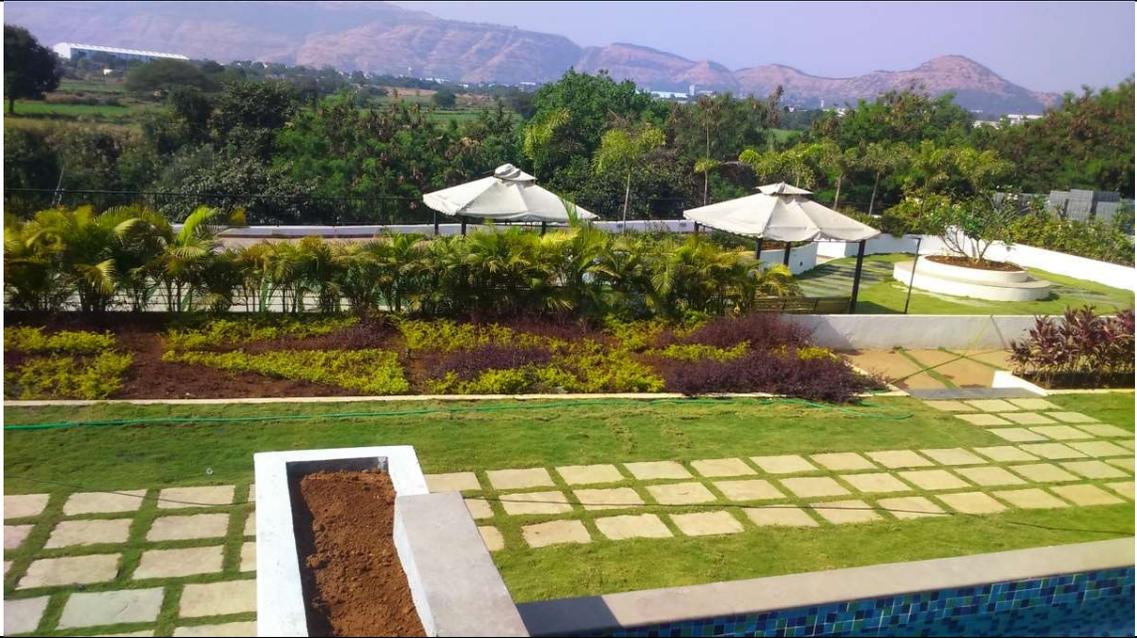
Completed site 1



Completed site 2



Green area



Club House



Sanitary Facilities



DG set



Sewage Treatment Plant



Annexure III

COPY OF MONITORING REPORT



Mahabal Enviro Engineers Pvt. Ltd. ⁷¹⁴ ⁴⁸²

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,

Opp. Patel Petrol Pump, Chhindwara Road, Koradi, Dist.Nagpur-441111

Phone : 91-712-2612162 T/Fax: 91-712-2612212 Email: nagpur@mahabal.com

Noise Level Monitoring Report

Report No.: ME-NG20715-191225-SA-XRF-PUNE		Date: 25.12.2019
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,	Order Reference
		Verbal discussion
Date of Sampling	15.12.2019	
Sampling Procedure	IS 9876:1981 & manufacturer Manual	

Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Noise)

Sr. No.	Location	Time in h	Sound Level dB(A) Fast Response	Sound Level dB(A) Slow Response
1	Main Gate			
	Day	11:35	54.1	53.6
	Night	22:10	42.6	41.3
2	Near B- 6 Building			
	Day	11:45	53.5	52.8
	Night	22:20	40.9	39.2
3	Near B -1 Building			
	Day	11:50	53.1	52.4
	Night	22:35	41.6	40.1
4	Near B- 5 Building			
	Day	12:10	52.7	51.9
	Night	22:50	40.5	39.7

Noise Level Standard

Area Code	Area Type	Limit in dB(A) weighted scale	
		Day	Night
C	Residential	55	45

-----END-----

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi

TECHNICAL MANAGER



Note:

1. The result listed refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Page 1 of 1

QF/SALE/05/Issue No.03,Dt.05.12.2019, Amd.00,Dt.00

Plot No. F-7, Road No. 21, MIDC Wagle Estate, Thane West - 400604, Maharashtra
 (600 m from Hotel Rukhmini Palace Turn Opp Toyota Show Room. Next to Ashida Electrical - near J B Sawant Bus Stop)
Phone: 2582 0658/ 3139/ 1663/ 3154 Fax: 91-22-25823543 thane@mahabal.com

ULR-TC748719000020715F



Mahabal Enviro Engineers Pvt. Ltd. ⁷¹⁵ 483

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,
Opp. Patel Petrol Pump, Chhindwara Road, Koradi, Dist.Nagpur-441111

Phone : 91-712-2612162 T/Fax: 91-712-2612212 Email: nagpur@mahabal.com

Stack Emission Monitoring Report

Report No.: ME-NG20713-191225-SA-XRF-PUNE		Date: 25.12.2019	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,		Order Reference
			Verbal discussion
Sample Description/Type	Stack Emission Monitoring	Sample Collected by	Laboratory
Sampling Location	D.G. Set 62.5 KVA	Sample Quantity/Packing	Thimble: 1 X 1 No. SO ₂ : 30 mL X 1 No. PVC Bottle NO _x : 25 mL X 1 No. PVC Bottle
Date of Sampling	15.12.2019	Date of Receipt of Sample	20.12.2019
Sampling Procedure	As per method reference		
Date of Start of Analysis	20.12.2019	Date of Completion of Analysis	20.12.2019

Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Stack Emission)

Stack Identity	D.G. Set 62.5 KVA		
Stack attached to	DG		
Material of construction	M.S		
Stack height above ground level (Meter)	6		
Stack Diameter (Meter)	0.07		
Stack shape at top	Round		
Type of fuel	Diesel		
Fuel Consumption (L/h)	9		
Parameter	Unit	Result	Method Reference
Flue gas Temperature	°C	107	IS 11255 (Part 3):2008
Flue gas Velocity	m/s	5.82	IS 11255 (Part 3):2008
Total gas quantity	Nm ³ /h	63	IS 11255 (Part 3):2008
Particulate Matter (PM)	mg/Nm ³	35	IS 11255 (Part 1):1985 RA 2003
Sulphur Dioxide (SO ₂)	kg/day	0.082	IS 11255 (Part 2):1985 RA 2003
Oxides of Nitrogen (NO _x)	mg/Nm ³	112	IS 11255 (Part 7): 2005
Remarks:			

-----END-----

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi

TECHNICAL MANAGER



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ULR-TC748719000020713F



Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,

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Ambient Air Quality Monitoring Report

Report No.: ME-NG20714-191225-SA-XRF-PUNE		Date: 25.12.2019	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,	Order Reference	
		Verbal discussion	
Sample Description/Type	Ambient Air Quality Monitoring	Sample Collected by	Laboratory
Sampling Location	Main Gate	Sample Quantity/Packing	PM ₁₀ : Filter paper: 1 X 1 No. PM _{2.5} : Filter paper: 1 X 1 No. SO ₂ : 30 mL X 2 No. PVC Bottle NO ₂ : 30 mL X 2 No. PVC Bottle
Date of Sampling	15.12.2019	Date of Receipt of Sample	20.12.2019
Sampling Procedure	As per method reference		
Date of Start of Analysis	20.12.2019	Date of Completion of Analysis	21.12.2019

Meteorological Data/ Environmental Conditions

Avg. Wind Velocity	Prominent Wind Direction	Relative Humidity (%)		Temperature (°C)	
		Max.	Min.	Max.	Min.
0.5 km/h	N	75	62	24	21
Location	Main Gate			Duration of Survey: 08 hours	
Parameter	Unit	Result	#NAAQM Standard	Method Reference	
Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Air)					
Sulphur Dioxide (SO ₂)	µg/m ³	17.4	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.1-6	
Nitrogen Dioxide (NO ₂)	µg/m ³	19.0	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.7-10	
Particulate Matter (size less than 10µm) or PM ₁₀	µg/m ³	52	100	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.11-14	
Particulate Matter (size less than 2.5µm) or PM _{2.5}	µg/m ³	22	60	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.15-30	
Remarks: # - Standard for 24 h. monitoring .					

-----END-----

FOR MAHABAL ENVIRO-ENGINEERS PVT. LTD.

Harish Mendhi

TECHNICAL MANAGER



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ULR-TC748719000020714F



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Water Sample Analysis Report

Report No.: ME-NG20716-191228-SA-XRF-PUNE		Date: 28.12.2019	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,	Order Reference	
		Verbal discussion	
Sample Description/Type	Drinking Water	Sample Collected by	Laboratory
Sampling Location	Near A-1 Building	Sample Quantity/Packing	2L X 1 No. PVC Can 500mL X 1 No. PVC Can 500 mL X No. Sterilised Glass Bottle
Date of Sampling	15.12.2019	Date of Receipt of Sample	20.12.2019
Sampling Procedure	IS:3025(Part I):1987 RA 2003; IS 1622:1981 RA 1996 Ed 2.4 (2003); APHA 23 rd Ed. 2017, 1060-B, 1-40; 9060 A, 9-36		
Date of Start of Analysis	20.12.2019	Date of Completion of Analysis	28.12.2019

Sr. No.	Parameter	Unit	Result	Method Reference
Discipline: Chemical Testing; Product Group: Water (Drinking Water)				
1	Colour	Hazen	<1	APHA 23 rd Ed. 2017, 2120-B, 2-6
2	Odour	-	Agreeable	IS 3025 (Part 5):1984, Reaffirmed 2006
3	Taste	-	Agreeable	IS 3025 (Part 7 & 8):1984, Reaffirmed 2006
4	Turbidity	NTU	0.1	APHA 23 rd Ed. 2017, 2130-B, 2-13
5	pH	-	7.7	APHA 23 rd Ed. 2017, 4500-H ⁺ -B, 4-95
6	Total Dissolved Solids	mg/L	198	IS 3025 (Part 16):1984 Reaffirmed 2006, Ed.2.1(1999-12)
7	Alkalinity Total (as CaCO ₃)	mg/L	114	IS 3025 (Part 23):1986 RA 2009 Amds 1
8	Total Hardness (as CaCO ₃)	mg/L	140	APHA 23 rd Ed. 2017, 2340-C, 2-48
9	Chloride (as Cl)	mg/L	28.0	APHA 23 rd Ed. 2017, 4500-Cl-B, 4-75
10	Sulphate (as SO ₄)	mg/L	12.3	APHA 23 rd Ed. 2017, 4500- SO ₄ -E, 4-199
11	Nitrate (as NO ₃)	mg/L	3.49	APHA 23 rd Ed. 2017, 4500-NO ₃ , E 4-131
12	Calcium (as Ca)	mg/L	39.3	APHA 23 rd Ed. 2017, 3500-Ca-B, 3-69
13	Magnesium (as Mg)	mg/L	36.0	APHA 23 rd Ed. 2017, 3500-Mg- B, 3-86
14	Fluoride (as F)	mg/L	0.475	APHA 23 rd Ed. 2017, 4500-F, D, 4-90
15	*Cyanide (as CN)	mg/L	N.D.	APHA 23 rd Ed. 2017, 4500-CN, C & E, 4-44 & 4-46

ULR-TC748719000020716P



Report No.20716 Cont...

Sr. No.	Parameter	Unit	Result	Method Reference
16	*Anionic detergents as MBAS	mg/L	N.D.	APHA 23 rd Ed. 2017, 5540-C, 5-55
17	*Phenolic compounds (as C ₆ H ₅ OH)	mg/L	N.D.	APHA 23 rd Ed. 2017, 5530- B & C, 5-49, 5-50
Residues in water (Trace metal Element)				
18	Iron (as Fe)	mg/L	0.095	APHA 23 rd Ed. 2017, 3111-B, 3-20
19	Manganese (as Mn)	mg/L	<0.04	APHA 23 rd Ed. 2017, 3111-B, 3-20
20	Cadmium (as Cd)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3111-B, 3-20
21	Chromium Hexa (as Cr ⁶⁺)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3500- Cr-B, 3-71
22	Copper (as Cu)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3111-B, 3-20
23	Lead (as Pb)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3111-B, 3-20
24	Zinc (as Zn)	mg/L	0.037	APHA 23 rd Ed. 2017, 3111-B, 3-20
25	Arsenic (as As)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3114-C, 3-40
26	Mercury (as Hg)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3112-B, 3-25
Discipline: Biological Testing; Product Group: Water (Drinking Water)				
27	Total Colliforms	MPN/100 mL	<1.1	APHA 23 rd Ed. 2017, 9221-B & C, 9-69, 9-72
28	E-Coli	MPN/100 mL	Absent	APHA 23 rd Ed. 2017, 9221-B, C & G, 9-69, 9-72 & 9-80
Remark: N.D.: Not Detected				
The tests marked with an * are not accredited by NABL				

-END-

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER
 (Chemical Testing)



Pranali Kurve
TECHNICAL MANAGER
 (Biological Testing)

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Noise Level Monitoring Report

Report No.: ME-NG01169-203001-SA-XRF-PUNE		Date: 30.01.2020
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,	Order Reference
		Verbal discussion
Date of Sampling	18.01.2020	
Sampling Procedure	IS 9876:1981 & manufacturer Manual	

Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Noise)

Sr. No.	Location	Time in h	Sound Level dB(A) Fast Response	Sound Level dB(A) Slow Response
1	Main Gate			
	Day	11:20	54.3	52.9
	Night	22:05	41.9	41.2
2	Near B- 6 Building			
	Day	11:25	52.8	53.2
	Night	22:10	41.2	40.1
3	Near B -1 Building			
	Day	11:30	53.1	52.3
	Night	22:20	41.6	40.8
4	Near B- 5 Building			
	Day	11:35	53.2	52.2
	Night	22:30	41.4	39.9

Noise Level Standard

Area Code	Area Type	Limit in dB(A) weighted scale	
		Day	Night
C	Residential	55	45

-----END-----

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi

TECHNICAL MANAGER



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 (600 m from Hotel Rukhmini Palace Turn Opp Toyota Show Room. Next to Ashida Electrical - near J B Sawant Bus Stop)
Phone: 2582 0658/ 3139/ 1663/ 3154 Fax: 91-22-25823543 thane@mahabal.com

ULR-TC748720000001131F



Stack Emission Monitoring Report

Report No.: ME-NG01170-200130-SA-XRF-PUNE		Date: 30.01.2020	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,		Order Reference
			Verbal discussion
Sample Description/Type	Stack Emission Monitoring	Sample Collected by	Laboratory
Sampling Location	D.G. Set 62.5 KVA	Sample Quantity/Packing	Thimble: 1 X 1 No. SO ₂ : 30 mL X 1 No. PVC Bottle NO _x : 25 mL X 1 No. PVC Bottle
Date of Sampling	18.01.2020	Date of Receipt of Sample	24.01.2020
Sampling Procedure	As per method reference		
Date of Start of Analysis	25.01.2020	Date of Completion of Analysis	27.01.2020

Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Stack Emission)			
Stack Identity		D.G. Set 62.5 KVA	
Stack attached to		DG	
Material of construction		M.S	
Stack height above ground level (Meter)		6	
Stack Diameter (Meter)		0.07	
Stack shape at top		Round	
Type of fuel		Diesel	
Fuel Consumption (L/h)		9	
Parameter	Unit	Result	Method Reference
Flue gas Temperature	°C	105	IS 11255 (Part 3):2008
Flue gas Velocity	m/s	5.82	IS 11255 (Part 3):2008
Total gas quantity	Nm ³ /h	64	IS 11255 (Part 3):2008
Particulate Matter (PM)	mg/Nm ³	30	IS 11255 (Part 1):1985 RA 2003
Sulphur Dioxide (SO ₂)	kg/day	0.054	IS 11255 (Part 2):1985 RA 2003
Oxides of Nitrogen (NO _x)	mg/Nm ³	60.3	IS 11255 (Part 7): 2005
Remarks:			

-----END-----

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Ambient Air Quality Monitoring Report

Report No.: ME-NG01168-200130-SA-XRF-PUNE		Date: 30.01.2020	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,	Order Reference	
		Verbal discussion	
Sample Description/Type	Ambient Air Quality Monitoring	Sample Collected by	Laboratory
Sampling Location	Main Gate	Sample Quantity/Packing	PM ₁₀ :Filter paper: 1 X 1 No. PM _{2.5} :Filter paper:1 X 1 No. SO ₂ :30 mL X 2 No. PVC Bottle NO ₂ :30 mL X 2 No. PVC Bottle
Date of Sampling	18.01.2020	Date of Receipt of Sample	24.01.2020
Sampling Procedure	As per method reference		
Date of Start of Analysis	25.01.2020	Date of Completion of Analysis	27.01.2020

Meteorological Data/ Environmental Conditions

Avg. Wind Velocity	Prominent Wind Direction	Relative Humidity (%)		Temperature (°C)	
		Max.	Min.	Max.	Min.
1 km/h	N	67	54	22	18
Location	Main Gate			Duration of Survey: 08 hours	
Parameter	Unit	Result	#NAAQM Standard	Method Reference	
Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Air)					
Sulphur Dioxide (SO ₂)	µg/m ³	14.1	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.1-6	
Nitrogen Dioxide (NO ₂)	µg/m ³	15.9	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.7-10	
Particulate Matter (size less than 10µm) or PM ₁₀	µg/m ³	47	100	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.11-14	
Particulate Matter (size less than 2.5µm) or PM _{2.5}	µg/m ³	19	60	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.15-30	
Remarks: #- Standard for 24 h. monitoring .					

-----END-----

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ULR-TC74872000001130F



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Water Sample Analysis Report

Report No.: ME-NG01214-200203-SA-XRF-PUNE		Date: 03.02.2020	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,	Order Reference	
		Verbal discussion	
Sample Description/Type	Drinking Water	Sample Collected by	Laboratory
Sampling Location	Near A-1 Building	Sample Quantity/Packing	2L X 1 No. PVC Can 500mL X 1 No. PVC Can 500 mL X No. Sterilised Glass Bottle
Date of Sampling	18.01.2020	Date of Receipt of Sample	24.01.2020
Sampling Procedure	IS:3025(Part I):1987 RA 2003; IS 1622:1981 RA 1996 Ed 2.4 (2003); APHA 23 rd Ed. 2017, 1060-B, 1-40; 9060 A, 9-36		
Date of Start of Analysis	24.01.2020	Date of Completion of Analysis	03.02.2020

ULR-TC748720000001176P

Sr. No.	Parameter	Unit	Result	Method Reference
Discipline: Chemical Testing; Product Group: Water (Drinking Water)				
1	Colour	Hazen	<1	APHA 23 rd Ed. 2017, 2120-B, 2-6
2	Odour	-	Agreeable	IS 3025 (Part 5):1984, Reaffirmed 2006
3	Taste	-	Agreeable	IS 3025 (Part 7 & 8):1984, Reaffirmed 2006
4	Turbidity	NTU	0.1	APHA 23 rd Ed. 2017, 2130-B, 2-13
5	pH	-	7.3	APHA 23 rd Ed. 2017, 4500-H ⁺ -B, 4-95
6	Total Dissolved Solids	mg/L	117	IS 3025 (Part 16):1984 Reaffirmed 2006, Ed.2.1(1999-12)
7	Alkalinity Total (as CaCO ₃)	mg/L	66	IS 3025 (Part 23):1986 RA 2009 Amds 1
8	Total Hardness (as CaCO ₃)	mg/L	80	APHA 23 rd Ed. 2017, 2340-C, 2-48
9	Chloride (as Cl)	mg/L	11.0	APHA 23 rd Ed. 2017, 4500-Cl-B, 4-75
10	Sulphate (as SO ₄)	mg/L	12.6	APHA 23 rd Ed. 2017, 4500- SO ₄ -E, 4-199
11	Nitrate (as NO ₃)	mg/L	1.82	APHA 23 rd Ed. 2017, 4500-NO ₃ , E 4-131
12	Calcium (as Ca)	mg/L	22.4	APHA 23 rd Ed. 2017, 3500-Ca-B, 3-69
13	Magnesium (as Mg)	mg/L	5.83	APHA 23 rd Ed. 2017, 3500-Mg- B, 3-86
14	Fluoride (as F)	mg/L	0.110	APHA 23 rd Ed. 2017, 4500-F, D, 4-90
15	*Cyanide (as CN)	mg/L	N.D.	APHA 23 rd Ed. 2017, 4500-CN, C & E, 4-44 & 4-46

Report No.01214 Cont...

Sr. No.	Parameter	Unit	Result	Method Reference
16	*Anionic detergents as MBAS	mg/L	N.D.	APHA 23 rd Ed. 2017, 5540-C, 5-55
17	*Phenolic compounds (as C ₆ H ₅ OH)	mg/L	N.D.	APHA 23 rd Ed. 2017, 5530- B & C, 5-49, 5-50
Residues in water (Trace metal Element)				
18	Iron (as Fe)	mg/L	0.197	APHA 23 rd Ed. 2017, 3111-B, 3-20
19	Manganese (as Mn)	mg/L	<0.04	APHA 23 rd Ed. 2017, 3111-B, 3-20
20	Cadmium (as Cd)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3111-B, 3-20
21	Chromium Hexa (as Cr ⁶⁺)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3500- Cr-B, 3-71
22	Copper (as Cu)	mg/L	<0.04	APHA 23 rd Ed. 2017, 3111-B, 3-20
23	Lead (as Pb)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3111-B, 3-20
24	Zinc (as Zn)	mg/L	0.033	APHA 23 rd Ed. 2017, 3111-B, 3-20
25	Arsenic (as As)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3114-C, 3-40
26	Mercury (as Hg)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3112-B, 3-25
Discipline: Biological Testing; Product Group: Water (Drinking Water)				
27	Total Colliforms	P-A/ 100mL	Absent	APHA 23 rd Ed. 2017, 9221-D, 9-75
28	E-Coli	P-A/ 100mL	Absent	APHA 23 rd Ed. 2017, 9221-D, E & G, 9-75 - 9-80
Remark: N.D.: Not Detected				
The tests marked with an * are not accredited by NABL				

-----END-----

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER
(Chemical Testing)



Pranali Kurve

Pranali Kurve
TECHNICAL MANAGER
(Biological Testing)

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Noise Level Monitoring Report

Report No.: ME-NG03035-200306-SA-XRF-PUNE		Date: 06.03.2020
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,	Order Reference
		Verbal discussion
Date of Sampling	24.02.2020	
Sampling Procedure	IS 9876:1981 & manufacturer Manual	

Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Noise)

Sr. No.	Location	Time in h	Sound Level dB(A) Fast Response	Sound Level dB(A) Slow Response
1	Main Gate			
	Day	11:00	52.7	50.4
	Night	22:05	40.4	39.6
2	Near B- 6 Building			
	Day	11:10	51.3	50.9
	Night	22:10	39.7	39.1
3	Near B -1 Building			
	Day	11:25	52.9	51.3
	Night	22:30	40.4	39.7
4	Near B- 5 Building			
	Day	11:45	51.8	50.4
	Night	22:45	39.2	38.6

Noise Level Standard

Area Code	Area Type	Limit in dB(A) weighted scale	
		Day	Night
C	Residential	55	45

-----END-----

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi

TECHNICAL MANAGER



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 (600 m from Hotel Rukhmini Palace Turn Opp Toyota Show Room. Next to Ashida Electrical - near J B Sawant Bus Stop)
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ULR-TC748720000002899F



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Stack Emission Monitoring Report

Report No.: ME-NG03038-200306-SA-XRF-PUNE		Date: 06.03.2020	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,		Order Reference
			Verbal discussion
Sample Description/Type	Stack Emission Monitoring	Sample Collected by	Laboratory
Sampling Location	D.G. Set 62.5 KVA	Sample Quantity/Packing	Thimble: 1 X 1 No. SO ₂ : 30 mL X 1 No. PVC Bottle NO _x : 25 mL X 1 No. PVC Bottle
Date of Sampling	24.02.2020	Date of Receipt of Sample	28.02.2020
Sampling Procedure	As per method reference		
Date of Start of Analysis	29.02.2020	Date of Completion of Analysis	02.03.2020

Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Stack Emission)			
Stack Identity		D.G. Set 62.5 KVA	
Stack attached to		DG	
Material of construction		M.S	
Stack height above ground level (Meter)		6	
Stack Diameter (Meter)		0.07	
Stack shape at top		Round	
Type of fuel		Diesel	
Fuel Consumption (L/h)		9	
Parameter	Unit	Result	Method Reference
Flue gas Temperature	°C	110	IS 11255 (Part 3):2008
Flue gas Velocity	m/s	5.94	IS 11255 (Part 3):2008
Total gas quantity	Nm ³ /h	64	IS 11255 (Part 3):2008
Particulate Matter (PM)	mg/Nm ³	32	IS 11255 (Part 1):1985 RA 2003
Sulphur Dioxide (SO ₂)	kg/day	0.041	IS 11255 (Part 2):1985 RA 2003
Oxides of Nitrogen (NO _x)	mg/Nm ³	64.2	IS 11255 (Part 7): 2005
Remarks:			

-----END-----

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi

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ULR-TC74872000002902F



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Phone : 91-712-2612162 T/Fax: 91-712-2612212 Email: nagpur@mahabal.com

Ambient Air Quality Monitoring Report

Report No.: ME-NG03034-200306-SA-XRF-PUNE		Date: 06.03.2020	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maval, District: Pune,	Order Reference	
		Verbal discussion	
Sample Description/Type	Ambient Air Quality Monitoring	Sample Collected by	Laboratory
Sampling Location	Main Gate	Sample Quantity/Packing	PM ₁₀ : Filter paper: 1 X 1 No. PM _{2.5} : Filter paper: 1 X 1 No. SO ₂ : 30 mL X 2 No. PVC Bottle NO ₂ : 30 mL X 2 No. PVC Bottle
Date of Sampling	24.02.2020	Date of Receipt of Sample	28.02.2020
Sampling Procedure	As per method reference		
Date of Start of Analysis	02.03.2020	Date of Completion of Analysis	02.03.2020

Meteorological Data/ Environmental Conditions

Avg. Wind Velocity	Prominent Wind Direction	Relative Humidity (%)		Temperature (°C)	
		Max.	Min.	Max.	Min.
1.5 km/h	N	48	32	28	23
Location	Main Gate			Duration of Survey: 08 hours	
Parameter	Unit	Result	#NAAQM Standard	Method Reference	
Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Air)					
Sulphur Dioxide (SO ₂)	µg/m ³	13.0	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.1-6	
Nitrogen Dioxide (NO ₂)	µg/m ³	15.1	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.7-10	
Particulate Matter (size less than 10µm) or PM ₁₀	µg/m ³	60	100	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.11-14	
Particulate Matter (size less than 2.5µm) or PM _{2.5}	µg/m ³	21	60	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.15-30	
Remarks: #- Standard for 24 h. monitoring .					

-----END-----

FOR MAHABAL ENVIRO-ENGINEERS PVT. LTD.

Harish Mendhi

TECHNICAL MANAGER



Note:

- The result listed refers only to the tested sample(s) and applicable parameter(s).
- This report is not to be reproduced except in full, without written approval of the laboratory.

ULR-TC748720000002898F



Mahabal Enviro Engineers Pvt. Ltd. ⁷²⁷ 495

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,

Opp. Patel Petrol Pump, Chhindwara Road, Koradi, Dist.Nagpur-441111

Phone : 91-712-2612162 T/Fax: 91-712-2612212 Email: nagpur@mahabal.com

Water Sample Analysis Report

Report No.: ME-NG03036-200310-SA- XRF-PUNE		Date: 10.03.2020	
Name and Address of Customer	Proposed Residential Development Gat No. 01 Village Bebadohal, Taluka: Maival, District: Pune,	Order Reference	
		Telephonic Discussion	
Sample Description/Type	Drinking Water	Sample Collected by	Laboratory
Sampling Location	Near A1 Building	Sample Quantity/Packing	2L X 1 No. PVC Can 500mL X 1 No. PVC Can 500 mL X No. Sterilised Glass Bottle
Date of Sampling	24.02.2020	Date of Receipt of Sample	28.02.2020
Sampling Procedure	IS:3025(Part I):1987 RA 2003; IS 1622:1981 RA 1996 Ed 2.4 (2003); APHA 23 rd Ed. 2017, 1060-B, 1-40; 9060 A, 9-36		
Date of Start of Analysis	28.02.2020	Date of Completion of Analysis	09.03.2020

Sr. No.	Parameter	Unit	Result	Method Reference
Discipline: Chemical Testing; Product Group: Water (Drinking Water)				
1	Colour	Hazen	<1	APHA 23 rd Ed. 2017, 2120-B, 2-6
2	Odour	-	Agreeable	IS 3025 (Part 5):1984, Reaffirmed 2006
3	Taste	-	Agreeable	IS 3025 (Part 7 & 8):1984, Reaffirmed 2006
4	Turbidity	NTU	0.3	APHA 23 rd Ed. 2017, 2130-B, 2-13
5	pH	-	7.5	APHA 23 rd Ed. 2017, 4500-H ⁺ -B, 4-95
6	Total Dissolved Solids	mg/L	74	IS 3025 (Part 16):1984 Reaffirmed 2006, Ed.2.1(1999-12)
7	Alkalinity Total (as CaCO ₃)	mg/L	40	IS 3025 (Part 23):1986 RA 2009 Amds 1
8	Total Hardness (as CaCO ₃)	mg/L	46	APHA 23 rd Ed. 2017, 2340-C, 2-48
9	Chloride (as Cl)	mg/L	7.05	APHA 23 rd Ed. 2017, 4500-Cl-B, 4-75
10	Sulphate (as SO ₄)	mg/L	9.3	APHA 23 rd Ed. 2017, 4500- SO ₄ -E, 4-199
11	Nitrate (as NO ₃)	mg/L	0.62	APHA 23 rd Ed. 2017, 4500-NO ₃ , E 4-131
12	Calcium (as Ca)	mg/L	12.8	APHA 23 rd Ed. 2017, 3500-Ca-B, 3-69
13	Magnesium (as Mg)	mg/L	3.4	APHA 23 rd Ed. 2017, 3500-Mg- B, 3-86
14	Fluoride (as F)	mg/L	0.195	APHA 23 rd Ed. 2017, 4500-F, D, 4-90

ULR-TC748720000002900P



Report No.03036 Cont...

Sr. No.	Parameter	Unit	Result	Method Reference
15	*Cyanide (as CN)	mg/L	N.D.	APHA 23 rd Ed. 2017, 4500-CN, C & E, 4-44 & 4-46
16	*Anionic detergents as MBAS	mg/L	N.D.	APHA 23 rd Ed. 2017, 5540-C, 5-55
17	*Phenolic compounds (as C ₆ H ₅ OH)	mg/L	N.D.	APHA 23 rd Ed. 2017, 5530- B & C, 5-49, 5-50
Residues in water (Trace metal Element)				
18	Iron (as Fe)	mg/L	0.470	APHA 23 rd Ed. 2017, 3111-B, 3-20
19	Manganese (as Mn)	mg/L	0.053	APHA 23 rd Ed. 2017, 3111-B, 3-20
20	Cadmium (as Cd)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3111-B, 3-20
21	Chromium Hexa (as Cr ⁶⁺)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3500- Cr-B, 3-71
22	Copper (as Cu)	mg/L	<0.04	APHA 23 rd Ed. 2017, 3111-B, 3-20
23	Lead (as Pb)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3111-B, 3-20
24	Zinc (as Zn)	mg/L	0.048	APHA 23 rd Ed. 2017, 3111-B, 3-20
25	Arsenic (as As)	mg/L	N.D.	IS 3025(Part 37):1988, RA 2009
26	Mercury (as Hg)	mg/L	N.D.	APHA 23 rd Ed. 2017, 3112-B, 3-25
Discipline: Biological Testing; Product Group: Water (Drinking Water)				
24	Total Colliforms	P-A/ 100 mL	Absent	APHA 23 rd Ed. 2017, 9221-B & C, 9-75
25	E-Coli	P-A/ 100 mL	Absent	APHA 23 rd Ed. 2017, 9221-D, E & G, 9-75-9-80
Remark: N.D.: Not Detected				
The tests marked with an * are not accredited by NABL				

-END-

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER
 (Chemical Testing)



Pranali Kurve
TECHNICAL MANAGER
 (Biological Testing)

Note:

1. The result listed refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

QF/SALE/02/Issue No 03 Dt 05.11.2017



Plot No. F-7, Road No. 21, MIDC Wagle Estate, Thane West - 400604,
 (600 m from Hotel Rukhmini Palace Turn Opp Toyota Show Room. Next to Ashida Electrical - near J T
Phone: 2582 0658/ 3139/ 1663/ 3154 Fax: 91-22-25823543 thane@mahabalenviro.com

Certificate Number TC-7487

ULR- TC748720000002900P

Annexure IV

COPY OF ENVIRONMENT CLEARANCE LETTER

Government of Maharashtra

SEAC-III- 2013/CR-244/TC-3
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 31st March, 2015.

To,
 Mr. Veer Bharati Kouls
 Xrbia North Hinjewadi Developers Pvt. Ltd.
 (Lily floriculture Pvt Ltd)
 929, Mantri House, 1st Floor, FC Road,
 Pune-411004

Subject: Environment clearance for proposed residential project "Megacity" on the plot bearing S.No.01 at village Bebadohal, Tal. Maval, Distt.Pune by M/s. Lily Floriculture Pvt.Ltd

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 8th & 11th meetings 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 79th & 82nd meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of Project	"Proposed Residential Development" Gat. No. 01 Village Bebadohal, Tal : Maval , Dist : Pune, State- Maharashtra
Project Proponent	Xrbia North Hinjewadi Developers Pvt. Ltd.(Lily floriculture Pvt Ltd)
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project: Housing project /Industrial Estate/SRA scheme/ MHADA /Township or others	Proposed Residential Development.
Location of the Project	Gat. No. 01 Village Bebadohal, Tal : Maval , Dist : Pune, State- Maharashtra
Whether in Corporation /Municipal/other area	Town Planning Dept. Pune

Applicability of the DCR	Regional Planning DCR			
IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Part sanction received ,remaining applied			
Note on the initiated work (If applicable)	No work has been initiated			
LOI/ NOC from MHADA /Other approvals (If applicable)	N.A			
Total Plot Area (sq.m.) Deductions Net Plot area	Plot Area: 26,100.00 Sq. Mt. Deductions : Amenity Area: 3,915.00 Sq.Mt. Total Deduction : 3,915.00 Sq.mt Net plot area : 22,185.00 Sq.mt			
Permissible FSI (including TDR etc.)	Permissible FSI : 31059.00 Sq.mt			
Proposed Built-up Area (FSI & Non-FSI)	FSI : 31,059.00 Sq.mt. Non FSI : 11,611.82 Sq.mt. Total : 42,670.82 Sq.mt.			
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Total Ground coverage is 3,730.85 Sq.mt. 14.29 % of net plot area.			
Estimated Cost of the Project	Rs. 55 Cr/-			
No. of building & its configuration (s)	#	Building Type	Number Of Floors	Number Of Flats/Building
	1	A 2	G +9	115
	2	B 1	P + 7	56
	3	B 2	P + 7	56
	4	B 3	P + 7	56
	5	B 4	P + 7	56
	6	B 5	P + 7	56
	7	B 6	P + 8	64

	8	B 7	P+12	96
	9	C 1	P+9	72
	10	C 2	P+9	72
	TOTAL			699
Number of tenants and shops	No. of Tenements: - 699 nos.			
Number of expected residents/users	Residential Users: 3495 nos.			
Tenant density per hector	300 tenants per hector			
Height of the building(s)	37.7 mtr.			
Right of way(Width of the road from the nearest fire station to the proposed building(s)	Nigdi fire station approx 16 km & Width of the road from the fire station to the proposed building 30mt. wide road abutting to site			
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement from all around the building is 9 m.			
Existingstructure(s)	No existing structures.			
Details of the demolition with disposal (If applicable)	No demolition work.			
Total Water Requirement	Residential Dry season: Source: Irrigation Dept, Pune Fresh water (CMD): 316 Recycled water (Residential CMD): 156 Recycled water (Garden CMD): 30 HAVC makeup: - Not Applicable Total fresh water requirement: 316 Excess treated water (CMD): 152 Swimming Pool: Not Applicable Fire fighting (CMD): UGT : 150 KLD – 2 Nos			

	<p>Wet Season: Source: Irrigation Dept. Pune Fresh water (CMD): 316 Recycled water (Residential CMD): 156 Recycled water (Garden CMD): - 15 HAVC makeup: - Not Applicable Total fresh water requirement: 316 Excess treated water (CMD): 182 Swimming Pool: Not Applicable Fire fighting (CMD): UGT: 150 KLD -2 Nos.</p>
Details about Swimming Pool:	<p>Dimension of Swimming Pool: Not Applicable Total water Requirement in KLD: Not Applicable Water requirement for make up in KLD: Not Applicable Details of Plant & Machinery used for treatment of Swimming pool water: Not Applicable</p>
Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 6 -10 meter Size and no of RWH tank(s) and Quantity :- 35 cum Location of the RWH tank(s) :- NW Side of the project site • Size, no of recharge bore well and Quantity: - 1 m x 1 m x 1 m- 15 Nbs. Budgetary allocation (Capital cost and O&M cost) Capital Cost :- Rs 15 lacs O & M cost :- Rs. 0.4 lacs/ annum</p>
UGT tanks	<p>Residential: Domestic UG tank Capacity: 316 KLD Flushing UG tank Capacity: 187 KLD Fire UG tank Capacity: 150 KLD – 2 Nos. Commercial: Domestic UG tank Capacity: –Not Applicable Flushing UG tank Capacity: Not Applicable Fire UG tank Capacity: Not Applicable</p>
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: Dendrite pattern The property slopes very gently towards NW (North west side) • Quantity of storm water: 436 m³/day • Size of SWD: Internal storm water drain 900 mm wide drain
Sewage and Wastewater	<ul style="list-style-type: none"> • Sewage generation :- 377 m³/day • Capacity of STP (CMD):- 380 m³ <p>STP technology :- Fluidized Aerobic Bio-Reactor (FAB)</p> <ul style="list-style-type: none"> • Location of the STP: - SW side of the project site • DG sets (during emergency):- Load considered in the Common D.G. Set • Budgetary allocation (Capital cost and O&M cost) <p>Capital Cost: - Rs. 76 lacs O & M Cost: - Rs. 12 lacs/ annum</p>
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation : 25 Kg/Day • Quantity of the top soil to be preserved: - 1500 m³.

	<ul style="list-style-type: none"> • Quantity of the debris :- 10528 m³ <p>Disposal of the construction way debris: - This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites.</p> <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> • Residential : Biodegradable : 943 Kg/ day Non-Biodegradable : 629 Kg/ day • Commercial : Biodegradable : Not Applicable Non-Biodegradable: Not Applicable • Total Biodegradable : 943 Kg/ day • E – waste (Kg/month) :- Negligible • STP Sludge (Dry sludge) (Kg/day):- 16 approx. <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste:- handed over to authorized agency for disposal • Wet waste:-Vessel composting • E – waste:- handed over to authorized recyclers Hazardous waste:- authorized hazardous waste management agencies • STP Sludge (Dry sludge):- used as manure <p>Area requirement:</p> <ol style="list-style-type: none"> 1. Location of OWC: - SW side of the project site 2. Area for the storage and treatment of the solid waste:- 74 Sq.mt. <p>Budgetary allocation (Capital cost and O&M cost) Capital Cost : Rs. 15 Lacs O & M Cost : Rs. 5Lacs /annum</p>
--	--

Total RG area: 6000 Sq.mt

1. RG area other than green belt (Please specify for Playground, etc.)

Landscape area:- 500 Sq.mt.

2. RG area under green belt:

Green covers Area: 5,500 Sq.mt.

3. Plantation:

Number and list of trees species to be planted in the ground RG:-

357 Nos. trees to be planted

List of Trees :-

No.	Botanical Name	Common Name	Qty.	Characteristics & Ecological Importance
1.	<i>Albizza lebbek</i>	Shirish	23	Its uses include environmental management, forage, medicine and wood
2.	<i>Milingtonia Hortensis.</i>	Cork Tree	28	Tall deciduous,fragrant,fruit is capsule,medicinal plant.dried flower is good for lung tonic & cough diseases.
3.	<i>Cassia fistula</i>	Golden Shower Tree	25	It is planted as road side plantation. It acts as dust and noise barrier.
4.	<i>Pongamia Pinnatta.</i>	Karanj	34	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant

5.	<i>Mimisops elengii</i>	Bakul	48	Shady tree, small white fragrant flowers
6.	<i>Ficus Retusa</i>	Nandruk	32	Medium sized evergreen tree, Shady tree
7.	<i>Lagerstroemia flos reginea</i>	Tamhan	36	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers
8.	<i>Bahunia racemosa</i>	Apta	22	Small tree with small white flowers, Butterfly host plant
9.	<i>Ficus religiosa</i>	Pimpal	25	Medium sized evergreen tree, Shady tree.
10.	<i>Anthocephalus cadamba</i>	Kadamb	20	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
11.	<i>Azadiracta indica</i>	Neem	22	Neem is extremely beneficial to save the environment from pollution, since its in-florescence is purifying 'with its feathery crests tossing fifty feet into the sky' Neem is a veritable "Kalpataru" for giving healthy environment. It also brings other environmental benefits such as flood control, reduced soil erosion and less salination.
12.	<i>Erythrina indica</i>	Pangara	16	Medium sized deciduous tree. Bright scarlet flowers.
13	<i>Chukrasia tabularis.</i>	Indian Mahagony	26	Fast growing evergreen tree with broad symmetrical crown, medicinal plant. Bark is used to cure Maleria,diarrhea.
			357	

4. Budgetary allocation (Capital cost and O&M cost)

Capital Cost: -Rs. 23 Lacs &

O & M cost :- Rs. 4.5 lacs/ annum

Energy	<p>Power Supply:</p> <ul style="list-style-type: none"> • Residential Connected Load: 2104 KW • Commercial : Connected Load : Not Applicable • Source - MSEDCL <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> • LED fittings are used for Parking, landscape & Solar street lighting (20%) instead of conventional light fittings. • Exterior lighting to be controlled by time switch. • Energy efficient motors. • Maximum allowable power loss from transformer to be within specified limits Details • Calculation & % of saving -27.42 % • Compliance of the ECBC guideline(YES/NO)- Yes
--------	--

	Clause No. 7.2	Mandatory requirements for lighting	Lighting controls, Exit signs, lighting for exterior building grounds shall be provided as specified in ECBC, as applicable.
	Clause No. 7.2.1.4	Exterior lighting control	Exterior lighting is controlled by time switch (Timer with contactor) as applicable.
	Clause No. 7.3	Interior lighting power	Interior lighting power (LPD) is within the limits as per above mentioned clause in ECBC.
	Clause No. 7.4	Exterior lighting power	Exterior lighting power (LPD) is within the limits as per above mentioned clause in ECBC norms.
	Clause No. 8.2	Mandatory requirements for electrical power	Transformers, Energy efficient Motors, power factor correction, check metering and monitoring, power distribution systems shall be as specified in ECBC.
	Clause No. 8.2.1	Maximum allowable transformer losses	Maximum allowable transformer losses are to be within specified limits as per above clause in ECBC.
	Clause No. 8.2.3	Power factor correction	Power factor correction as applicable to above mentioned clause for commercial building only.
	Clause No. 8.2.5.1	Distribution losses	Distribution losses are maintained in such a way that not exceeding 1% of total power usage.
<ul style="list-style-type: none"> • Budgetary allocation(capital Cost & O& M Cost) Capital Cost – Rs. 20 lacks O & M Cost – Rs. 0.50 Lacks. Per Annum. DG Set: DG Set – 570 kVA (250+320 kVA) 			
Environmental Management plan Budgetary Allocation: During Construction Phase:	Construction phase (with Break-up):		
	Parameter		Cost (Rs. In lacs)

During Operation phase:

Water For Dust Suppression	1.80
Air & Noise monitoring	0.24
Topsoil Management and soil erosion control	15.5
Water monitoring	0.26
Site Sanitation	2.50
Gardening Set up	14.96
Disinfection- Pest Control	0.36
First Aid Facilities	1.2
Health Check Up	2.40
Training and awareness	1.0
Personal Protective Equipments	9.0
CFL lamps for labour hutments	0.075
Modular STP	10
Total	59.29

Operation Phase (with Break-up)-

Sr. No.	Parameter	Set up cost (Rs in In Lacs.)	Operational & Maintenance Cost(Rs in Lacs. per annum)
1	STP Cost	76	12
2	Rain Water Harvesting	15	0.4
3	WTP	15	5.0
4	Pond for Treated Sewage	20	0.5
5	Environmental Monitoring	MoEF approved laboratory	12.96
6	Gardening	8.4	4.5
7	Solid waste	10	1.80
8	Solar Street Light	15	0.25
9	BMS	--	5
	Total	164.4	40.41

a. Quantum and generation of Corpus fund and commitment :

Project proponent shall operate and maintain EMF for 3

	years after giving possession and shall also generate corpus fund during 3 years for O & M of Rs 121.23 lacs (i.e. 40.41 lacs x 3 years). b. Responsibility for further O &M : Corpus fund shall be handed over to the society. Environmental Management Facilities will be handed over with M.O.U. along with society.																																																																			
Traffic Management Parking Statement Residential: Commercial:	Traffic generated from this project will confluent on proposed 30 m wide road. Parking details: <table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Type of Building</th> <th rowspan="2">Floors</th> <th colspan="2">Parking Provided</th> </tr> <tr> <th>CARS</th> <th>SCOOTERS</th> </tr> </thead> <tbody> <tr><td>1</td><td>A2</td><td>G+9</td><td>5</td><td>24</td></tr> <tr><td>2</td><td>B1</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>3</td><td>B2</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>4</td><td>B3</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>5</td><td>B4</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>6</td><td>B5</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>7</td><td>B6</td><td>P+8</td><td>13</td><td>50</td></tr> <tr><td>8</td><td>B7</td><td>P+12</td><td>13</td><td>50</td></tr> <tr><td>9</td><td>C1</td><td>P+9</td><td>15</td><td>50</td></tr> <tr><td>10</td><td>C2</td><td>P+9</td><td>15</td><td>50 0</td></tr> <tr><td>11</td><td>In Layout</td><td></td><td>126</td><td>449</td></tr> <tr><td>12</td><td>Cycles</td><td></td><td></td><td>923</td></tr> </tbody> </table> <p>Width of all Internal roads (m): Width of driveways is 12 m wide.</p>	Sr. No.	Type of Building	Floors	Parking Provided		CARS	SCOOTERS	1	A2	G+9	5	24	2	B1	P+7	13	50	3	B2	P+7	13	50	4	B3	P+7	13	50	5	B4	P+7	13	50	6	B5	P+7	13	50	7	B6	P+8	13	50	8	B7	P+12	13	50	9	C1	P+9	15	50	10	C2	P+9	15	50 0	11	In Layout		126	449	12	Cycles			923
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12	Cycles			923																																																																

3. The proposal has been considered by SEIAA in its 79th & 82nd 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 :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to utilization of excess treated water.

- (ii) 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. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. 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.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) STP capacity shall be increased appropriately considering waste water generation.
- (v) 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.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) 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.
- (viii) "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.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) 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.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) 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.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (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) 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.
- (x) 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.
- (xi) 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.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) 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.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) 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.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge 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.

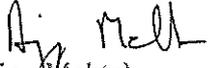
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) 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.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) 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.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) 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.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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 be reported to the MPCB & this department.
- (viii) 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>.
- (ix) 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.
- (x) 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.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria 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.
- (xii) 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.
- (xiii) 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 (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.


 (Ajoy Mehta)
 Principal Secretary,
 Environment department &
 MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021.

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
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, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 3/03/2015)

Annexure V

COPY OF CONSENT TO ESTABLISH LETTER

746
MAHARASHTRA POLLUTION CONTROL BOARD

514

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@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 - 400 022

Infrastructure/Orange/L.S.I

Consent order No: *Format 1.0/BO/ROHQ/CE/PN-20203-13/CC-5709*

Date: *14/06/2014*

To,
M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,
S.No.1 Village- Bebadohal,
Taluka Maval, Dist Pune.

Sub : Consent to Establish in Orange category for Building / construction project.

Ref : Minutes of Consent Committee meeting held on 10/06/2014

Your application:- CE1401000317

Date: 16/12/2013

For: Consent to Establish for Construction of Residential 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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 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 a period upto:- Commissioning of the unit or five years, whichever is earlier.
2. The Proposed Capital investment of the Project is Rs 46.50 Crs. (As per CA certificate).
3. The Consent to Establish is valid for development of new Residential project by **M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,** at **S.No.1 Village- Bebadohal, Taluka Maval, Dist Pune.** on total plot area of 26,100.0 Sq. mtrs and total construction built up area of 29290.31 Sq. mtrs. As per construction commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	317.0 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (350.0 KVA)	1	As per Schedule -II

M/s. Xrbia North Hinjewadi Developers Pvt. Ltd., SRO Pune II/O-L/97090000

Page 1 of 6

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	587.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	880.0	Kg/Day	Segregation	By sale
3.	STP Sludge	35.0	Kg/D	---	Used as manure

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the Environment Clearance.
10. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
11. The applicant shall submit an affidavit for complying provisions of RRZ policy 2009 such as Excess treated effluent generated from STP shall be connected to sewer line provided by local body & not store / dispose MSW within 500 mtrs from HFL of Pawana River.
12. This consent is issued as per distance certificate issued by Executive Engineer, Khadkwasala Irrigation Division, Pune-II on dated 09/04/2014 mentioning location of STP & Organic waste convertor plant 122.50 mtrs & 137.5 mtrs respectively from HFL of Pawana River.

For and on behalf of the
Maharashtra Pollution Control Board

(Rajeev Kumar Mital) IAS
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	75100.0	084676	02/12/2013	Oriental Bank of Commerce

Copy to:

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

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 360.0 CMD

B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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	Detergent	Not to exceed	01 mg/l.

C] The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.
- 3) The firm 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	440.0

Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (350.0 KVA)	5.0	HSD/ Diesel	500.0

* D.G. Set shall be operate only in case of power failure.

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:

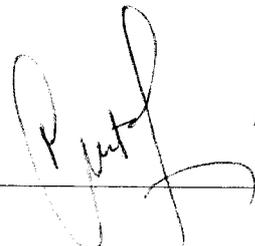
Particulate matter	Not to exceed	150.00 mg/Nm ³ .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before 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 during construction phase:-

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.

Schedule-III
Details of Bank Guarantees

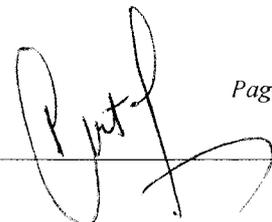
Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish	Rs. 3.0 lakh	15 days	Rs. 3.0 lakh for ensuring the compliance of consent conditions.	Upto Commissioning of the unit	Five years



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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) 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 Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**



752 MAHARASHTRA POLLUTION CONTROL BOARD

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@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 - 400 022

Infrastructure/Orange/L.S.I

Consent order No: *Format 1.0/BO/ROHQ/CE/PN-20203-13/CC-5709*

Date: *14/06/2014*

To,
M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,
S.No.1 Village- Bebadohal,
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Sub : Consent to Establish in Orange category for Building / construction project.

Ref : Minutes of Consent Committee meeting held on 10/06/2014

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For: Consent to Establish for Construction of Residential project.

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- The consent to Establish is granted for a period upto:- Commissioning of the unit or five years, whichever is earlier.
- The Proposed Capital investment of the Project is Rs 46.50 Crs. (As per CA certificate).
- The Consent to Establish is valid for development of new Residential project by **M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,** at **S.No.1 Village- Bebadohal, Taluka Maval, Dist Pune.** on total plot area of 26,100.0 Sq. mtrs and total construction built up area of 29290.31 Sq. mtrs. As per construction commencement certificate issued by local body.
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	317.0 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (350.0 KVA)	1	As per Schedule -II

M/s. Xrbia North Hinjewadi Developers Pvt. Ltd., SRO Pune II/O-L/97090000

Page 1 of 6

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	587.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	880.0	Kg/Day	Segregation	By sale
3.	STP Sludge	35.0	Kg/D	---	Used as manure

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the Environment Clearance.
10. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
11. The applicant shall submit an affidavit for complying provisions of RRZ policy 2009 such as Excess treated effluent generated from STP shall be connected to sewer line provided by local body & not store / dispose MSW within 500 mtrs from HFL of Pawana River.
12. This consent is issued as per distance certificate issued by Executive Engineer, Khadkwasala Irrigation Division, Pune-II on dated 09/04/2014 mentioning location of STP & Organic waste convertor plant 122.50 mtrs & 137.5 mtrs respectively from HFL of Pawana River.

For and on behalf of the
Maharashtra Pollution Control Board

(Rajeev Kumar Mital) IAS
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	75100.0	084676	02/12/2013	Oriental Bank of Commerce

Copy to:

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

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 360.0 CMD

B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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	Detergent	Not to exceed	01 mg/l.

C] The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.
- 3) The firm 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	440.0

Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (350.0 KVA)	5.0	HSD/ Diesel	500.0

* D.G. Set shall be operate only in case of power failure.

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:

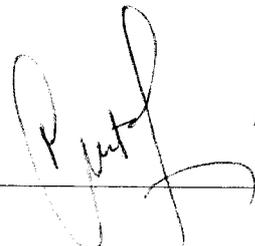
Particulate matter	Not to exceed	150.00 mg/Nm ³ .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before 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 during construction phase:-

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.

Schedule-III
Details of Bank Guarantees

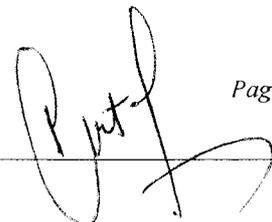
Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish	Rs. 3.0 lakh	15 days	Rs. 3.0 lakh for ensuring the compliance of consent conditions.	Upto Commissioning of the unit	Five years



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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) 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 Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**



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-080320/CO/CC- 200200025
Date 04/02/2020

To,
M/s. Xrbia North Hinjewadi Developers Pvt Ltd,
S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune.

Sub: Consent to Operate for Construction of Residential Development Projects is granted under Red category.

- Ref:** 1. Consent to Establish granted vide no. Format 1.0/BO/ROHQ/CE/PN-20203-13/CE-5709 dt. 14/06/2014.
2. Environmental Clearance obtained Vide SEAC-III-2013/CR-244/TC-3 dt.31/03/2015.
3. Your Application vide UAN No. 080320 dt. 27/09/2019.
4. Minutes of 10th Consent Committee Meeting held on 13/12/2019.

For: Consent to Operate for Construction of Residential Development Projects 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:

- Consent to Operate is granted for period up to 31/11/2020.
- The proposed capital investment of the project is **Rs. 60.49 Cr.**
(As per C.A certificate submitted by project proponent)

The Consent to Operate is valid for Construction of Residential Development Projects named as **M/s. Xrbia North Hinjewadi Developers Pvt Ltd, S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune**, for total plot area **26,100.00 Sqm** & completed construction BUA area **42,670.82 Sqm** out of total construction BUA **42,670.82 Sqm**, As per EC dt. **31/03/2015** including utilities and services and 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	377.00	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	200 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	943.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	629.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	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 SEAC, Environment Department, Government of Maharashtra, dtd. 31/03/2015 for total plot area **26,100.00 Sqm** & total construction BUA area **42,670.82 Sqm**.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	1,00,000/-	NEFT/OW/SAA75647556	09/10/2019	Oriental Bank of Commerce

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-II they are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, 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 **380.00 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 ir 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	472.00

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (200 KVA)	Acoustic enclosure	3.00	HSD	35.00	Lit/Hr	--	--

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

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

Particulate matter	Not to exceed	150 mg/Nm 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).

(Handwritten signature)

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

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

[Handwritten signature]

Maharashtra Pollution Control Board

General Conditions:

Schedule-IV

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.**

Exhibit- BB







Network: Mar 23, 2022 11:15:34 AM GMT+05:30
Local: Mar 23, 2022 11:15:34 AM GMT+05:30
18°41'30.944"N 73°38'49.445"E
Bebadohal
Pune
Maharashtra



!! Shri Mahadevi Prasanna !!



OMKAR WATER SUPPLIERS

INVOICE

A/P. KHARABWADI (CHAKAN), TAL.KHED DIST.PUNE 410 501

Mr./ Mrs. <u>Bhate & Rajee Pvt. Ltd.</u> Xzbia	Invoice No. : 495 Vehicle No. : MH-14-AH-6564 Date : 11/10/2017
---	---

No.	Date	Particulars	Trip	Liters	Rate	Amount
	11/9/2017 to 30/9/2017	Water tankar MH-14-AH-6564	54 Trip	12,000 Lit	1,000 Rs	54,000/-
P. P. P. P. Received on 05/10/17 and checked O.K.						total 54,000/-

Amount in words: पचास हजार रुपये मात्र

For. OMKAR WATER SUPPLIERS

Acharya
Proprietors

P. P. P. P.
Draner By

[Signature]
Checked & Passed By

Approved By

॥ ग्रामविकास हेच आमचे ध्येय ॥

ग्रुप ग्रामपंचायत बेबड ओहोळ

(निर्मलग्राम पुरस्कृत)

ता. मावळ, जि. पुणे - ४१० ५०६.



सौ. अर्चना संदीप घारे (बी.ई.सिव्हील)
सरपंच

श्री. आर. बी. देशमुख
ग्रामसेवक

दिनांक : १९/०६/२०१२.



* ना हरकत दाखला *

सरपंच ग्रुपग्रामपंचायत बेबडओहोळ यांचेकडून दाखला देण्यात येतो की, " लीली फ्लोरीकल्चर प्रा. ली. " यांना मॉजे बेबडओहोळ, ता. मावळ येथील गट नं. १ मध्ये व्यावसाय करण्याबाबत ग्रामपंचायतीची काहीही हरकत नाही. तसेच त्यासाठी लागणारी लाईट पाणी व इतर करण्याबाबत ग्रामपंचायतीची हरकत नाही.

सर्व बागमिळवणी दाखला दिमा भले.

अर्चना संदीप
सरपंच
ग्रामपंचायत बेबड ओहोळ
ता. मावळ. जिल्हा पुणे



ग्रुप ग्रामपंचायत बेबड ओहोळ

(निर्मलग्राम पुरस्कृत)

ता. मावळ, जि. पुणे - ४१० ५०६.



सौ. सुषमा विनोद गायकवाड
सरपंच

श्री. आर. बी. देशमुख
ग्रामसेवक

श्री. महेंद्र दत्तात्रय घारे
उपसरपंच



दिनांक : ११/०४/२०१४

प्रति

प्रो.सि.या. गोंय डिजिटली डेव्हलपमेंट प्रा.लि.

फु.पो. बेबडओहोळ ता. मावळ जि. पुणे

विषय - मौजे बेबडओहोळ गा.नं. १ येथील नियोजित
ग्रह प्रकल्पातील धनकचरा व्यवस्थापन व विहोकर पर्यायी
देणेबाबत

संदर्भ - दि ०१/०४/२०१४ च्या प्रो.सि.या. याचा कडी
महोदय

ग्रुप ग्रामपंचायत बेबडओहोळ यांचकडून

जा. हरकत प्रमाणानुसार देण्यात येतो की मी, प्रो.सि.या. गोंय डिजिटली
डेव्हलपमेंट प्रा.लि. ता. बेबडओहोळ ता. मावळ यांना सर्व्हे नं १ या
डिफायली धनकचरा व्यवस्थापन संलग्नित होणा कचरा व लुका कचरा यावर
प्रक्रिया करण्यासाठी ग्रामपंचायत बेबडओहोळ ता. मावळ यांची कारणी
हरकत नसली. जा. हरकत प्रमाणानुसार गा.डि.कडून दि ०१/०४/२०१४ विषय
फु. १ ठराव क्र. पु. ने देण्यात येत आहे. प्रक्रिया डेव्हलपमेंट उर्वरित कचरा
कचरा कडी मध्ये एकत्रित सावा.

रिप - सदर प्रकल्पाबाबत (ग्रामपंचायत)
वा.सि.या. पर्यायाने देण्या
संसाधन देण्यात याव्यात.

सरपंच
ग्रुप ग्रामपंचायत वेतवे ओहोळ
ता. मावळ. पुणे

॥ ग्रामविकास हेच आमचे ध्येय ॥



ग्रुप ग्रामपंचायत बेबड ओहोळ

(निर्मलग्राम पुरस्कृत)

ता. मावळ, जि. पुणे - ४१० ५०६.



सौ. सुषमा विनोद गायकवाड
सरपंच

श्री. आर. बी. देशमुख
ग्रामसेवक

श्री. महेंद्र दत्तात्रय घारे
उपसरपंच

जावक क्र. :

दिनांक :

दि. ११/०७/२०१४



ना हरकत दाखला

सरपंच ग्रुप ग्रामपंचायत बेबडओहोळ, तालुका मावळ, जिल्हा पुणे यांजकडून दाखला देण्यात येतो की, मे. एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा.लि., मु.पो. बेबडओहोळ, तालुका मावळ, जिल्हा पुणे यांना सर्व्हे नं.१ व इतर याठिकाणी मा. जिल्हाधिकारीखाहेब पुणे व नगररचना विभाग मंजूर प्लॅन व इतर विभाग यांचेकडील आदेशानुसार व आराखडयानुसार बांधकाम करण्यास परवानगी देण्यात आलेली आहे. सदर नियम अटी व शर्तीस आधीन राहून मे. एक्झर्बिया नॉर्थ हिंजेवाडी डेव्हलपर्स प्रा.लि. यांना मंजूर आराखडयानुसार बांधकाम करण्यात ग्रामपंचायतीची कोणत्याही प्रकारची हरकत नाही. तसेच सदर संस्थेस विज जोडणी, पाणी पुरवठा, रस्ता व घनकचरा, सांडपाणी, आराखडा मंजूर करणेकामी, बिनशेती परवानगी व इतर संबंधित कामासाठी ग्रामपंचायतीची कोणत्याही प्रकारची हरकत नाही. सदरचे ना हरकत प्रमाणपत्र मासिक सभा दिनांक ११/०७/२०१४, ठराव क्र. १४ ने देण्यात येत आहे. तसेच बांधकाम मंजूर आराखडयानुसार पूर्ण झाल्यावर भोगवटा पत्र देण्यास काही एक हरकत राहणार नाही.

सबब, मागणीवरून दाखला दिला असे.


ग्रामसेवक
ग्रुपग्रामपंचायत बेबडओहोळ
ना मावळ जि पुणे
ग्रामसेवक
ग्रुप ग्रामपंचायत बेबडओहोळ


सरपंच
ग्रुपग्रामपंचायत बेबडओहोळ
ना. मावळ, जि. पुणे
सरपंच
ग्रुप ग्रामपंचायत बेबडओहोळ



ग्रुप ग्रामपंचायत बेबड औहोळ



ता. मावळ, जि. पुणे - ४१० ५०६

सौ. सुषमा विनीद गायकवाड
सरपंच

श्री. आर बी. देशमुख
ग्रामसेवक

श्री. महेंद्र दत्तात्रय धारे
उपसरपंच

जावक क्र :

प्रति,

दिनांक : 31/02/2019

एम्स बिया गोंय रिजेकटी डेव्हलप
प्रति. तर्फे

श्री. योगेश वासायण मिकम

२२९ एफ.सी. रोड शिवाजीनगर पुणे-४

विषय - मोजे बेबड औहोळ येथील गट नं. १ ता. मावळ जि. पुणे येथील नियोजित अल्पकालातील संस्थांनी शुद्धीकरण व विल्हेवाट पुरवणगी निव्वोबाबत

संदर्भ - आपला या कापीच्यात रुजि दि २३/१२/२०१४ मध्ये,

विषयात मजदूर केल्याप्रमाणे मोजे बेबड औहोळ गट नं.

ता. मावळ जि. पुणे येथील नियोजित अल्पकालातील निरिवा लागत्या संस्थांनी (३०० मी.क्यु) प्रति दिन प्रकल्पातील जागेत जेव्हा करून शुद्धीकरण प्रकल्प बसविण्यात येणार आहे. त्या निघडी आपण प्रकल्पातील जागेत ६०० मी. क्यु प्रति दिन धातोर्य निस्सारण यंत्रणा बसवून कार्यरत करणार होत. तरी पाण्याचा शुद्धीकरणांतर अर्दीत शुद्धीकरण सोडण्याबाबत विल्हेवाट करणे कमी पुरवणगी निव्वोबाबत आपला विक्रती फुलेली आहे

तरी आपला रुजि दाखिलना दि १०/१२/२०१५ रोजी रर्यत घेव्या हाता. आपणाकडून २०१६ रुकेर १०००mm ड्रेज काईट व शुद्धीकरण प्रकल्प पूर्ण करण्यात येणार आहे. पुर्णवापर करून अर्दीत लागणगी १८१ मी. क्यु प्रतिदिन (माय्युन पश्चात) व ११६ मी. क्यु प्रति दिन माय्युन मध्ये १०००mm वासत्या ड्रेज काईट मध्ये सोडण्यात दाखिलना हरी व धातोर्य रुधित राहून प्रकल्पाने मंजूरी देवात येत आहे.

- १) मा. जि.लाधिकारी ले योगेकडील पुरवणगी उतर रुका रु.९ रुतर
- २) सोडणगी वाल नेलाया पार्षि (गईट्या) र्य निर्योजन व देवणात रुहती करव्याची जबाबदारी रुजिदार पंर्येवर बंधनरुक्त राहिल.

ग्रामसेवक

सरपंच

ग्रुप ग्रामपंचायत बेबड औहोळ,
ता. मावळ, जि. पुणे

ग्रामपंचायत बेबड औहोळ
ता. मावळ जि. पुणे

- ग्रामपंचायत प्राप्त पुरस्कार
- निर्मल ग्राम पुरस्कार
सन - २००८/०९
- महात्मा गांधी तरायुक्त गांव मोहिम सन - २०१० - ११
- संत गाडगेबाबा ग्रामस्वच्छता अभियान (द्वितीय)
- पर्यावरण संतुलित समृद्ध ग्राम योजना

संस्था	कृषि विभाग पुणे
क्र. सं.	७७
पत्र	७७/अ/का-2/सिंचन/प्रशा-8/
दिनांक	29 OCT 2014
विषय	पवना नदीवरील को.प.बंधा-यातून पिण्याचे (घरगुती) वापरासाठी पाणी उचलण्यास कायमस्वरूपी मंजूरी मिळणेबाबत- एकसरबीया नार्थ हेव्हलपर्स, हिंजेवाडी ता.मावळ जि.पुणे
संदर्भ	शासन निर्णय क्र.संकीर्ण-2014/(306/14)/सि.व्य.(धो) दि.1.9.2014

सिंचनभवन, मंगळवार पेठ, बारणे रोड, पुणे-411011

विषय :- पवना नदीवरील को.प.बंधा-यातून पिण्याचे (घरगुती) वापरासाठी पाणी उचलण्यास कायमस्वरूपी मंजूरी मिळणेबाबत- एकसरबीया नार्थ हेव्हलपर्स, हिंजेवाडी ता.मावळ जि.पुणे

संदर्भ : शासन निर्णय क्र.संकीर्ण-2014/(306/14)/सि.व्य.(धो) दि.1.9.2014

उपरोक्त विषयी शासनाचे संदर्भीय दिनांक 1.9.2014 चे पत्रानुसार मे. एकसरबीया नार्थ हिंजेवाडी हेव्हलपर्स, प्रा.लि. मौजे बेबेडोहळ ता.मावळ जि.पुणे यांच्या नियोजित याजनेस पिण्याचे पाणी वापरास पवना नदी / बेबेडोहळ को.प.बंधारा तून पाणी उचलण्यास कायमस्वरूपी खालीलप्रमाणे मंजूरी देण्यास मान्यता देण्यात येत आहे.

अ.क्र.	पाणी वापराचा तपशील	निव्वळ वापर (दलघमी)	बाष्पीभवन बहन तुट (दलघमी)	एकूण वार्षिक पाणी मंजूरी (दलघमी)
1	पिण्यासाठी(घरगुती वापर)	0.0740	0.0148	0.0888
2	औद्योगिक वापरासाठी			
	एकूण	0.0740	0.0148	0.0888

2/- सदरची मंजूरीमुळे पवना नदी / बेबेडोहळ को.प.बंधा-याच्या सिंचन क्षमतेमध्ये 19.06 हेक्टर क्षेत्राची कपात करणेत येत आहे.

3/- सदरची मान्यता खालील अटी व शर्तीनुसार देण्यात येत आहे.

अटी व शर्ती :-

- वरील संदर्भीय शासन निर्णय सोबत जोडण्यात येत आहे. त्यातील सर्व अटी व शर्ती संस्थेस बंधनकारक राहतील.
- अर्जदार संस्था स्वखर्चाने संबंधित योजना कार्यान्वित करेल.
- संस्थेने सिंचन कपातीपोटी, सिंचन पुनःस्थापनेचा खर्च रु.1 लक्ष प्रती हेक्टरप्रमाणे (Base year 2009) अथवा प्रत्यक्ष करारनामा करतेवेळी लागू असलेला शासनाचा प्रचलित दर अथवा भाववाढ निर्देशांक (Cost inflation index) विचारात घेऊन यापेकी जो जास्त असेल त्या दराने, सिंचन पुनःस्थापनेचा खर्च शासनाकडे करारनामा करण्यापूर्वी जमा करण्यात यावा. पाणी आरक्षणापोटी प्राप्त होणा-या रकमा ह्या शासनाच्या एकत्रीत निधीमध्ये जमा करणे आवश्यक राहिल. या पाणी आरक्षणामुळे सिंचन कपातीपोटी प्राप्त झालेला सिंचन पुनःस्थापना खर्चाची रक्कम ही त्याच प्रकल्पाचे सिंचन क्षेत्र पुनःस्थापीत करण्याबाबतच्यायोजनेकरिता वापरण्यात यावी.
- संस्थेने योजनाप-करणेचे दृष्टीने जलमापन यंत्र (Water meter) बसविणे आवश्यक आहे. घरगुती पाणी वापराकरिता शासनाच्या प्रचलित दराने पाणीपट्टी वसूल करावी.

5) संस्थेने आगतकालीन परिस्थितीत स्वतःची पर्यायी व्यवस्था करावी. उद्धव ठिकाणी पाण्याअभावी किंवा अप्रतिष्ठित परिस्थितीत संस्थेस पाण्याची गरज भागविण्यासाठी 60 दिवस पाणी पुरेल इतक्या क्षमतेचा साठवणूक करून स्वखर्चाचे बांधावा. तसेच या कालावधीत पाणी उपलब्ध नसल्यास जलसंपदा विभागाची कोणतीही जबाबदारी राहणार नाही. 6) बहुतेक उद्योग/ पाणी पुरवठा योजना त्यांचे उत्पादन सुरु करण्यास आरंभ काळ (Gestation Period) लागतो.सर्वसाधारणपणे या कालावधीत संस्था करारनामा करण्यास टाळते अथवा संस्थेसोबत बिगरसिंचनकरारनामा केला असला तरीही शासनास कोणतीही पाणीपट्टी प्राप्त होत नाही. तथापि संस्थेने पाणी आरक्षण केलेले असल्यामुळे त्यांच्याकडून पाणीवापर होत नसूनही ते इतर अर्जदारांना सुद्धा देणे शक्य होत नाही. यामुळे शासनास मोठ्या महसुलास मुकावे लागते, ही बाब विचारात घेता, अशा पाणी आरक्षण प्रस्तावास मान्यता देतांना, महाराष्ट्र जलसंपत्ती नियमन प्राधिकरण, मुंबई यांनी महाराष्ट्र राज्यासाठी ठोक पाणी प्रशुल्क निकष, भाग 3 मधील परिच्छेद 13.4 (पाच) मध्ये नमूद केल्यानुसार कार्यवाही करण्यात येईल.

जलसंपदा विभागाशी करारनामा करतांना बिगर सिंचन पाणी वापरकर्ते अंतिम पाणी मागणी प्रमाणे टप्प्याटप्प्याने पाणी वापर करण्याचे नियोजन नमूद करू शकतील. अंतिम पाणी मागणी प्रमाणे पुरवठा सुरु होईपर्यंत वर्षनिहाय खालीलप्रमाणे आकारणी करण्यात येईल.

अ) टप्प्यानुसार ठरवून घेतलेल्या प्रमाणात पाणीवापर असल्यास लागू दराने आकारणी.

ब) टप्प्यानुसार ठरवून घेतलेल्या पाणीवापरापेक्षा +10% पाणी वापर(अधिक/कमी) झाल्यास, फरकाच्या वापरास दंडनीय दर लागू दराच्या 1.5 पट.

क) ठरवित प्रमाणाकरिता म्हणजे अंतिम नियोजित पाणी वापर वजा टप्प्यानुसार नियोजित पाणीवापराकरिता, बांधिलकी/लेखबद्ध आकार लागू दराच्या 5 टक्के वार्षिक दराने आकारण्यात येईल.

7) संस्थेने सांडपाण्यावर शुद्धीकरण प्रक्रिया करणारी यंत्रणा बसवावी. तसेच या बाबतच्या सविस्तर प्रस्तावाची माहिती जलसंपदा/पर्यावरण विभागास विहित कालावधीत म्हणजेच करारनामा करतेवेळी देणे आवश्यक आहे. अन्यथा पाणी आरक्षण रद्द होईल.

8) संस्थेस प्रथम पाणी वापर करण्यास परवानगीचे इरादापत्र (लेटर ऑफ इंटेंट) देण्यात यावे व करारनामा करण्याकरिता 3 महिन्यांची मुदत ठेवावी. करारनामा झाल्यानंतरच प्रत्यक्ष पाणी परवानादिल्याचे ग्राह्य मानण्यात येईल. संस्थेने सदर करारनामा विहित मुदतीत (3 महिन्यांच्या आत) न केल्यास संस्थेचे पाणी आरक्षण आपोआप रद्द होईल.

9) योजनेचे कामास प्रत्यक्ष सुरुवात करण्यापूर्वी जलसंपदा विभागाचे संबंधित कार्यकारी अभियंतांचे बरोबर शासन परिपत्रक क्र.बिपापु-1001/(713/2001)/सि.व्य.(धो), दिनांक 11/6/2003 सोबतच्या विहित मसुद्यानुसार करारनामा करावा लागेल. करारनामा केल्यानंतरच पाणी परवाना मंजूरी कार्यान्वित होईल. संस्थेस प्रथमतः पाणीवापर करण्यास परवानगीचे इरादा पत्र (Letter of Intent) देण्यात यावे. संस्थेने इरादापत्र मिळालेपासून 3 महिन्यांचे आत करारनामा करणे आवश्यक राहिल. करारनामा झाल्यानंतरच संबंधित कार्यकारी अभियंता प्रत्यक्ष पाणी परवाना देतील. करारनामा विहित मुदतीत न केल्यास संस्थेचे पाणी आरक्षण आपोआप रद्द होईल.

10) संस्थेने घरगुती वापराकरिता आरक्षित केलेल्या पाण्यावर शासनाच्या प्रचलित घरगुती दराने पाणीपट्टी आकारण्यात येईल. आणि शासनाने वेळोवेळी ठरवून दिलेल्या पाणीपट्टीच्या दराने पाणी पुरवठ्याची आकारणी केली जाईल आणि विहित मुदतीत ही पाणी आकारणी अर्जदार संस्थेने जलसंपदा खात्याच्या संबंधित कार्यालयामध्ये भरणी लागेल. पाणीपट्टीची आकारणी ही एकूण पाणी वापरावर करण्यात येईल. एकूण पाणी वापरात प्रत्यक्ष पाणी वापर, व बांधीभवन व्ययाचा अंतर्भाव राहिल.

11) योजनेत वापरलेल्या पाण्यातील काही भाग वापरानंतर दुषित स्वरूपात जलाशयांत / कालव्यात / नदीत सोडले न जाण्याची व्यवस्था अर्जदार स्वखर्चाने करेल व त्याबाबत अर्जदार पूर्णतः जबाबदार राहिल. अशा प्रकारे वापरलेल्या पाण्याची शुध्दीकरण व्यवस्था अर्जदार संस्थेने स्वखर्चाने करावी लागेल व त्याची विल्हेवाट लावण्याचे संदर्भात महाराष्ट्र जलप्रदुषण मंडळाचे ना-हरकत प्रमाणपत्र करारनामा करण्यापूर्वी सादर करावे लागेल. संस्थेने शुध्दीकरण प्रक्रिया राबवून पुनर्वापराचे पाणी उपलब्ध करून घेणे आवश्यक आहे. संस्थेने सांडपाणी शुध्दीकरण प्रक्रिया करणारी यंत्रणा बसवावी तसेच याबाबतच्या सविस्तर प्रस्तावाची माहिती जलसंपदा/पर्यावरण विभागांस विहित करारनामा करतेवेळी देणे आवश्यक आहे. अन्यथा पाणी आरक्षण आपोआप रद्द होईल.

१२) संस्थेने ३ वर्षांच्या आत मंजूर पाणी आरक्षणापैकी कमीत कमी २० टक्के सांडपाण्यावर प्रक्रिया करून त्या पाण्याचा पुनर्वापर करण्यात यावा. अशा पुनर्वापर करण्यात आलेल्या पाण्याची माहिती जलसंपदा विभागास द्यावी व एकूण पाणीवापर मर्यादित ठेवावा.

१३) ज्या जागेचा संस्थेने विकास केलेला आहे त्या जागेतील इमारतीवरील व पेवमेंट केलेल्या मोकळ्या जागेवरील पावसाचे पाणी साठवण करावे (Rain water harvesting) आणि अशा पाण्याचा वापर भूजल पुनर्भरण व गार्डनिंग इ.साठी करण्यात यावा.

14) ही मंजूरी म्हणजे पाणी पुरवठ्याची हमी नव्हे. नैसर्गिक किंवा इतर काही अपरिहार्य कारणांमुळे तलावात पाणी कमी पडल्यास मंजूर पाणी पुरवठ्याबाबत शासन जबाबदार राहणार नाही. कमी पाणी उपलब्धतेच्या वर्षात त्या वर्षापुरती मंजूर पाणी पुरवठ्यात कपात करण्याचा अधिकार जलसंपदा विभागाच्या कार्यकारी अभियंतांना राहिल. परिणामी कोणत्याही प्रकारच्या नुकसानीची जबाबदारी शासनावर राहणार नाही. उदभव ठिकाणी पाण्याची कमतरता असल्यास संस्थेस आरक्षित पाण्याची शाश्वती देता येणार नाही.

15) जलाशयातील / नदीतील पाण्याच्या दर्जा / गुणवत्तेबाबत जलसंपदा विभाग जबाबदार राहणार नाही, व त्यास जबाबदारही धरता येणार नाही.

16) पाणी जलाशयातून/नदीतून थेट उचलावे लागेल. तलावाचे निम्न पातळी तलांकापर्यंत पाणी जॅकवेलमध्ये घेण्याची व्यवस्था करावी लागेल व या आराखड्यास जलसंपदा विभागाच्या कार्यकारी अभियंता यांची बांधकामापूर्वी पूर्व सहमती घ्यावी लागेल.

17) जलमापनाची व जलमापन मीटर व्यवस्था संस्थेस स्वखर्चाने करावी लागेल व ती व्यवस्था वारंवार तपासण्याचा अधिकार शासनास राहिल. ह्या व्यवस्थेवर आधारित पाणी वापराचा दैनंदिन अभिलेख संस्थेने ठेवावा हा अभिलेख शासनाचे अधिकारी केव्हाही पाहू शकतील. हा अभिलेख नीट ठेवल्याचे दिसून न आल्यास प्रत्यक्षांत केलेल्या पाणी वापरासंबंधीचा अंदाज जलसंपदा विभागाचे कार्यकारी अभियंता ठरवतील व हा अंदाज अंतिम राहिल व संस्थेवर तो बंधनकारक राहिल.

18) पाणीपट्टीची वसुली भविष्य काळात प्रभावीपणे होण्याचे दृष्टीने शासन व संबंधित संस्था यांचेमध्ये द्विपक्षीय करार करण्यात येईल.

19) पाणीपट्टी वेळेत भरली नाही तर पाणी पुरवठा खंडीत करण्याचा अधिकार शासनास राहिल.

20) संस्थेने 2 महिन्यांच्या पाणीपट्टी इतकी अनामत रक्कम जलसंपदा खात्याकडे आगाऊ भरणे आवश्यक आहे.

२१) संस्थेने सिंचन कपातीपोटी, सिंचन पुनःस्थापनेचा खर्च रु:१ लक्ष प्रती हेक्टरप्रमाणे (Base year २००९) अद्यत् प्रत्यक्ष करारनामा करतेवेळी लागू असलेला शासनाचा प्रचलित दर अथवा भाववाढ निर्देशांक (Cost inflation index) विचारात घेऊन यापैकी जो जास्त असेल त्या दराने, सिंचन पुनःस्थापनेचा खर्च शासनाकडे करारनामा करण्यापूर्वी जमा करण्यात यावा.

२२) संस्थेने या जापनाच्या दिनांकापासून ३ वर्षांत योजना कार्यान्वित करून मंजूर पाणी आरक्षणांप्रमाणे पाणीवापर केला पाहिजे. तसे न केल्यास ३ वर्षांनंतर सदर परवाना आपोआप रद्द होईल, याची नोंद घ्यावी.

सोबत : शासन निर्णय

स्थळप्रत मा.मु.श.यांना मान्य.

Quopade

सहाय्यक मुख्य अभियंता (जवप्र)

जलसंपदा विभाग, पुणे

प्रत :- मा. सचिव (लाक्षेवि), जलसंपदा विभाग, मंत्रालय, मुंबई ३२ यांना माहितीसाठी सविनय सादर,
(लक्षवेध : श्री.जी.कि.सोनावणे, शासनाचे कक्ष अधिकारी)

प्रत :- अधीक्षक अभियंता, पुणे पाटबंधारे मंडळ, पुणे यांना माहितीसाठी व पुढील कार्यवाहीसाठी अग्रेषित.

सोबत : संदर्भीय शासन निर्णय

प्रत :- कार्यकारी अभियंता, खडकवासला पाटबंधारे विभाग, पुणे यांना माहितीसाठी व कार्यवाहीसाठी.

२/- संस्थेस प्रथमतः पाणीवापर करण्यास परवानगीचे इरादापत्र (Letter of Intent) देण्यात यावे व ३ महिन्यांचे आंत करारनामा करावा. करारनामा झाल्यानंतरच शासनाच्या प्रचलित नियम व अटी यास अधिन राहून संस्थेस अंतिम पाणीपरवाना घ्यावा व त्याची प्रत या कार्यालयास सादर करावी.

१) शासन परिपत्रक विपापु-१००१/(७१३/२००१)/सि.व्य.(धो), दिनांक ११/६/२००३ मधील सूचनांनुसार उचित कार्यवाही करण्यात यावी.

२) करारनामा करणेपूर्वी संस्थेकडून महाराष्ट्र प्रदूषण नियंत्रण मंडळाचे मुदतवाढीचे व अटी व शर्ती यामधील अनुक्रमांक ११ प्रमाणे प्रमाणपत्र मिळवून ते करारनाम्यास लावावे.

३) करारनाम्याचे नूतनीकरण करणेपूर्वी शासनाचे उपरोक्त अटी व शर्तीचे काटेकोरपणे पालन होणे महत्वाचे आहे.

४) पाणी परवाने हे शासनाला महसूल मिळवून देण्याचे साधन आहे. त्यामुळे महसूल वसुलीबाबत काटेकोरपणे व सतर्क राहणे अत्यंत महत्वाचे आहे.

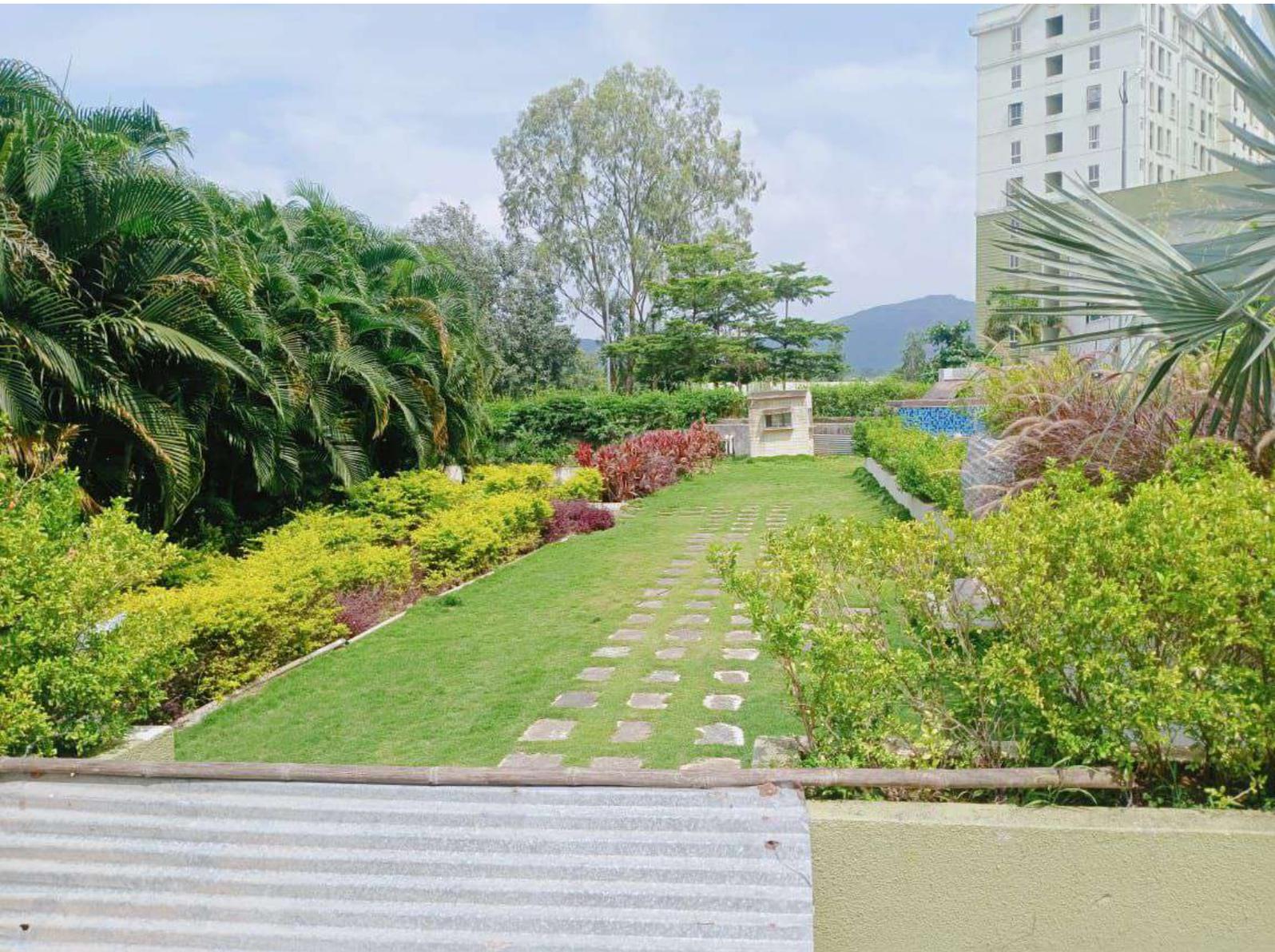
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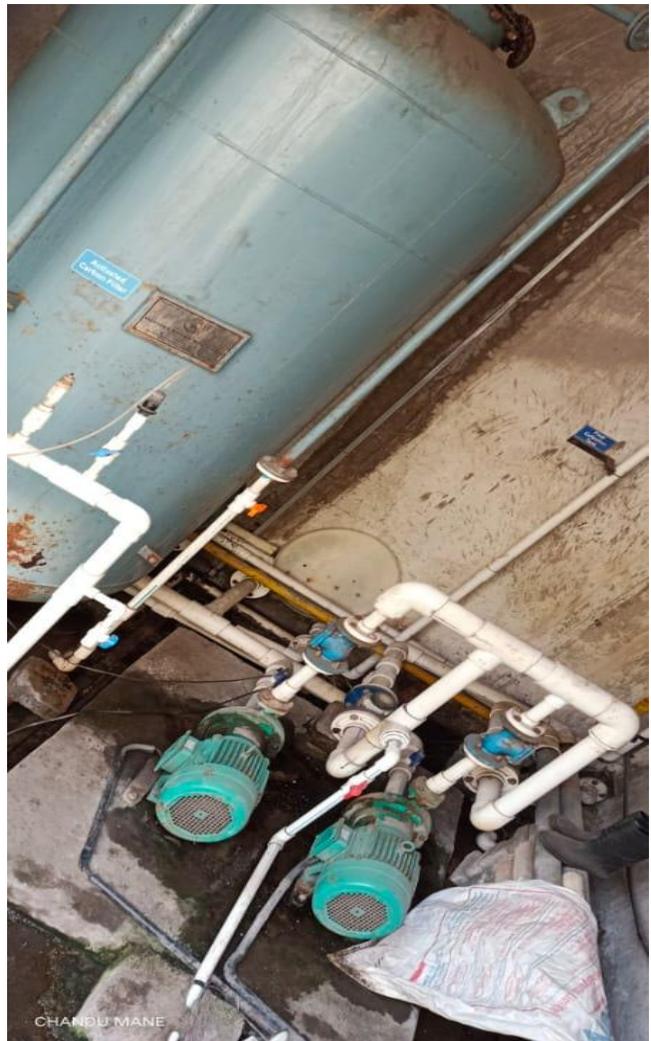


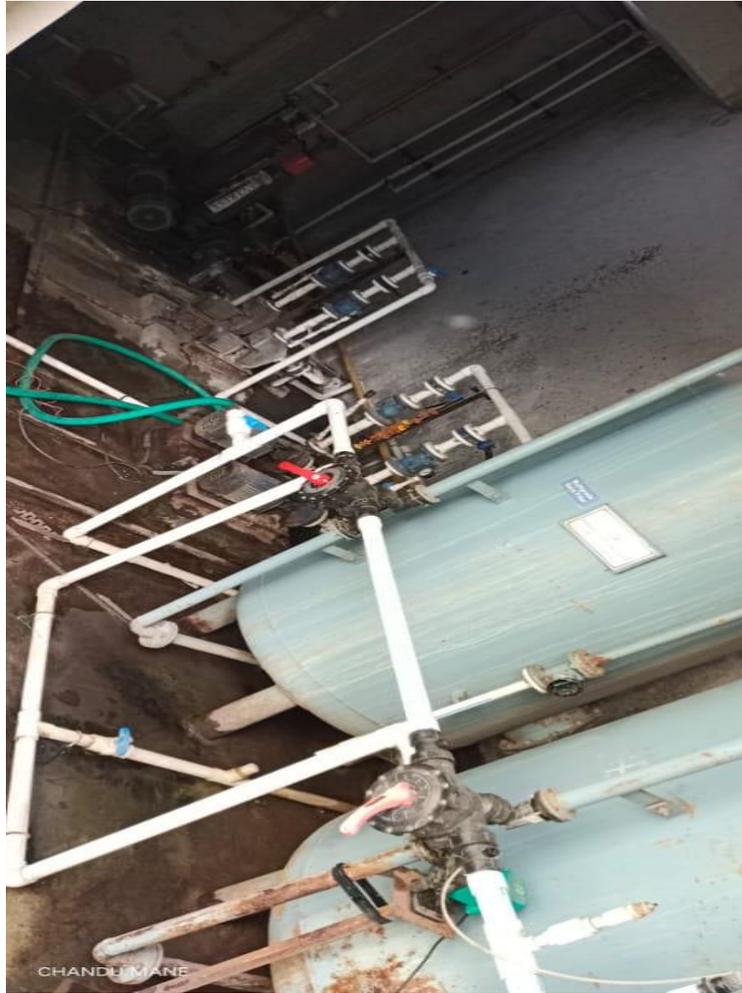
















**BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL
NEW DELHI, WESTERN ZONE, BENCH AT
PUNE
ORIGINAL APPLICATION NO. 17 OF 2021**

Mr. Tanaji Balasaheb Gambhire ... Applicant

Vs

Union of India through Moef
& CC & Ors. ... Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF
RESPONDENT NO.6**

Dated this day of October 2022

Vidhii Partners,
Advocates for Respondent No.6
Ground Floor, Construction House,
5 Walchand Hirachand Marg,
Ballard Estate, Mumbai 400 001