

BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH AT PUNE
EXECUTION APPLICATION NO. 8 OF 2023
IN
ORIGINAL APPLICATION NO. 15 OF 2021

IN THE MATTER OF:

YOGESH MANMOHAN DESHPANDE

...APPLICANT

VERSUS

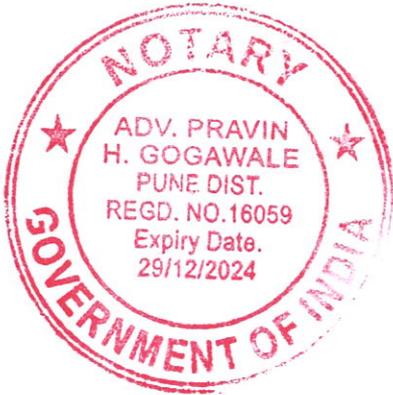
THE PRINCIPAL SECRETARY, ENVIRONMENT DEPT. & URS.

...RESPONDENTS

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THROUGH



Maitreya Prithwiraj Ghorpade

MAITREYA PRITHWIRAJ GHORPADE

ADVOCATE

COUNSEL FOR THE RESPONDENT NO. 9

Mobile: 7024102546

Email: maitreya.ghorpade@gmail.com

Place: Pune

Date: 18. 01.2024

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...RESPONDENTS

**AFFIDAVIT-IN-REPLY IN RESPONSE TO JOINT COMMITTEE REPORT ON
BEHALF OF RESPONDENT NO. 9 (PROJECT PROPONENT)**

I, the undersigned, Milind Khushalchand Lunkad, the authorized signatory and director of the Respondent No. 9 Rohan Builders and Developers Pvt. Ltd., having registered office at: CTS No. 1 Modibaug, Commercial Building, Ganeshkhind Road, Near Agriculture College, Shivajinagar, Pune - 411016, do hereby state on solemn affirmation as under:

1. I say that I am presently one of the Director of Respondent No. 9, and I am authorized to file the present Affidavit. I am filing this Affidavit-in-Reply in response to the contents of the Joint Committee Report dated 04.10.2023 prepared by the Maharashtra Pollution Control Board ('MPCB'), Pune Municipal Corporation ('PMC') and Tahsildar, Pune.
2. At the outset, I deny each and every averment and conclusion made in the Joint Committee Report dated 4.10.2023 which is contrary to and/or inconsistent with what has been submitted on record in the present Affidavit-in-Reply. Furthermore, nothing stated in the present Affidavit-in-Reply on behalf of the Respondent No. 9, shall be construed as an admission for the want of any specific and para-wise denial or non-traverse unless and until the same is specifically admitted hereinafter.

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3. It is submitted that the impugned project is the residential building named as 'M/s. Rohan Kritika Co-Operative Housing Society,' located at Sinhagad Road, Survey No. 117A(1) & 117B, Final Plot. No. 538/A of village Parvati(North), Sinhagad Road, Pune – 411030, constructed by Respondent No.9, built over a total area admeasuring 30421.78 sq. mtrs., and permissible total Built-Up Area ('BUA') of 82,581 sq. mtrs., including FSI area of 38,155.70 sq. mtrs.
 4. It is submitted that, the vide order dated 15.05.2023, this Hon'ble Tribunal ordered the MPCB to place a Report detailing action taken by the Committee in pursuance of order dated 1.07.2021 in OA 15 of 2021. Thereafter, vide order dated 17.08.2023, this Hon'ble Tribunal directed the MPCB to file the Report within four weeks. Accordingly, the MPCB has filed Joint Committee Report dated 4.10.2023 based upon inspection of the impugned project as conducted on 3.08.2023.
 5. That as per the said Joint Committee Report's 'Observations and Findings', it is patently evident that, the Respondent No. 9 has adhered to all environmental regulations, and has complied with all statutory requirements as have been stipulated under Environmental Clearance ('EC') dated 3.05.2013 as well the Unified Development Control and Promotion Regulations 2020 ('UDCPR'). A copy of EC dated 3.05.2013 issued by the Govt. of Maharashtra to Respondent No. 9 is annexed herewith as **ANNEXURE R-1.**
 6. Furthermore, as per the findings and observations w.r.t CTE and CTO, CTR Respondent No. 9 has been issued Consent to Establish dated 20.11.2013, Consents to Operate dated 12.05.2017 and 25.01.2019, and Consent to Renewal dated 6.07.2020 and 15.07.2021 issued by MPCB. That CTE, CTOs and CTRs issued by MPCB to Respondent No. 9 are collectively annexed herewith as **ANNEXURE R-2 (colly.).**
 7. That, after sanctioning the construction of the impugned project, which has been carried out as per the regulations prescribed by the UDCPR, PMC issued the Occupancy Certificates to Respondent No. 9. That Occupancy Certificates issued by the PMC as on 31.03.2017, 28.04.2017, 25.09.2017, 31.08.2018, and

21.12.2018 to Respondent No. 9 are collectively annexed herewith as

ANNEXURE R-3 (colly.)

8. Furthermore, as per Inlet and Outlet analysis of the Sewage Treatment Plant ('STP') installed by Respondent No. 9, as annexed at Annexure VIII to the Joint Committee Report, the STP has also been found to be functioning adequately. Thus, it is submitted that Respondent No. 9 has obtained all permissions and have complied with all the requirements mandated by statutory regulations

9. That in the 'Conclusion' of the Joint Committee Report, it has been stated that *"From the granted EC and Architect Certificate dated 17.01.2022 it is observed that PP has not changed the scope of the Project by increasing the total Built up area. However, it is observed that PP has changed the configuration of FSI & Non-FSI."*

10. That accordingly, I submit that Respondent No. 9 has utilized FSI of 38,155.70 sq. mtrs. of the permissible FSI of 38,161.68 sq. mtrs. That therefore, the construction carried out for the impugned project does not violate the UDCPR, or the EC dated 3.05.2013 in any manner whatsoever.

11. In response to the contents of the Joint Committee Report dated 4.10.2023, it is stated thus:

- a. The contents of Paragraph 1 detail the background to the present EA No. 8 of 2023, as well as reproduce relevant portions of the Order dated 15.05.2023 and are a matter of public record. The contents of Paragraph 1 are not denied.
- b. The contents of Paragraph 2 detail the composition of Joint Committee as well as provide information of the Inspection of impugned project premises as conducted on 3.08.2023. The contents of Paragraph 2 are not denied.
- c. The contents of Paragraph 3 detail the Observation and Findings of the Joint Committee Inspection dated 3.08.2023. Accordingly, the Joint Committee has *inter alia* observed that the Answering Respondent Project Proponent ('PP') has been granted EC dated 3.05.2013, Architect Certificate dated 17.01.2022, as well as various Consents to Establish and Consents to Operate. The said





Paragraph further goes on to state that PP has provided STP of 265 KLD, and that the said STP was found in operation during the Joint Committee visit. Furthermore, it has been observed that PP has provided separate plumbing arrangement for utilization of treated wastewater from STP, and that PP is segregating wet waste and dry waste at source Organic Waste Converter ('OWC') having reported capacity of 150 kg/day. Additionally, PP has provided 1 nos. of rainwater recharge pits. The contents of Paragraph 3 are not denied.

d. The contents of Paragraph 4 detail the reply submitted by the PMC, and include a point-by-point clarification of the various issues raised by the present Applicant. That the clarifications provided by the PMC clearly observe that no unauthorized or illegal construction has been carried out by Respondent No. 9 for the impugned project, and that all statutory requirements and environmental regulations have been complied. Accordingly, the contents of clarifications provided by PMC are not being reproduced for the sake of brevity.

e. The contents of Paragraph 5 detail the conclusions arrived at by the Joint Committee. As stated, the only observation made by the Joint Committee with respect to the Respondent No. 9 are pertaining the change in configuration of FSI and Non-FSI Area. However, it is stated that the Respondent No. 9 was granted FSI area of 47,299.79 sq. mtrs. by virtue of the EC dated 3.05.2012. Based on the Development Control Regulations, the permissible FSI area for the impugned project was calculated at 38,161.68 sq. mtrs. Accordingly, it is submitted that the permissible FSI area limit has been adhered to by the Respondent No. 9 as the final FSI area utilized for the impugned project is less than the permissible FSI area as per the EC dated 3.05.2013 and the Development Control Regulations.

12. That therefore, it is submitted that it is clear that nothing remains in the present EA No. 8 of 2023, and accordingly, the same must be dismissed by this Hon'ble Tribunal.

Notary H...

Date: 15.01.2024

ADVOCATE FOR RESPONDENT NO. 9

I know the Affiant

[Handwritten Signature]

Advocate

Affiant

(Respondent No. 9)



BEFORE ME

ADV. PRAVIN H. GOGAWALE
NOTARY GOVT. OF INDIA
PUNE
REGD. NO. 16059

17 JAN 2024

Government of Maharashtra

SEAC2012/CR-76/TC-2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 3rd May, 2013

To,

M/s. Rohan Builders & Developers.
813 Pradip chambers,
Bhandarkar Institute
Road, Pune 411004

Subject: Environment Clearance for the proposed construction project at S.No.117A/1 and B at Parvati, Sinhgad road Dist. Pune by M/s. Rohan Builders and Developers - Environmental clearance regarding.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 64th meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 56th Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed Construction Project at S.No.117A/1 and B at Parvati, Sinhgad road Dist. Pune by M/s. Rohan Builders and Developers. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of Project	Proposed Residential construction Project
Name of the Proponent	Rohan Builders and Developers Pvt. Ltd.
Type of project	Housing Project
Location of the Project	S.No.117 A/1 and B, Parvati, Sinhgad Road, Pune
Whether in Corporation / Municipal / other area	Within Pune Municipal Corporation (PMC)
Total Plot Area (sq. m.)	30,421.78
Deductions	8,518.10
Net Plot area	21,903.68
Permissible FSI (including TDR etc)	1.6
Proposed Built-up Area (FSI	• FSI area (sq. m.): 47,299.79



& Non-FSI)	<ul style="list-style-type: none"> • Non FSI area (sq. m.): 35,281.28 • Total BUA area (sq. m.): 82,581.07
Ground-coverage Percentage (%)	39.64% (8,684.09)
Estimated Cost of the Project	291.42 Cr
No. of building & its configuration(s)	10 No. 2B + G + 6, 1, 2, 3 & 4 BHK apartments
Number of tenements and shops	401 Tenements
Number of expected residents / users	2005
Tenement density per hectore	250 as per DCR
Height of the building(s)	20.95 m
Right of way	36 m
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5 m
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 180 & Source: PMC • Recycled water (CMD): 118 • Total Water Requirement (CMD): 298 • Swimming pool make up (Cum): 3.60 • Fire fighting (Cum): 550 <p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 180 & Source: PMC • Recycled water (CMD): 90 • Total Water Requirement (CMD): 270 • Swimming pool make up (CMD): 3.60 • Fire fighting (CMD): 550
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table : 4 m • Size, no of recharge pits and Quantity: 2.00 m X 2.00 m X 2.00 m, 23 No. (Out of 23 pits, 10 pits will be provided with bores up to 15 m depth) • Budgetary allocation (Capital cost and O&M cost) Capital cost: 5,00,000/- O&M cost: 10,000/-
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: As per contour • quantity of storm water : 12693.81 CUM/year • Size of SWD: 250 to 300 mm
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD) : 252 • STP technology: Fluidized Aerobic Bioreactor (FAB) • Capacity of STP (CMD) : 260



	<ul style="list-style-type: none"> • DG sets (during emergency): 160 KVA X 2 No. • Budgetary allocation (Capital cost and O&M cost) <p>Capital Cost: 40,00,000/- O & M Cost: 10,00,000/- p.a.</p>
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation • Quantity of the top soil to be preserved: 7000 CUM • Disposal of the construction way debris: Land filling on the same site <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> • Dry waste (Kg/day): 370 • Wet waste (Kg/day): 571 • STP Sludge (Dry sludge) (Kg/day): 38 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Through Authorized vendors • Wet waste: OWC • STP Sludge (Dry sludge): Manure <p>Area requirement: Total Area: 100 Sq. m</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital Cost: 15,00,000/- O&M cost : 10,00,000/-p. a</p>
Green Belt Development	<p>RG area under green belt:</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): 4,711.60 Sq. m <p>4. Budgetary allocation (Capital cost and O&M cost) Capital cost: 30,00,000/- O&M cost : 1,50,000/- p.a.</p>
Energy	<p>Power supply:</p> <ul style="list-style-type: none"> • Maximum demand : 3292.2 KW • Connected load : 3292.2 KW • Source : MSEDCL <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> • Energy saving measures <ul style="list-style-type: none"> ▪ Energy efficient fixtures with T5 lamp & Electronic Ballasts are proposed for parking areas. ▪ CFL are proposed for common Lobby, Lounge, Staircase area & general lighting. ▪ Automatic time based controls are proposed in Drive – ways of Parking to save power by switching ON & OFF the lights at appropriate time. ▪ The estimated saving in common area lighting consumption is up to 30% due to adopting above measures <p>Thus total energy saving will be 6578.88 unit/ day</p> <ul style="list-style-type: none"> • Detail calculations & 96.25% of saving (w. r. t solar & Lighting) • Budgetary allocation (Capital cost and O&M cost) <p>1. Solar Water System Capital cost: 1,00,25,000/- O&M cost: 2,00,000/-</p>



	<p>2. Other Energy Saving Measures Capital cost: 15,60,000/- O&M cost: 80,000/- DG Set: • Number and capacity of the DG sets to be used : 160 KVA (2 No) • Type of fuel used : Diesel</p>
Traffic Management	<p>Parking details: • Number and area of basement: 2 No.(22793.71Sq m) • Total Parking area : 22,793.71 Sq m • Area per car • 2-Wheeler : 1021 No. • 4-Wheeler: 564 No. • Bicycle: 1268 No. • Public Transport Width of all Internal roads (m): 6 m & 9 m</p>
Environmental Management plan Budgetary Allocation	<p>Construction phase (with Break-up): • Capital cost STP : 40,00,000/- RWH : 5,00,000/- OWC : 15,00,000/- Green Belt : 30,00,000/- Solar Water System: 1,00,25,000/- Other Energy Saving Measures : 2,00,000/- TOTAL: 2,05,85,000/- Operation Phase (with Break-up)- • O&M cost STP : 10,00,000/- RWH : 10,000/- OWC : 10,00,000/- Green Belt : 1,50,000/- Solar Water System: 15,60,000/- Other Energy Saving Measures : 80,000/- TOTAL: 24,40,000/- • Quantum and generation of Corpus fund and Commitment : By Project Proponent • Responsibility for further O &M: Till handing over Project Proponent. After that to society.</p>

3. The proposal has been considered by SEIAA in its 56th meeting decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:-
- (i) The gap between two buildings in the horizontal wings of the project increased to a minimum of 6 m for easy fire tender movement
 - (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. 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) 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.
- (iv) "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.
- (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vi) 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.
- (vii) 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.
- (viii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (ix) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (x) 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.
- (xi) Arrangement shall be made that waste water and storm water do not get mixed.
- (xii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xv) 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.
- (xvi) 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.
- (xvii) 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.



- (xviii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxi) Vehicles hired for bringing construction material to the 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.
- (xxii) 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.
- (xxiii) 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).
- (xxiv) Ready mixed concrete must be used in building construction.
- (xxv) 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.
- (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxix) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxx) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxi) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiii) 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.
- (xxxiv) 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.
- (xxxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvi) 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.

- (xxxvii) 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.
- (xxxviii) 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.
- (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 no public space should be utilized.
- (xl) 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
- (xli) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlii) 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.
- (xliii) 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.
- (xliv) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlvi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlviii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xlix) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (l) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

Vahhber

- (li) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (lii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.
 - (liii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (liv) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes



(Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



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

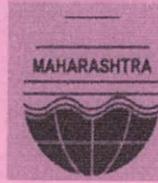
Copy to:

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

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.netVisit At : <http://mpcb.gov.in>

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

EIC No: PN-17010-13

Infrastructure Project/Orange/LSI

Consent No. MPCB/ROHQ/Pune /CE/CC/ 9560

Date 20/11/2013

Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

.....
CONSENT is hereby granted to,

M/s. Rohan Builders & Developers Pvt. Ltd,
S.No: 117A/1 & B, Parvati,
Sinhgad road, Pune- 411009.

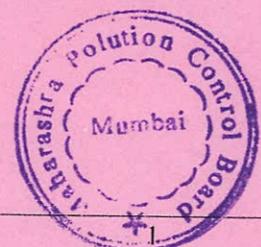
located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

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

For development of land/ plot as new construction activities for construction of Residential Project named as M/s. Rohan Builders & Developers Pvt. Ltd at S.No: 117A/1 & B, Parvati, Sinhgad road, Pune- 411009 on Total Plot Area of 30,421.78 Sq.mtrs and Total Construction BUA of 82,581.07 Sq.mtr including utilities as per construction commencement certificate issued by local body.

2. **CONDITIONS UNDER WATER ACT:**

- (i) The daily quantity of sewage effluent from construction project shall not exceed 252 M³.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	250 mg/l

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

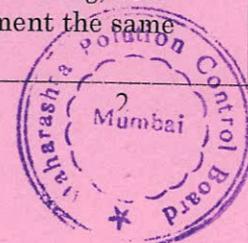
[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

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

Sr. No	Type of Segregated solid waste	Quantity Kg/D	Treatment	Disposal
1.	Bio -Degradable Waste	571	Treated in Organic Waste Converter	Use as Manure
2.	Non- Bio -Degradable Waste	370		Send to Authorized party.
3.	STP Sludge	38		Use as Manure

3. Other Conditions (during Construction Phase):

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



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

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

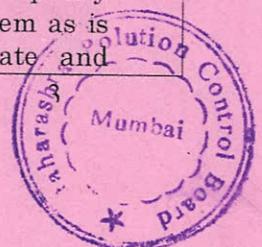
The daily water consumption for the following categories is as under:

(i) Domestic	...	298.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic CMD
(iv) Industrial Cooling, spraying CMD

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

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

- (i) The Applicant may install 2-no of diesel generating sets (DG Sets), of capacity (160 KVA each) shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and



maintain the same continuously so as to achieve the level of pollutants to the following standards:

a. Standards for Emissions of Air Pollutants:

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

(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.
- | | | | |
|----|--|-----|--------------------|
| 1. | SPM Not to Exceed (Annual Average) | 140 | µg/ m ³ |
| | Not to Exceed (24 hours) | 200 | µg/ m ³ |
| 2. | SO ₂ Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 3. | NO _x Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 4. | RSPM Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 100 | µg/ m ³ |

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

Sr. No.	Type Of Fuel	Quantity
1.	Diesel	38 Liters /hrs

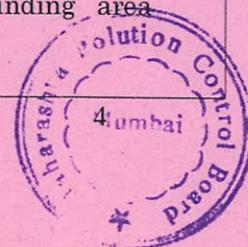
(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1.	DG Set (160 KVA x2 each)	20 mtrs

(v) Conditions for D.G. Set:

- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
- Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
- The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
- Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
- Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- D.G. Set shall be operated only in case of power failure.
- The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Conditions:



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

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

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

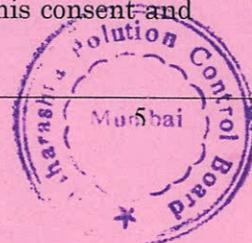
(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime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

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

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

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
1	5.1 Used Oil	10s	KL/A	Send authorized recycler

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall adopt environment friendly technology in development of the project.
9. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
10. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
12. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.



13. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
14. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
15. The applicant shall submit Bank Guarantee of Rs. 10 Lakhs for compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.
16. The applicant shall comply with conditions stipulated in Environmental Clearance granted by the SEAC Environment Department Govt. of Maharashtra Vide no: SEAC 2012/CR-76/TC-2 dated: 03/05/2013.
17. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 15th October, 2013.
18. This consent to establish is issued after submission of approved plan from local body (Architect Certified) showing location of STP and MSW plant and distance from river as per policy decision taken in RRZ committee meeting held on 06/07/2013.
19. The Capital investment of the Project is Rs. 291.42 Cr.
20. This is issued as per office note approved by the Member Secretary of the Board dated: 11/11/2013.



(Dr. Y.B.Sontakke) 19.11.13
Regional Officer (HQ)

To,
M/s. Rohan Builders & Developers Pvt. Ltd,
S.No: 117A/1 & B, Parvati,
Sinhgad road, Pune- 411009.

Copy to-

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

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	5,82,940.00	026235	05/02/2013	Janta Sahakari Bank Ltd

4. Cess Branch, MPCB, Mumbai.
5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Date 06/07/2020

Consent order No: Format1.0/BO/JD (WPC)/UAN-085768/CO/CC-

2007000505

To,
M/s. Rohan Builders & Developers Pvt. Ltd.
S.No.117 A/1 and B, Parvati Sinhadgad Road,
Tal: Pune, Dist: Pune.

Sub: Renewal of Consent to Operate for Construction of residential Projects is granted under Red category.

- Ref: 1. Your Application vide UAN No. 085768 dt. 27/12/2019.
2. Environmental Clearance obtained Vide SEAC-2212/CR-251/TC-II dt. 03/05/2013.
3. Minutes of Consent Committee Meeting held on 26/05/2020.

For: renewal of Consent to Operate for Construction of residential 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:

1. Renewal of Consent to Operate is granted period from 01/02/2020 to 31/01/2021.
2. The proposed capital investment of the project is **Rs.319.23 Cr.**
(As per undertaking submitted by project proponent)

The renewal of Consent to Operate is valid for Construction of residential Projects named as **M/s. Rohan Builders & Developers Pvt. Ltd., S.No.117 A/1 and B, Parvati Sinhadgad Road Tal: Pune, Dist: Pune**, for total plot area **30,421.78 Sqm** & construction completed **BUA area 82,581.07 Sqm** out of total construction **BUA 82,581.07 Sqm**, as per EC dt. **03/05/2013**, including utilities and services. As per commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	235.00	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	600 & 250 KVA 2 nos	3	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	798.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	118.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	25.00 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dtd. 03/05/2013 for total plot area 30,421.78 Sqm & total construction BUA area 82,581.07 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	5,76,420/-	RSBI8392792108	08/01/2020	online

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 265.00 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 in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	261.89

- 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 (600 KVA)	Acoustic enclosure	5.00	HSD/ Diesel	30.00	Lit/Hr	--	--
2.	DG Set 2 no (250 KVA)	Acoustic enclosure	3.00	Diesel	30.00	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
--------------------	---------------	------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

Maharashtra Pollution Control Board



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of 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

Schedule-IV

General Conditions:

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

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

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@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 /LSI

Consent order No: Format1.0/BO/RO-HQ/ ^{CC} 1705000473

Date- 12/05/2017
10/4/2017

To,
M/s. Rohan Builders & Developers "Rohan Kritika",
S. no. 117A/1 and B at Parvati, Sinhgad Road,
Dist-Pune.

Subject: Consent to Operate (part) for Residential Building Project in Red Category.

Ref :

1. Consent to Establish obtained vide no. MPCBHQ/ROHQ/Pune/CE/CC/9560 dated 20.11.2013.
2. Environmental Clearance obtained vide no. SEAC-2012/CR.76/TC2 dated 3.5.2013.
3. Minutes of Consent Committee meeting held on 22/03/2017

Your application MPCB-CONSENT-0000014265 Dated: 5/10/2016

For: Consent to Operate (part) for Residential Building project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Control of Pollution) Act, 1981, Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling)Rule, 2000 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to operate is granted for a period up to 31.1.2018.
2. The capital investment of the (part) project is Rs. 200 Crs. (As per C.A. Certificate submitted by project proponent, whereas total CI of the whole project is Rs. 291.42 crs. as per C to E)
3. The Consent to Operate (part) is valid for Residential Building Project developed by M/s. Rohan Builders & Developers named as "Rohan Kritika", at S. no. 117A/1 and B at Parvati, Sinhgad Road, Dist-Pune on total plot area of 30421.78 Sq. Mtrs and construction completed built up area of 61,142.23 Sq.Mtrs out of total BUA of 82581.07sq.m. including utilities and services as per occupancy certificate issued by local body.

4. 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	170.70	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

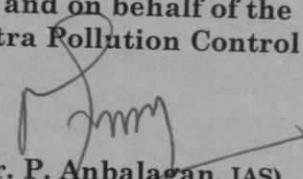
Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	620 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	646 Kg/Day	OWC	Used as Manure
2	Non-biodegradable		--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-2012/CR.76/TC2 dated 3.5.2013.
12. PP shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC and C to O.
13. In case the project is not completed within validity period of EC, PP shall not carry out construction work without revalidation of EC and C to E.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	DD Date
1	400000	TXN1610000919	12.10.2016

Copy to:

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

Schedule-ITerms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant (STP) with the design capacity of 220 CMD.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

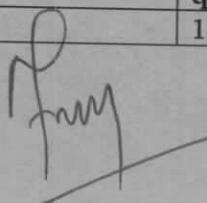
D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) **Project Proponent shall provide online monitoring systems for BOD & SS within 3 months.**
- 3) 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.
- 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 should 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.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should 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	189.67



Schedule-IITerms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1	DG Set (620 KVA)	Acoustic enclosure	5*	Diesel/ HSD	30	Lit/Hr	-	-

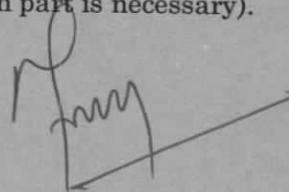
* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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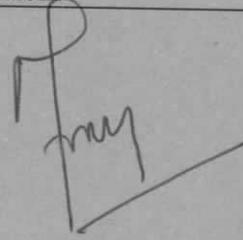
3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate (part)	Rs. 20 lakh	15 Days	Towards O & M of pollution control system	Continuous	31.5.2018



Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

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

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should 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 should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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 should 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) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set should be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant should provide onsite municipal solid waste processing system & should 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 industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) **The applicant shall make an application for renewal of the consent at least 60 days before the date of expiry of the consent.**

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000105340/CR 2107000906

Date: 15/01/21

To,
M/s.Rohan Builders & Developers Pvt Ltd.
for project Rohan Kritika
S.No.117 A/1 and B, Parvati,S.No.117 A/1
and B, Parvati
Tal & Dist: Pune,



Your Service Is Our Duty

Sub: Renewal of Consent to operate for Construction of Residential projects granted under red category.

- Ref:**
1. Consent to Establish for granted vide no. MPCB/ROHQ/Pune/CE/CC/9560 dtd. 20.11.2013.
 2. Renewal of Consent to Operate granted vide no. Format1.0/BO/JD(WPC)/UAN No.085768/CO/CC-2007000505 dtd. 06.07.2020.
 3. Environment Clearance granted vide No. SEAC 2212/CR - 76/TC-2-dated 03.05.2013.
 4. Minutes of 4th consent Committee Meeting held on 27.05.2021& 28/05/2021

Your application NO. MPCB-CONSENT-0000105340

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

1. **The Consent to Renewal is granted for a period up to 31.01.2022**
2. **The capital investment of the project is Rs.319.23 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate is valid for Construction of Residential projects named as M/s.Rohan Builders & Developers Pvt Ltd. for project Rohan Kritika, S.No.117 A/1 and B, Parvati,S.No.117 A/1 and B, Parvati, Tal & Dist: Pune, on Total Plot Area of 30,421.78 SQM SqMtrs for completed construction BUA of 82,581.07 SQM out of Total Construction BUA of 82,581.07 SqMtrs as per EC granted date 03.05.2013 including utilities and services & As per Architect certificate submitted by Project proponent.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	NA



Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	235	As per Schedule - I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set 600 KVA	1	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Garbage	798 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry Garbage	118 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3	sludge	25 Kg/Day	-	used as manure

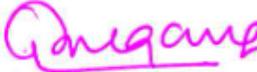
7. Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. forfeiture of 50 % operational BG i.e. 5. 0 lakh towards exceeding of JVS analysis report of treated effluent samples and obtain top up BG of Rs . 15.0 lakh towards O and M of pollution control equipment and compliance of consent conditions.
11. PP shall install online monitoring system to the O/L of STP for monitoring pH, SS BOD and flow.
12. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, fire fighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body.
13. Project Proponent shall operate and maintain Organic waste digester with composting facility or Bio gas digester with composting facility.
14. Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking.
15. Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.

16. Project Proponent shall obtain NOC from Central ground water Authority with three months period .
17. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dt. 03/05/2013

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	638460.00	MPCB-DR-4247	04/02/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
They are directed to forfeit the bank guarantee of Rs. 5.0 lakh towards exceeding of JVS of treated effluent samples & obtain top up BG of Rs. 15.0 lakh from the Project Proponent for O and M of pollution control system and compliance of consent conditions
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **265 CMD for treatment of domestic effluent of 235 CMD.**

- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	261.89
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG SET 600 KVA	Acoustic Enclosure	5.0	Diesel	30 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.

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	Continuous	31/03/2022

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

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	consent to operate	10.0	valid up to 25/11/2018	O and M of pollution control system	5.0 lakh	Exceeding of JVS of treated effluent samples

BG Return details

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

SCHEDULE-IV

General Conditions:

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



- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary





Maharashtra Pollution Control Board
411
60f00b7e1296dd4f4f5125a2

412 MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@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

Consent order No: Format 1.0/BO/RO-HQ/CR/CC-1901001918

Date- 25/01/2019

To,
M/s. Rohan Builders & Developers "Rohan Kritika"
Sr. No. 117A/1 and B, Parvati, Sinhagad Road,
Near Vibgyor School, Sus, Dist: Pune.

Subject: Amalgamation of Renewal of Consent to Operate (Part-I) and Consent to First Operate in Red category for Residential Project.

- Ref: 1. C to E obtained vide no. MPCBHQ/ROHQ/Pune/CE/CC/9560 dtd. 20/11/2013.
2. C to O (Part) obtained vide no. Format 1.0/BO/RO-HQ/CC-1705000473 dtd. 12/05/2017
3. Environmental Clearance obtained vide no. SEAC-2212/C.R.76/TC-2 dated 03/05/2013.
4. Minutes of Consent Committee meeting held on 14/12/2018

Your application: UAN No: MPCB-CONSENT-0000041397 Date:- 29/01/2018 & UAN No: MPCB-CONSENT-0000041890 Date:- 03/02/2018.

For: Consent to Operate (Part) for Building Construction Project 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 & T M) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The amalgamated renewal of consent to operate is granted for a period from 31/01/2018 up to 31/01/2020.
- The capital investment of the project is Rs. 288.21 Crs. (As per CA certificate submitted by the project proponent).

The Consent to Operate is valid for Residential Project developed by M/s. International Biotech Park Ltd, named as M/s. Rohan Builders & Developers "Rohan Kritika" Sr. No. 117A/1 and B, Parvati, Sinhagad Road, Near Vibgyor School, Sus, Dist: Pune on total plot area of 30421.78 sq. mtrs, and total built up area 82581.07 Sq. mtrs including utilities and services as per occupancy 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	235.69 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

4. 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 set (620 KVA)	1	As per Schedule -II
2	DG set (2 x 250 KVA)	1	As per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1.	Biodegradable	798 kg/day	OWC	Use as Manure
2.	Non-Biodegradable	118 kg/day	Segregation	By Sale

6. Condition Under Hazardous and Other Wastes (Management and Transboundary Movement) Rules 2016: NA

7. The 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 authorities.

9. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted vide no. SEAC-2212/C-R.76/TC-2 dated 03/05/2013.

10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EOC/CRZ clearance and C to O.

11. Project Proponent shall submit BG of Rs. 10.00 lacs within 15 days from the issuance of Consent for validity upto 31/05/2020 towards the compliance of Consent Conditions.

For and on behalf of the
Maharashtra Pollution Control Board



(E. Ravediran, IAS)
Member Secretary

Received Consent fee of-

Sr. No.	Amount(Rs.)	Transaction No.	Date
1.	4,00,000/-	TXN1802000133	01/02/2018
2	25,000/-	TXN1802002575	21/02/2018
3	5,76,420/-	TXN1901000675	07/01/2019
4	1,25,000/-	LSBI6065279028	17/02/2018

Copy to:

1. Regional Officer - Pune and Sub-Regional Officer-Pune-II, MPCB- They are directed to ensure the compliance of the consent conditions. The Bank Guarantee of Rs. 10 lakh as prescribed in previous Consent to Operate, if submitted by the PP, shall be released and fresh BG as pre schedule III of this consent shall be obtained.

2. Chief Accounts Officer, MPCB, Mumbai.

3. CC/CAC desk- for record & website updation purpose.

Schedule-ITerms & conditions for compliance of Water Pollution Control:

1) A] As per your consent application, you have provided the sewage treatment system with the design capacity of 265 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	Suspended Solids	Not to exceed	50 mg/l.
2	BOD 3 Days 27 degree C	Not to exceed	10 mg/l.
3	COD	Not to exceed	100 mg/l.

C] The treated domestic effluent shall be 60% recycled and reused for flushing, firefighting 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 insurance 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) PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit within 6 months time period.
- 3) Project Proponent should regularly and properly, operate and maintain the online monitoring systems installed for BOD, SS & flow.
- 4) 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.
- 5) 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.
- 6) 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.

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	261.89

7) The firm shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance.

Schedule-IITerms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO ₂ Kg/Day
01.	DG set (620 KVA)	Acoustic Enclosure	5.0	HSD/Diesel	30 Lit/Hr	---	---
02	DG set (2 Nos.) (250 KVA)	Acoustic Enclosure	3.0	Diesel	30 Kg/Hr	---	---

* D.G. Set shall be operated 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. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase



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	Renewal	Rs. 10 lakh	15 Days	Rs. 10.0 lakhs for ensuring the compliance consent conditions	31/01/2020	31/05/2020

Maharashtra Pollution Control Board



Schedule-IV**General Conditions:**

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules 2016 and E-Waste (Management) Rules 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 5) 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.
- 6) 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.
- 1) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) 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.
- 8) 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.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**



पुणे महानगरपालिका

बांधकाम विकास विभाग, शिवाजीनगर, पुणे ४११००५

(महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३(१) अन्वये)

भोगवटा पत्र

Part No. : Third, Building Desc.: WING A(PART) & WING C FULL,

भोगवटा क्र मांक: OCC/0716/18

Proposal No. : pvn/0014/11

दिनांक : 31/08/2018

श्री./श्रीमती ROHAN BUILDERS AND DEVELOPERS PVT LTD THROUGH SANJAY K LUNKAD राहणार PUNE द्वारा ला. आर्किटेक्ट/ इंजिनियर PRAKASH N. KULKARNI आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२, कलम २५३/२५४ व एम्.आर.टी.पी. अक्ट १९६६, कलम ४५/६९ प्रमाणे पुणे, पेठ PARVATI NORTH, SURVEY NO :117A/1,117B FINAL PLOT NO :538/A इकडील संमती पत्र/ कमेन्समेंट सर्टीफिकेट क्रमांक CC/1119/18 दिनांक 19/07/2018 अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र/ कमेन्समेंट सर्टीफिकेट प्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सदर न विन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती भोगवटा पत्र अदा करण्यात येत असलेल्या भागाचे भोगवटा पत्र मिळण्याबाबत क्रमांक OCN/0777/18 दिनांक 14/08/2018 रोजी अर्ज केल्यावरून आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३ (१) प्रमाणे कळवण्यात येते की, खालील नमुद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मजले	इमारत 'ए'	इमारत 'सी'
बेसमेंट	संपूर्ण पार्किंग	संपूर्ण पार्किंग
तळ मजला	००१, ००२, ००३, ००४, ०११, ०१२ आणि बॅंडमिंटन कोर्ट	००१, ००२, ००३, ००४, ००५
१ ला मजला	१०१, १०२, १०३, १०४, १११, ११२	१०१, १०२, १०३, १०४, १०५
२ रा मजला	२०१, २०२, २०३, २०४, २११, २१२	२०१, २०२, २०३, २०४, २०५
३ रा मजला	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३११, ३१२, ३१३, ३१४, ३१५	३०१, ३०२, ३०३, ३०४, ३०५
४ था मजला	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४११, ४१२	४०१, ४०२, ४०३, ४०४, ४०५
५ वा मजला	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५११, ५१२	५०१, ५०२, ५०३, ५०४, ५०५
६ वा मजला	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६११, ६१२	६०१, ६०२, ६०३, ६०४, ६०५
एकुण	६१ सदनिका व बॅंडमिंटन कोर्ट	३५ सदनिका

मान्य नकाशानुसार इमारत 'ए' व इमारत 'सी' चे एकुण ९६ सदनिका, बॅंडमिंटन कोर्ट व बेसमेंट पार्किंगसह.

sdi- 
Gangaprasad C Dandime
कनिष्ठ/शाखा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका


Jayant Joshi
उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका





पुणे महानगरपालिका

बांधकाम विकास विभाग, शिवाजीनगर, पुणे ४११००५

(महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३(१) अन्वये)

भोगवटा पत्र Full,

भोगवटा क्र.मांक: OCC/1205/18

Proposal No.: pvn/0014/11

दिनांक : 21/12/2018

श्री./श्रीमती ROHAN BUILDERS AND DEVELOPERS PVT LTD THROUGH SANJAY K LUNKAD राहणार PUNE द्वारा ला. आर्किटेक्ट/ इंजिनियर PRAKASH N. KULKARNI आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२, कलम २५३/२५४ व एम्.आर.टी.पी. अॅक्ट १९६६, कलम ४५/६९ प्रमाणे पुणे, पेठ PARVATI NORTH, SURVEY NO :117A/1,117B FINAL PLOT NO :538/A इकडील संमती पत्र/ कमेन्समेंट सर्टीफिकेट क्रमांक CC/2856/18 दिनांक १४/१२/२०१८ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र/ कमेन्समेंट सर्टीफिकेट प्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सदर न विन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती भोगवटा पत्र अदा करण्यात येत असलेल्या भागाचे भोगवटा पत्र मिळण्याबाबत क्रमांक OCN/1406/18 दिनांक 14/12/2018 रोजी अर्ज केल्यावरून आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३ (१) प्रमाणे कळवण्यात येते की, खालील नमुद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मान्य नकाशानुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन:-

मजले	इमारत 'ए'
तळ मजला	०१०
१ ला मजला	११०
२ रा मजला	२१०
३ रा मजला	३०९, ३१०
४ था मजला	४०९, ४१०
५ वा मजला	५०९, ५१०
६ वा मजला	६०९, ६१०
एकुण	११ सदनिका

मान्य नकाशानुसार इमारत 'ए' चे एकुण ११ सदनिका.



Gangaprasad C Dandime
sd/-
Gangaprasad C Dandime
कनिष्ठ/शाखा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Jayant Joshi
Jayant Joshi
उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

अट भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (२२) सर्व मॉर्निंगल अंतरात व टेरेसवरील रोड, पार्किंग वॉल कश्चन अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पूर्व सूचना न देता सदरची संपुर्ण अनधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपुर्ण खर्च फ्लॅटधारक/मालक बांधकाम वसूल करण्यात येईल.

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

6730

बांधकाम नियंत्रण कार्यालय

क्रमांक : 000/2052/16

दिनांक : 31/03/2017

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

पट्टी भोगवटा पत्रक-१

श्री/श्रीमती रोहन बिन्दुसि अँड डेव्हार्यास प्रा.वि तर्फे डायरेक्टर
संजय के लुंकड तर्फे आर्कि. प्रकाश कुलकर्णी
 राहणार १०१ नववलय सि.म.नं १८७/१९ होम्बे रोड शिवाजीनगर
पुणे ०५

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अँक्ट
 कलमे ४५/६९ प्रमाणे पुणे, पेट पर्वती घरांक — फायनल प्लॉट क्र. ५३८/जे
 सर्व्हे क्र. १७७/१, ११७बी टी. पी. स्कीम नंबर — यांत
 इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक २५६१/१६, दिनांक ११ ११ २०१६
 अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व /
 काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती
 मिळण्याबाबत दिनांक २० ०१ २०१७ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका
 अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा
 इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मान्य नकाशांनुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन :-

इमारत क्र.	एफ	जी	एच	आय	जे
बेसमेंट - २	पार्किंग	पार्किंग	पार्किंग	पार्किंग	पार्किंग
तळ मजला	००१ ते ००४	००१ ते ००९	००१ ते ००५	००१ ते ००४	००१ ते ००४
पहिला मजला	१०१ ते १०४	१०१ ते १०९	१०१ ते १०५	१०१ ते १०५	१०१ ते १०४
दुसरा मजला	२०१ ते २०४	२०१ ते २०९	२०१ ते २०५	२०१ ते २०५	२०१ ते २०४
तीसरा मजला	३०१ ते ३०४	३०१ ते ३०९	३०१ ते ३०५	३०१ ते ३०५	३०१ ते ३०४
चौथा मजला	४०१ ते ४०४	४०१ ते ४०९	४०१ ते ४०५	४०१ ते ४०५	४०१ ते ४०४
पाचवा मजला	५०१ ते ५०४	५०१ ते ५०९	५०१ ते ५०५	५०१ ते ५०५	५०१ ते ५०४
सहावा मजला	६०१ ते ६०४	६०१ ते ६०९	६०१ ते ६०५	६०१ ते ६०४	६०१ ते ६०४
एकुण	२८ सदनिका	६३ सदनिका	३५ सदनिका	३३ सदनिका	२८ सदनिका

मान्य नकाशांनुसार इमारत एफ, जी, एच, आय, जे मधील एकुण १८७ सदनिका व बेसमेंट-२ पार्किंगसह.

अट बांधण्यात मान्य नकाशांनुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन (उदा. सर्व माहितीत अंतरात व टेरसवरील ग्रीड, पार्किंग वॉल कथन अगर उील लावून पार्किंग बंधित करणे इ.) केल्यास, कोणतेही पूर्व सूचना न देता सदरची संपूर्ण अभिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ वेगारा संपूर्ण खर्च प्लॅटधारक/मालक यांचेकडून वसूल करण्यात येईल.

सहायक अभियंता
 बांधकाम नियंत्रण विभाग
 पुणे महानगरपालिका.

पुणे म४२२रपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०१६९५/१७

दिनांक : २८/०४/१७



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

भोगवटा पत्र "पार्ट- २" निवासी.

श्री. / ~~श्री. रोहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. वर्दी~~~~सहकार डायरेक्टर श्री. संजय के. लुंकड. ५० ला. आर्कि प्रकाश कुमकुर्णी~~

राहणार :- १०१ तेजोवलय, प्लॉट नं. ११८७/१९, घोडे रोड.

यांस -

शिवाजीनगर, पुणे - ०५.

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. अँक्ट

कलमे ४५/६९ प्रमाणे पुणे, पेठ

पर्वती

सर्वेक्षण

फायनल प्लॉट क्र. / ५३८/अ

सर्वे क्र. ११७ अ. ११७ बी.

टी. पी. स्कीम नंबर

यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक

दिनांक

११/११/२०१६

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व /

काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती

मिळण्याबाबत दिनांक ३१/०३/२०१७ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका

अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा

इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मान्य नकाशानुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन:-

मजले	इमारत 'डी'	इमारत 'इ'	इमारत 'के'
बेसमेंट-२	संपुर्ण पार्किंग	संपुर्ण पार्किंग	संपुर्ण पार्किंग
तळ मजला	००१ ते ००६	००१ ते ००४	००१ ते ००४
१ ला मजला	१०१ ते १०६	१०१ ते १०४	१०१ ते १०४
२ रा मजला	२०१ ते २०६	२०१ ते २०४	२०१ ते २०४
३ रा मजला	३०१ ते ३०६	३०१ ते ३०४	३०१ ते ३०४
४ था मजला	४०१ ते ४०६	४०१ ते ४०४	४०१ ते ४०४
५ वा मजला	५०१ ते ५०४	५०१ ते ५०४	५०१ ते ५०४
६ वा मजला	६०१ ते ६०४	६०१ ते ६०४	६०१ ते ६०४
एकुण	३८ सदनिका	२८ सदनिका	२८ सदनिका

मान्य नकाशानुसार इमारत 'डी', इमारत 'इ', इमारत 'के' चे एकुण ९४ सदनिका व बेसमेंट-२ पार्किंगसह.

अट भविष्यात मान्य नकाशा ज्वतिरिक्त कोणतेही बांधकाम (उदा. सर्व पार्किंगस अंतरात व टेरेसवरील शेड, पार्टिशन वॉल कक्षत्र अगर ग्रील लावून पार्किंग वंडिअत करणे इ.) केल्यास, कोणतेही पूर्व सुचना न देता सदरची संपुर्ण अनधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ घेकारा संपुर्ण खर्च पलँट धास्क/मालक बांधकाम करणयात येईल.

सहायक अभियंता,

बांधकाम नियंत्रण क्र.

पुणे महानगरपालिका.